



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Planning Commission
Government Center - Board Room
509 West 5th St, Red Wing MN 55066

Virtual Meeting Notice

The Goodhue County Planning Advisory Commission will be conducting a meeting on August 17th, 2020 at 6:00 p.m. Due to concerns surrounding the spread of COVID-19, the meeting and all public hearings will be conducted by telephone or other electronic means.

The public may monitor the meeting from a remote site by logging into <https://global.gotomeeting.com/join/724170589> or calling 1 866 899 4679 beginning at 5:50 PM or any time during the meeting. Access Code: 724-170-589

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, August 17th, 2020. To submit your comments please email them to samantha.pierret@co.goodhue.mn.us or mail them to the Land Use Management Department at 509 West 5th Street, Red Wing, MN 55066. Comments received by this deadline will be read into the record during the public hearing for that item, including name and address.

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: CUP Request For A Utility-Scale Solar Energy System (SES)
Request for CUP submitted by Sunrise Energy (Applicant) and Lomen Properties LLC (Owners) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 38.026.0700. TBD CTY 168 BLVD, Zumbrota, MN 55992. Part of the E ½ of the SE ¼ of Section 26 TWP 110 Range 16 in Minneola Township. A3 Zoned District.

Documents:

[PACPACKET_LOMEN2020_REDACTED.PDF](#)

2. PUBLIC HEARING: CUP Request For A Utility-Scale Solar Energy System (SES)
Request for CUP submitted by Novel Energy Solutions (Applicant) and Andrew and Kim Huneke (Owners) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.6 acres. Parcel 39.007.0301. TBD 180th Avenue, Zumbrota, MN 55992. NW ¼ of Section 07 TWP 109 Range 15 of Pine Island Township. A1 Zoned District.

Documents:

[PACPACKET_NOVELENERGY_REDACTED.PDF](#)

3. PUBLIC HEARING: CUP Amendment - Sjoquist Hay & Straw Inc.
Request submitted by Clinton Sjoquist (owner/operator) to amend CUP 14-CU01 to allow an existing Hay and Straw sales business to construct two additional commodity storage buildings and expand shop space. Parcel 37.001.0401. 11780 CTY 1 BLVD, Goodhue, MN 55027. Part of the West ½ of the NE ¼ of the SE ¼ of Section 01 TWP 111 Range 17 in Leon Township. A1 Zoned District.

Documents:

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: August 17, 2020
Report date: August 7, 2020

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for CUP submitted by Sunrise Energy (Applicant) and Lomen Properties LLC (Owners) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 38.026.0700. TBD CTY 168 BLVD, Zumbrota, MN 55992. Part of the E 1/2 of the SE 1/4 of Section 26 TWP 110 Range 16 in Minneola Township. A3 Zoned District.

Application Information:

Applicant: Sunrise Energy (Applicant) and Lomen Properties LLC (Owners)

Address of zoning request: TBD CTY 168 BLVD, Zumbrota, MN 55992

Parcel(s): 38.026.0700

Abbreviated Legal: Part of the E 1/2 of the SE 1/4 of Sect 26 Twp 110 Range 16 in Minneola Township.

Township Information: Minneola Township received application materials from the Applicant and will be holding a special Township Board meeting to review the request on August 14, 2020.

Zoning District: A3 (Urban Fringe District)

Attachments and links:

Applications and submitted project summary (excerpt of materials; full submittal available upon request)

Site Map(s)

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant has submitted a CUP request to construct and operate a one (1) Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 8.0 acres of leased land located in Minneola Township that is currently owned by Lomen Properties LLC. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a "Utility-Scale SES" within the County's A3 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs

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and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The 8.0-acre (approximate) area to be leased by the Applicant is situated on a 53.4-acre parcel owned by Lomen Properties LLC. The proposed lease area and the majority of the remainder of the property is currently used for row-crop agriculture by the owner.

A 6.0-acre Utility-Scale SES project was approved west of the proposed site by the County Board on November 5, 2019. A Building Permit for the 6.0-acre project has not been applied for and construction has not commenced on that project as of August 2020.

- Adjacent land uses include agriculture, low-density residential, and two Utility-Scale SES to the southwest which were both approved by the County Board in 2017.

The nearest residence is located approximately 1200 feet southeast of the proposed facility and is owned by Lomen Properties. Property within the Zumbrota city limits abuts the proposed facility to the northwest and northeast.

- The property is bordered to the east, south and west by A-3 zoned properties and to the north by parcels in the City of Zumbrota.

Solar Array:

- The solar array is proposed to include approximately 3,600 single-axis tracker solar modules (panels) installed in 30 rows spaced 15-feet apart. Steel and aluminum racks will hold up solar panels, reaching 10 to 12 feet above grade.

The racking will be installed with piles that are anchored into the ground to an appropriate depth (typically between 6 and 8 feet) based on soil and geotechnical analysis.

The solar array will interconnect to the power grid via a pad-mounted transformer in the southwest corner of the project area, facilitating connection to an existing Xcel Energy circuit.

- A 20-foot wide crushed aggregate access road will be constructed to access the leased project area. Parts of this access drive are currently used for the two existing SES sites to the southwest of the proposed site and will be extended for a third site (approved in November 2019) west of this proposed site. The access drive will be able to facilitate emergency vehicle access in inclement weather conditions. Emergency vehicle access appears adequate to service the facility.

A recorded ingress/egress easement is not required for the property given the site is to be leased and all land to be crossed to access the site will remain under common ownership.

A separate fire number will be required for the site.

Goodhue County Public Works Director Greg Isakson reviewed the proposal to use the existing access drive off of County 168 to access a fourth SES site. He noted that there are no issues with the proposed access for a fourth solar site.

- Various lay-down areas/temporary staging areas will occupy 4 to 5 acres located at various locations within the project area. The staging/lay-down areas will be used for storage of construction materials, receiving construction deliveries, and parking for project-related vehicles. The Applicant notes that a temporary construction trailer will be located on the facility during construction phase only.
- Once constructed, traffic to the site would be limited to periodic visits by maintenance and landscaping personnel to perform routine maintenance, in addition to any unplanned maintenance.
- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

Landscaping/Drainage:

- The site slopes generally from southwest to northeast with slopes ranging from 2 to 8% with some steeper areas approaching 12 to 18% slopes. Runoff is directed towards the lowlands along the east property line via overland flow.

Apart from the meter pad (proposed to be 1800 square feet), the entire area within the project boundary will be seeded with fast-growing grasses which will be mowed as necessary to prevent woody species and noxious weeds from establishing. A germinated pollinator-friendly seed mix is proposed to be planted beneath the solar panels.

- A Level 1 Wetland Delineation and Preliminary Stormwater Management Assessment have been completed for this project. No wetland features were identified on the site. The Applicant notes that stormwater management will include the use of best management practices and perimeter control devices (silt fencing) to control runoff during construction.
- A final erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application. An NPDES (National Pollutant Discharge Elimination System) and SWPPP will be required for this project.

The Applicant notes the existing site drainage is not expected to appreciably change and runoff is expected to be improved from the present values generated by the row-crop agriculture uses.

Beau Kennedy (Goodhue SWCD Water Planner) reviewed the proposal and offered the following comments:

“In your attachment NOD No-Loss, you’ll see we reviewed this project area for wetlands last October, as part of the first phase of their solar facility. Wetland issues were addressed at the time of the decision in May 2020. Then the project boundary changed; mainly because they needed frontage access to HWY 60. There were 2 small wetlands there that needed to be impacted as part of their proposal. They received a Wetland Conservation Act exemption for filling 91 sq/ft of type 2 wetland from our office in July 2020. They should be squared away from a wetland standpoint if their project boundaries do not change again.

The site they are proposing these panels on is sloping to the NE. The plan states that Stormwater BMPs will be implemented, but I don’t see any specifics within the plan at this time. When/if this project comes closer to construction, the County should require this info for review. Also, didn’t see a specific seed mix(es) to be used on site. Another thing to maybe add to the CUP.

- LUM staff encouraged the Applicant to evaluate the future stormwater retention component to ensure it will not affect the proposed array layout and advised the Applicant that any future changes to the array layout would require consideration as an amendment through the formal CUP process.
- The Applicant conducted a site visit and visual impact analysis and stated that nearby properties would not have their lines-of-sight substantially obstructed or impeded by the proposed project. Existing vegetation around the perimeter of the site will be retained. The Applicants are not proposing to install any additional vegetative screening. The Planning Commission should consider whether any screening of the proposed SES is warranted.
- A 7-foot tall chain-link fence will be constructed around the perimeter of the project area for security.
- Ample room exists on the property to fulfill GCZO off-street parking requirements.
- Construction is expected to last approximately 6 months.

Maintenance/Decommissioning:

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- The applicant has an operations and equipment inspection plan to ensure safety, reliable operation, and production of the system. Monitoring and metering equipment installed on-site will alert the maintenance team in real-time of a system performance issue.
- The Applicant has prepared a Decommissioning Agreement between Sunrise Energy and Lomen Properties LLC that includes the removal of all non-biodegradable equipment, timelines for

removal, and the establishment of a financial surety.

Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board will need to decide if the County will require financial assurance to cover anticipated decommissioning costs.

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The location of the Solar Garden provides adequate separation and screening from adjacent residential uses. The use appears harmonious with the established uses in the vicinity.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses.
3. A review of the applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance’s parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by Sunrise Energy (applicant) and Lomen Properties LLC (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and Sunrise Energy shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site and should submit “seed tags” to the Land Use Management Department prior to final inspection;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use

Management Department prior to establishing the use;

8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 23 (Urban Fringe District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 38.026.0700

Permit# _____

PROPERTY OWNER INFORMATION

Last Name LOWE PROPERTIES LLC First _____

Email: _____

Street Address 16XXX Hwy 60

Phone _____

City Zumbota State MN Zip _____

Attach Legal Description as Exhibit "A"

Authorized Agent Chuck Reisner

Phone _____

Mailing Address of Landowner: 1216 Scheffer Ave. St. Paul, MN 55116

Mailing Address of Agent: 4974 Interlachen Dr. Alexandria, MN 56008

PROJECT INFORMATION

Site Address (if different than above): _____

Lot Size 53.4 ACRES Structure Dimensions (if applicable) _____

What is the conditional/interim use permit request for? Solar garden

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

See attached.

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: _____

Date _____

Signature of Agent Authorized by Agent: _____

TOWNSHIP INFORMATION

Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature _____

Title _____

Date _____

Comments: _____

COUNTY SECTION _____ COUNTY FEE \$350 _____ RECEIPT # _____ DATE PAID _____

Applicant requests a CUP/IUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request? _____

Shoreland _____ Lake/Stream Name _____ Zoning District _____

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: Approve Deny Conditions: _____

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

Solar Garden

2. Planned use of existing buildings and proposed new structures associated with the proposal.

Solar Garden

3. Proposed number of non-resident employees.

-

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

24/7/365

5. Planned maximum capacity/occupancy.

-

6. Traffic generation and congestion, loading and unloading areas, and site access.

Minimal after construction.

7. Off-street parking provisions (number of spaces, location, and surface materials).

Sufficient

8. Proposed solid waste disposal provisions.

-

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

-

10. Existing and proposed exterior lighting.

11. Existing and proposed exterior signage.

12. Existing and proposed exterior storage.

13. Proposed safety and security measures.

Security Fence

14. Adequacy of accessibility for emergency services to the site.

Yes

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

None

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

No landscaping, minimal grading.

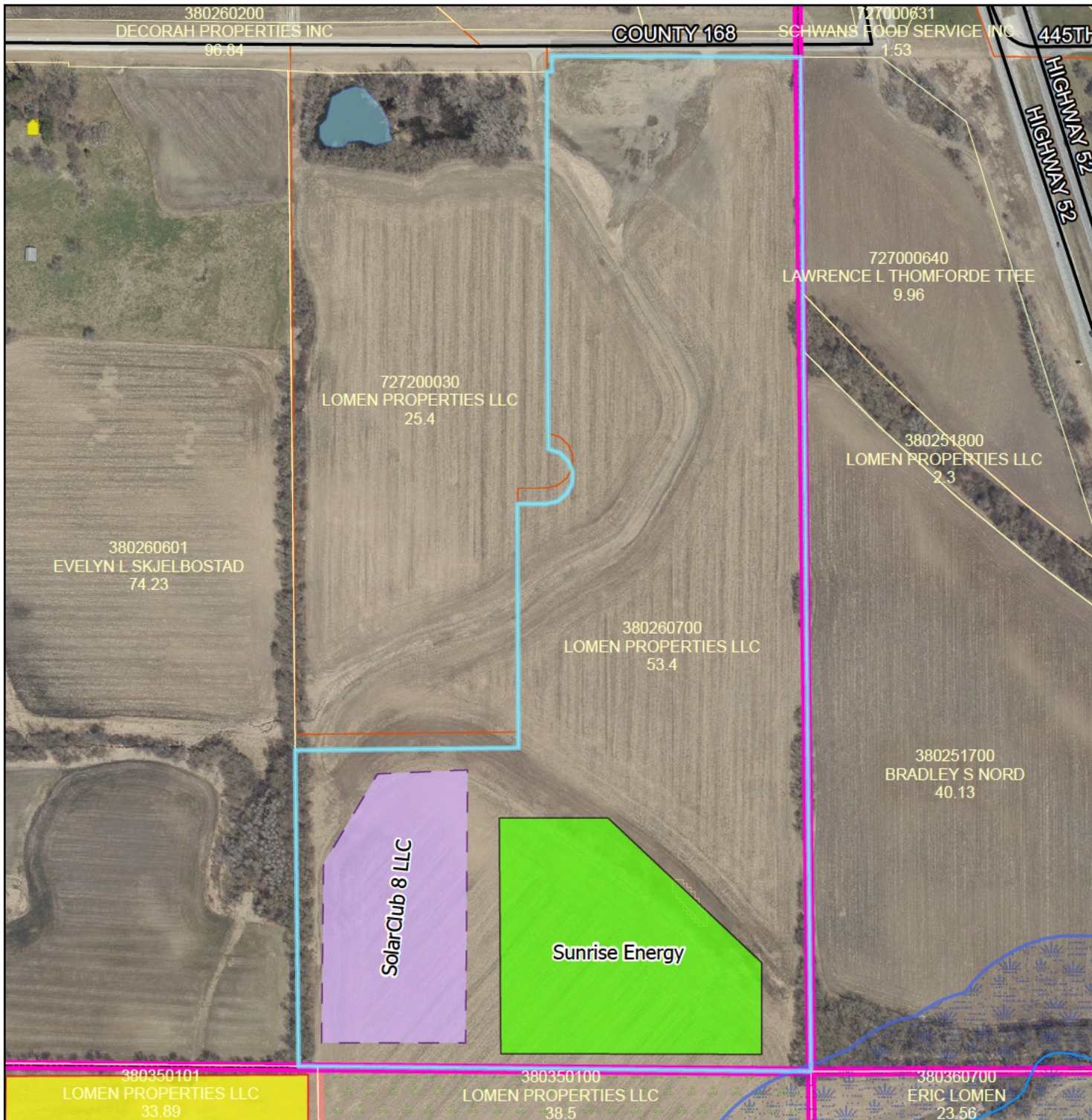
17. Existing and proposed surface-water drainage provisions.

18. Description of food and liquor preparation, serving, and handling provisions.

19. Provide any other such information you feel is essential to the review of your proposal.

See Attached

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
August 17, 2020

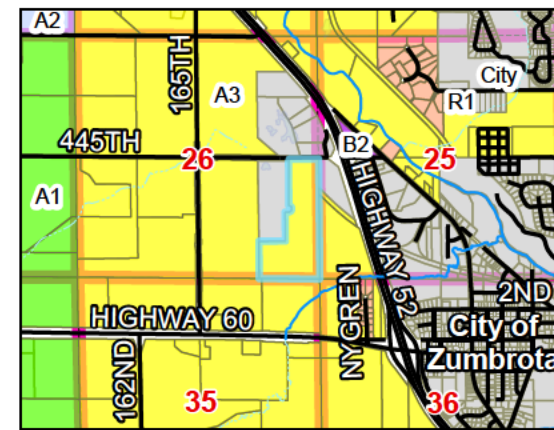
Sunrise Energy (Applicant) and
Lomen Properties LLC (Owner)
A-3 Zoned District

Part of the E 1/2 of the SE 1/4 of Section 26
TWP 110 Range 16 in Minneola Township

Utility-Scale Photovoltaic Ground 1-
Megawatt Solar Energy System (SES)
Occupying approximately 8.0 acres.

Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		
	Shoreland		
	Historic Districts		
	Parcels		
	Registered Feedlots		
	Dwellings		
	Municipalities		
			FEMA Flood Zones
			2% Annual Chance
			A
			AE
			AO
			X



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US Feet

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2018 Aerial Imagery
Map Created August, 2020 by LUM



MAP 02: VICINITY MAP

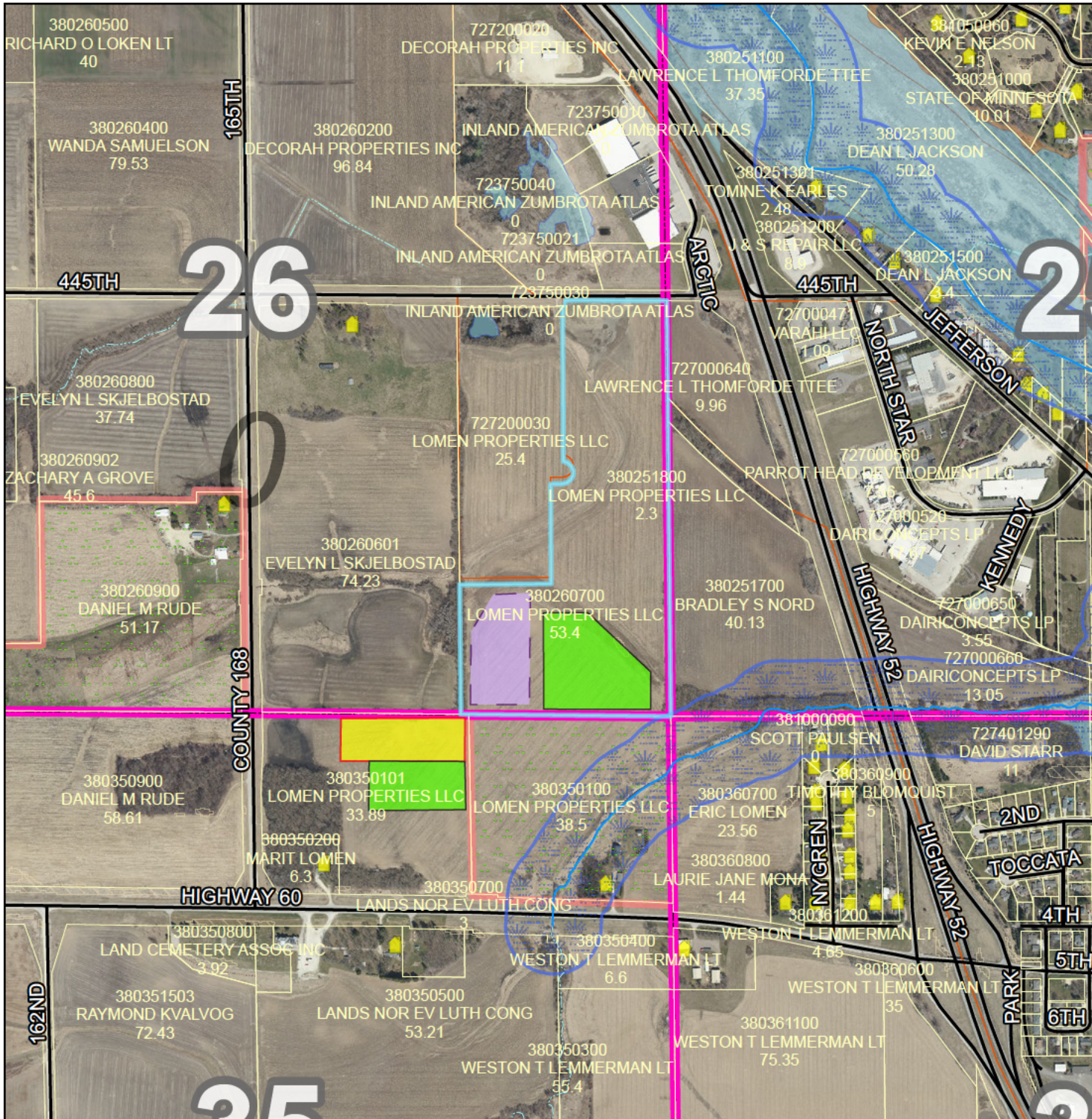
PLANNING COMMISSION

Public Hearing
August 17, 2020

Sunrise Energy (Applicant) and
Lomen Properties LLC (Owner)
A-3 Zoned District

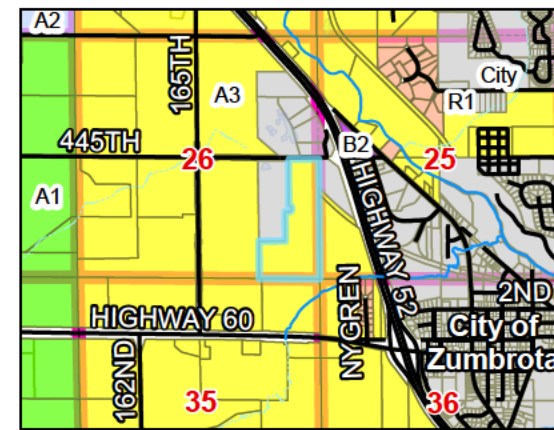
Part of the E 1/2 of the SE 1/4 of Section 26
TWP 110 Range 16 in Minneola Township

Utility-Scale Photovoltaic Ground 1-
Megawatt Solar Energy System (SES)
Occupying approximately 8.6 acres.



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | |
| | Shoreland | | |
| | Historic Districts | | |
| | Parcels | | |
| | Registered Feedlots | | |
| | Dwellings | | |
| | Municipalities | | |
| | | | FEMA Flood Zones |
| | | | 2% Annual Chance |
| | | | A |
| | | | AE |
| | | | AO |
| | | | X |



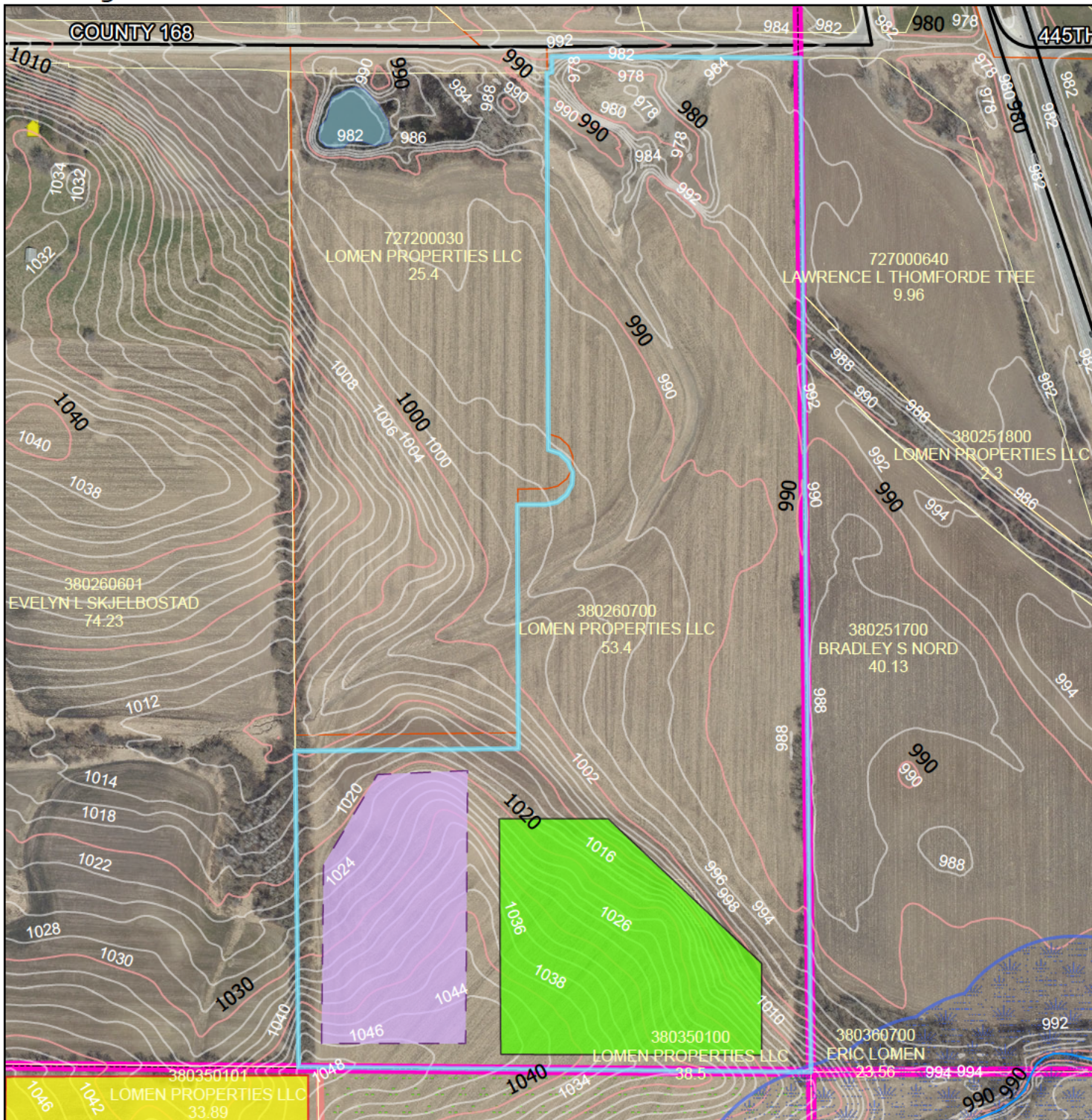
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Map Created August, 2020 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
August 17, 2020

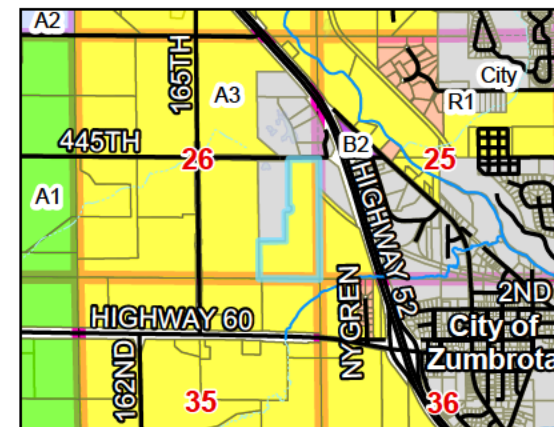
Sunrise Energy (Applicant) and
Lomen Properties LLC (Owner)
A-3 Zoned District

Part of the E 1/2 of the SE 1/4 of Section 26
TWP 110 Range 16 in Minneola Township

Utility-Scale Photovoltaic Ground 1-
Megawatt Solar Energy System (SES)
Occupying approximately 8.0 acres.

Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | 2% Annual Chance |
| | Shoreland | | A |
| | Historic Districts | | AE |
| | Parcels | | AO |
| | Registered Feedlots | | X |
| | Dwellings | | |
| | Municipalities | | |



0 140 280 560 840 US Feet

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2018 Aerial Imagery
Map Created August, 2020 by LUM



MN CSG 8, LLC

July 21, 2020

Board of Commissioners
Goodhue County

Re: Conditional Use Permit Application to Develop a 1 MW Community Solar Garden

Dear Members of the Staff, Planning Commission, Township Board and County Board:

MN CSG 8, LLC, is pleased to present this application to Goodhue County to develop and operate a community solar garden.

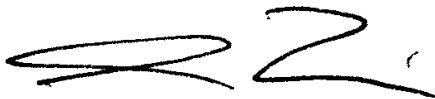
This 1 megawatt array of photovoltaic panels will generate electricity that will be purchased by Xcel Energy under a 25-year contract.

The solar garden will not generate any carbon or other harmful emissions, will be created from an inexhaustible source, the sun, will help Xcel Energy meet the State's mandate for use of renewable energy sources, and will align with the County's goals for sustainability. In addition, Xcel customers may subscribe to a share of the electrical output from the project, thus supporting this clean source of energy.

It is important to us to be a good corporate citizen and work cooperatively with each local community. This helps us respond to any concerns with conditions that create a successful energy development while supporting the County's community development objectives.

Please give our application your approval so that we can all benefit from this wise new source of electricity for our homes and businesses.

Sincerely,

A handwritten signature in black ink, appearing to read 'DL', with a stylized flourish at the end.

Dean Leischow
Chief Executive Officer

Site Zoning

The site is zoned Urban Fringe district. Utility-scale solar energy systems are allowed in the Urban Fringe zoning district by a Conditional Use Permit.

On-Site and Nearby Land Use

The site has a 1MW solar garden on it and the remainder is used for row crops. There is a house adjacent to the site on the southeast but totally sheltered by forest. Another rural residence stands approximately 800 feet east along Highway 60, and there is an urban neighborhood 2,100 feet to the east on the western edge of the City of Zumbrota. There is a farmstead about one-quarter mile to the northwest.

There are no buildings, wells, septic tanks or drain tiles on the site.

Topography

The site slopes gradually from the southwest to the northeast.

Vegetation

The only vegetation on the site is the row crops and the northern windrow of trees.

Soils

The soils are suitable for supporting solar arrays. They are also very well suited for agriculture, and the site can be returned to farming when the solar project is de-commissioned.

Floodplain

There is no floodplain mapped on the site by the Federal Emergency Management Administration.

Site Plan

The site development plan for the community solar garden is shown below.



Setbacks

The site development, including the security fence, conforms to the County's setback requirements for the zoning district - **front: 60 feet; side and rear: 30 feet each.**

Connection to the Xcel System

The proposed community solar garden will connect to the local utility grid at an existing distribution line that runs along Highway 60. Two diagrams of this interconnection are included on the Site Development Plan, above. The connection to the Xcel grid will be located underground. A signed agreement with the local utility company will be submitted with the application for a Building Permit.

Site Access

Access to the site will be from 165th Street. Internal movement will consist of grassy lanes. No gravel is proposed although some rock may be used at the entrance. Not using gravel will help when the site de-commissioned and returned to farming.

Grading, Drainage and Erosion Control

Grading for the community solar garden limited to the extent practical. It may include (1) creating grass-covered service roads among the blocks of arrays (2) creating pads for the electrical inverters, (3) stabilizing the construction entrances and exits and (4) establishing the parking and staging areas for vehicle and equipment storage / laydown and maintenance.

The solar arrays can conform to the slopes and do not require that terraces be created because each solar array is installed by simply drilling posts into the ground.

Storm water management measures will be determined by an engineering company with vast experience designing solar projects. Measures will include an analysis of the existing topography since no substantial grading will be required, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion. These can be specified in the Permit.

Disturbed soils will be returned closely to their original contours. The final site will be seeded with fast-growing grasses and mowed as necessary to prevent woody species from establishing. Consequently, the rate, volume and quality of the surface water runoff is expected to be improved from the present values generated by a plowed field of row crops.

The existing drainage from the site is not expected to be changed appreciably.

It is unlikely that water running from the face of the panels will create erosion under the bottom edge of the lower panels. The panels are set one-half inch apart to allow some of the runoff to drip to the sides. Water dripping from the bottom edge tends to disperse somewhat by wind action. Solar operators do not want erosion under the panels, as that could create minor problems.

Solar Energy Conversion Panels

The solar energy conversion panels will be fixed-tilt, which will not move. They will be 10 to 12 feet tall and arranged in arrays as illustrated below. There would be approximately 4,000 solar panels.



Typical Solar Arrays



Appearance of Typical Solar Panel Arrays in a Field

The panels will be mounted on a steel and aluminum racking structure and average approximately 10 to 12 feet above grade.

The racking system is installed in the ground with pilings (I-beams) that are driven directly into the ground at a depth usually between 6 feet and 8 feet depending on soil conditions.

The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to 90 miles per hour and fifty pounds per square foot of snow.

The garden will have one concrete equipment pad, typically less than 320 square feet, to support interconnection and metering equipment.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by directionally bored underground conduit that is housed

inside of housing that will be installed 2 feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current power generated by the photovoltaic system to alternating current power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling. The solar array will be contained within an area protected by a seven-foot chain link fence with barbed wire on top of it. It will not create any noise, dust, fumes, glare, or other.

Visual Compatibility and Screening

We have conducted a site visit and visual impact analysis of the project. We believe that the community solar garden will be visually compatible with its agricultural and rural residential vicinity by virtue of these characteristics:

- The tracker solar collectors will be **10 to 12 feet** in height feet in height.
- The **existing vegetation** around the perimeter of the site will be retained. The site is very well screened from the distant houses and farmsteads by mature woods.

Ground Cover

Native plantings will be used as ground cover. These grasses and forbs will enhance local biodiversity, consistent with the Pollinator Protection Pledge of the local solar power industry. They will be especially helpful to pollinator species such as bees and butterflies.

The ground cover will be kept mowed to a workable height, and noxious weeds will not be allowed to flourish and spread into nearby farm fields.

Tree Protection

No trees will be removed from this site for the community solar garden.

Perimeter Fence

A 7-foot, galvanized chain-link perimeter fence will be installed for safety and security. The fence will meet the setback requirement.

The fence will only encompass the facility and will be located toward the interior of the site relative to existing perimeter trees and shrubs in order to maintain that vegetation and obscure the view of the fence.

Sign

A small freestanding sign will be erected near the entrance to the site. The sign will include the site address in 6-inch letters, emergency contact information, and emergency procedures.

Construction

Site Preparation

Construction of the community solar garden will include stabilizing the construction entrances and exits and access road and establishing the parking and staging areas for vehicle and equipment storage / laydown and maintenance. The laydown areas will be used for pre-assembly of components and materials storage and staging. These areas will also provide construction worker parking. The site access roads will remain in place for the operational phase of the Project.

The extent of grading will be determined during final design. Grading will be minimized to the extent practicable. Typically, grading will consist of small cut and fill areas needed to reshape slopes to allow for photovoltaic modules to be installed within a range of 4 to 7 feet off of the ground when at their zero-degree position for trackers, which is when they are horizontal to the ground. Fixed tilt systems would always be the same distance from the ground. Their maximum height when tilted will be 12 feet. Some grading will also be required for structure foundations, but grading for access roads will be limited to removal of unsuitable soils since they will be designed and constructed at-grade when possible. Dust suppression on access roads will follow MPCA guidelines.

During final design, the location of stripped and stockpiled topsoil may be removed during grading will be designated. Soil stockpiles could be as tall as 6 feet. During decommissioning, the stripped and stockpiled topsoil will be replaced following the de-commissioning plan.

General facility grading will occur in entrance access areas and preparation of the staging / lay down area. The temporary staging / lay down areas will be about 4 to 5 acres and located at various locations within the facility. The staging/lay down areas will be used for storage of construction materials and shipped equipment containers, receiving construction deliveries, and temporary parking for Project related vehicles. A temporary construction office trailer will be located at the facility during construction.

Electrical Power Collection and Distribution System

The solar modules will convert sunlight into direct current (DC) electricity. The DC power will be collected from each of the multiple rows of solar modules through one or more combiner boxes and conveyed to an inverter. The inverter will convert the DC power to alternating current (AC) power, which will then flow to a medium-voltage transformer that converts the output of the inverter to 480 volts. Multiple medium-voltage transformers will be connected in a daisy-chain configuration, and power will be delivered to the onsite main distribution switchgear from separate 34.5kV circuits. This switchgear acts as the primary interconnection point, after which power is transmitted to the utility-owned grid via overhead power lines. Inverters, transformers and switchgear will be mounted on poured concrete foundations.

Heavy Equipment

It is estimated that there will be between 10 and 20 large trucks used daily for equipment delivery during construction. Light duty trucks will also be used on a daily basis for

transportation of construction workers to and from each facility. Construction equipment such as scrapers, bulldozers, dump trucks, watering trucks, motor graders, vibratory compactors, backhoes and the following will be used during construction:

Construction Timeline for the Project

Day Elapsed	Construction Milestones
+ 1	Project approval and construction begins: <ul style="list-style-type: none"> ▪ Installation of job facility trailers, temporary restroom facilities ▪ Grading and vegetation clearing where necessary, ▪ Preparation of roadways, staging/lay down yards, ▪ Installation of piers and racking (installation possible year round)
+ 30	Footings in place
+ 45	Primary wiring completed
+ 90	Control wiring completed
+ 100	Start acceptance testing
+ 120	Generation operational. Regular NPDES / SWPPP inspection during and after construction. Provide to the City an as-built drawing for the drainage improvements

Solar Equipment Installation

The solar energy system (arrays, collection and distribution systems) will be installed along with access roads after site preparation. The solar facility will be constructed in blocks, and multiple blocks will be constructed simultaneously. The Project will be constructed in approximately six months. Electrical testing and equipment inspections will be conducted prior to beginning commercial operations.

As portions of the Project near completion, temporary staging and lay down areas will be vacated, and disturbed areas will be reseeded and re-vegetated. Once installation is complete, the primary staging areas will be reduced in size and the supply structure and associated permanent infrastructure will be constructed.

After construction, temporarily disturbed areas within the Project will be restored to their pre-construction condition. The Project facility will be graded to pre-construction grades where possible, and soil will be loosened and seeded with low-growing perennial grass and forb species. Once construction is complete, the permanent access roads within the Project facility will be repaired and dressed as necessary to ensure their long-term function. Erosion control methods during and after construction will depend on the contours of the land, as well as requirements of relevant permits. Construction clean-up and facility restoration activities will last approximately two to four weeks.

Telecommunication Line and Other Construction

A redundant set of telecommunication lines will be installed to the facility. This will connect and interact with the Xcel’s electrical system. We will coordinate with Xcel and/or the local telecommunications utility to arrange for a connection to the existing system.

Operations and Maintenance

Monitoring

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed.

Equipment Inspection

Equipment inspection will occur at regular intervals, including:

- PV modules: visual check of the PV modules, tracking system and surrounding grounds to verify the integrity of the PV modules and racking structure, or the presence of animals and nests, etc.;
- Inverters, transformer and electrical panels: visual check of the devices including the connection equipment and the grounding network.
- Check for presence of water and dust;
- Electrical check: measurement of the insulation level and dispersion.
- Check of the main switches and safety devices (fuses);
- Noise: check of abnormal sounds;
- Cabling and wiring: visual check of electrical lines (where visible) and connection box to verify its status.

Performance Monitoring

Performance monitoring will consist of a real-time and continuous assimilation of the data acquired by the facility meteorological station, energy meter and SCADA system. Operators and or maintenance personnel will be immediately notified of abnormalities so timely corrective action such as repair or replacement on: modules, racking, the collection system, and etc., can occur.

Maintenance Plan

A maintenance plan will be created for the project to ensure ongoing performance, including a scheduled check of the facility's components and a predictive maintenance approach for the devices subjected to derating / degradation. Derating / degradation refer to the known process of components losing efficiency over the expected useful life. Like all technology and physical components, a certain amount, sometimes 20 percent, of this efficiency loss is unavoidable over the expected component life. We will plan for and maintain the facility to ensure the maximum performance over the expected life of the components. Once construction is complete, staff will be present on a daily basis, with potentially more personnel at the facility at intervals associated with the maintenance .

Facility Maintenance

Routine maintenance of the Project will include road maintenance, fence and gate inspection, and lighting system checks. Module washing is not needed on a scheduled basis. Rain keeps the modules sufficiently clean and the site is vegetated to keep dust down so that washing modules would occur infrequently and only as determined by maintenance technicians. Snow and ice removal is not needed. The trackers and modules are designed to shed rain, snow and

MN CSG 8, LLC

ice. Vegetation maintenance will include scheduled mowing and spot spraying weeds using registered herbicides.

All maintenance activities will be performed by qualified personnel during the day to the extent that they do not significantly disrupt energy production. Activities that have the potential for substantial noise generation will be performed during the day to minimize impacts to residents. It may be desirable to perform certain maintenance functions after sunset to minimize loss of power production. If a particular solar module, tracker row or tracker block within the community solar garden needs repairing, only that particular component will need to be disconnected and will be done by opening the combiner box circuit.

The solar module can then be replaced and the combiner box circuit closed. Because of the modular way the that community solar garden components are assembled and controlled, a temporary shutdown such as this would result in only a minimal loss of energy production. Additionally, the power production circuits are separated from the tracking circuits. This allows the PV modules to operate during an unscheduled outage of the tracker system. A reserve of spare parts, components and tools for maintenance will be kept at a supply structure.

Maintenance Frequency

The electrical and mechanical components of the community solar garden would be checked on a regular basis to ensure safety and reliability. The maintenance schedule would range from weekly to yearly depending on the component.

Employment

The expected service life of the proposed facility is 25 to 30 years, and we estimate that the Project will result in one to two full-time-equivalent permanent positions to operate and maintain this Project along with other projects that we own in the area.

De-Commissioning, Restoration and Repowering

At the end of commercial operation, MN CSG 8, LLC or its successors will be responsible for decommissioning by removing all of the arrays and equipment. We have contractual obligations to the landowners regarding decommissioning

Financial Surety

MN CSG 8, LLC will post a financial surety for the County that covers the cost of decommissioning the site. This surety will conform to the County’s requirements in the Code.

De-Commissioning Procedures

All equipment and structures will be removed within 180 days from either of the following: (a) the end of the system’s serviceable life or (b) the day the system is discontinued. A system shall be considered to be discontinued after one year without energy production unless a plan is submitted to the Zoning Administrator outlining the steps and schedule for returning the system to service.

Decommissioning at the end of the project’s useful life, which is estimated to be approximately 25 to 30 years, would include removing the arrays, inverters, transformers, above-ground portions of the electrical collection system, fencing, lighting, and supply structure from the Project.

Standard decommissioning and restoration practices will be used, including dismantling and repurposing, salvaging, recycling or disposing of the solar energy improvements, and restoration. Land returned to agricultural production will be reclaimed to restore topsoil that may have been scraped and stockpiled from areas that are designated in the final design plan.

De-Commissioning Plan Summary

Phase	Facility	
Timeline	Decommissioning is estimated to take approximately 90 days to complete. The decommissioning crew will ensure that all equipment is recycled or disposed of properly.	
Financial Resource Plan	The project developer will be responsible for all costs to decommission the Project. Because of the uncertainty in predicting future decommissioning costs and salvage values, we will review and update the original decommissioning plan that was approved by the City closer to the end of the Project’s life. We will abide by the applicable condition(s) and ensure the Project is decommissioned in accordance with the Conditional Use Permit.	
Removal and Disposal of Project Components	The removal and disposal of the Project components are found below.	
	<table border="1"><tr><td>Photovoltaic Modules</td><td>PV modules will be inspected for physical damage, tested for functionality, and removed from racking. Functioning PV modules will be packed and stored for reuse. Non-functioning PV modules will be sent</td></tr></table>	Photovoltaic Modules
Photovoltaic Modules	PV modules will be inspected for physical damage, tested for functionality, and removed from racking. Functioning PV modules will be packed and stored for reuse. Non-functioning PV modules will be sent	

MN CSG 8, LLC

Phase	Facility	
		to the manufacturer or a third party for recycling or other appropriate disposal method.
	Racking, Poles and Fencing	Racking, utility poles, and fencing will be dismantled/removed and will be sent to a metal recycling facility. Holes will be backfilled with soil from the Project facility.
	Wire	Above-ground wire will be sent to a facility for proper disposal and/or recycling. Below-ground wire will be cut back to a depth of two to three feet below grade and abandoned in place.
	Conduit	Above-ground conduit will be disassembled at the Project and sent to a recycling facility.
	Junction Boxes, Combiner Boxes, External Disconnect Boxes, etc.	The boxes will be sent to an electronics recycler.
	Inverters	Functioning inverter parts will be re-used. Non-functioning inverters will be sent to the manufacturer or an electronics recycler as applicable.
	Concrete Pads	Material from concrete pads will be removed and sent to a concrete recycler.
	Computers, Monitors, Hard Drives and Similar	Computer components will be sent to an electronics recycler and functioning parts will be reused.
Restoration and Reclamation of the Site	After all equipment is removed, the Project site will be restored to a condition similar to its pre-construction use if the Project site will once again be used for agricultural. If holes are created when infrastructure is removed, they will be back-filled and covered with topsoil. Concrete pads and all other equipment will be removed and disposed of as described above. Unless requested otherwise, permanent access roads constructed on the Project will be removed. Topsoil that was stripped and relocated to designated areas on the site during construction will be re-worked to cover exposed subsoils.	

Project Components

The activities involved in the facility closure would depend on the expected future use of the site. Certain facility equipment and features such as transmission facilities, roads, and drainage features, may be left in place for future uses. The future use will be determined at the point that decommissioning is determined to be in order.

The key project components to be affected by decommissioning activities are discussed below. The general decommissioning approach would be the same whether a portion of the Project or the entire Project would be decommissioned.

Decommissioning Preparation

The first step in the decommissioning process would be to assess existing site conditions and prepare the site for demolition, access roads, fencing, electrical power, and other facilities will temporarily remain in place for use by the decommissioning workers until no longer needed. Demolition debris will be placed in temporary onsite storage area(s) pending final transportation and disposal and/or recycling according to the procedures listed below.

Permits and Approvals

Depending on the regulatory requirements at the time of decommissioning, permits or approvals may be required for the decommissioning activities. The project will not impact waters of the United States or Threatened or Endangered species, so no federal approvals are expected. Appropriate applications for approvals would be submitted and approved prior to decommissioning activities.

Erosion Control

Prior to commencement of decommissioning activities, erosion control measures would be implemented. The type and extent of these measures would be dictated by the regulatory requirements at the time of decommissioning.

Health and Safety

A Health and Safety Plan will be developed prior to decommissioning activities. The plan will be designed to ensure worker and public safety during decommissioning. A Health and Safety Manager will be assigned to the decommissioning activities to provide worker training and health and safety monitoring.

Solar Equipment Removal

During decommissioning, project components that are no longer needed would be removed from the site and disposed of at an appropriately licensed disposal facility. Above ground portions of the solar module supports will be removed. Below ground portions of the PV module supports will be removed entirely where practical. This will avoid impact of underground equipment on future farming activities.

The demolition debris and removed equipment may be cut or dismantled into pieces that can be safely lifted or carried with the onsite equipment being used. The debris and equipment will be processed for transportation and delivery to an appropriately licensed disposal facility or recycling center.

No hazardous materials or waste will be used during operation of the solar facility, and disposal of hazardous materials or waste will not be required during decommissioning.

Electrical Power Connection / Distribution System

All electrical equipment, including combiner boxes, inverters, transformers, and switchgear, will be de-energized and dismantled and removed. AC power equipment can be de-energized by the utility at point of interconnection and safely removed, and DC power can be de-energized by first operating the combiner box disconnects and then unplugging module leads.

The cast-in-place concrete foundations will be broken up, removed and recycled. The underground distribution cables and raceways will be cut below grade and will remain in place.

Roads

Onsite roads will remain in place to accomplish decommissioning at the end of the project's life. Roads that will not be used will be restored. If there are any gravel roads or parking areas, the gravel would be removed and shipped to an appropriate disposal site. The area of the roads will be graded to match nearby land contours.

Fencing

Project site perimeter fencing will be removed at the end of the decommissioning project. to return the site to pre-project condition.

Site Restoration

Once removal of all project equipment is complete, any excavated areas from post or equipment removal will be backfilled with native soil. Any areas backfilled or otherwise disturbed will be stabilized and reseeded.

Future Land Use

While the decommissioning plan is based upon the site being returned to a condition consistent with pre-construction use, the actual activities involved in the facility closure would depend on the actual future use of the site. Certain facility equipment may be used in the future, such as the transmission facilities and roads. Therefore, the actual extent of site closure activities would be determined at the time of the closure.

Project Decommissioning Costs and Bonding

For the purpose of bonding, an estimate of the cost of decommissioning the project will be presented. Funding mechanisms to cover the estimated cost of implementing this decommissioning plan shall be secured in the form of a corporate guarantee.

Project Name	MN CSG 8 Solar Garden	Date	08/03/20
To / Contact info	Chuck Beisner, Project Development Manager, SEV		
Cc / Contact info	Goodhue County Planning Department		
From / Contact info	Paula Kalinosky, PE, EOR, Joe Pallardy – Renewable Energy Specialist EOR		
Regarding	Preliminary Stormwater Management for Proposed Solar Garden		

Preliminary Stormwater Management Assessment – MN CSG 8 Solar Garden

This memo contains a summary of preliminary stormwater management design elements for MN CSG 8; the proposed solar garden is located west of the intersection of Minnesota Highway 60 and US Highway 52 near Zumbrota, Minnesota, parcel 380260700. This information is being provided at the request of the Goodhue County Soil and Water Conservation District as a supplement to the materials submitted by Sunrise Energy Venture for the Conditional Use Permit application for this site. Although stormwater design is still at a preliminary stage for this site, key components of the design - treatment requirements, volume to be treated, appropriate best management practices for the site context – have been determined. These are explained in as much detail as is possible at this stage in the design process.

Site Grading Impacts

The proposed solar garden is located on a ridge with gentle to moderate (2-8%) slopes that direct overland flow downward to the northwest, northeast and southeast. The eastern most portions of the project area contain steeper slopes (12-18%). The only anticipated grading will be to construct the access road (expansion of existing road) and stormwater features. A site grading plan will be developed for the building permit submittal and construction plan set.

Erosion and Sediment Control

Prior to the start of construction, the applicant will submit a Stormwater Management Pollution Prevention Plan (SWPPP) to fulfill the requirements of the Minnesota NPDES General Construction Stormwater Permit. These requirements include temporary practices such as silt fence and storage ponds to control runoff sediment during construction as well as permanent practices such as appropriate vegetation and permanent stormwater facilities ensure downstream water quality is protected.

Stormwater Management

Stormwater management best management practices (BMPs) will be constructed to reduce nutrient and sediment pollution following the requirements of the Minnesota Pollution Control Agency (MPCA) and the Goodhue County Zoning Ordinance.

Water quality treatment will be achieved by installing filtration practices in strategic areas to capture and treat runoff from the access road and solar panels. Preliminary stormwater BMP sizing calculations have been completed following the Minnesota Pollution Control Agency (MPCA) method for calculating water quality treatment volumes for impervious surface including solar panels. Stormwater runoff quality is expected to be improved compared to existing conditions (agricultural use). Solar panels themselves are not a source of pollutants. Panel surface may accumulate pollutants through atmospheric and wind deposition, but not in excess of other exposed surfaces – natural or

constructed. The area of the constructed gravel access road (Figure 1) is small relative to the site (2% of site area) and traffic volumes will be very low following construction.

Open areas between the rows of the solar array will be stabilized by planting with native, perennial vegetation (see Seeding and Restoration). Plantings will help to both stabilize soils on the site and to improve the soil capacity to infiltrate stormwater. The flow rate and volume of stormwater leaving the property will be lower and the water quality will improve as a result of the proposed solar installation stormwater management plan.

Water quality treatment volume Calculation:

The water quality treatment volume for solar panel impervious surface areas was calculated following the method outlined in the Minnesota Stormwater Manual in the section 'Stormwater management for solar projects and determining compliance with the NPDES construction stormwater permit' using the 'Solar panel calculator' spreadsheet tool developed by the MPCA. This spreadsheet tool estimates the water quality volume credit achieved through disconnection of solar panels based on the dimensions and average tilt of panels, and the open space provided between panel rows. For the proposed 3,260 solar panels at the MN CSG 8 solar garden site, the water quality volume treated through disconnection of solar panels is 3,340 cf, and the remaining WQ volume to be treated using permanent stormwater BMPs is **1,941 cf**. A copy of the calculator report is included in the appendices to this memo.

Gravel Access Road:

New/Reconstructed Impervious Surface (sf)		NDPES Treatment Depth (in)		Conversion Factor (ft/in)		Water Quality Treatment Volume (cf)
7800	x	1.0	x	1/12	=	650

Total Water Quality Volume

Solar Panels¹ (cf)		Gravel Access Roads (cf)		Total (cf)
1,941	+	650	=	2,591

¹See attached solar panel calculator report for calculation.

Stormwater treatment practices will be located along the downstream (eastern) boundary of the array to capture sheet flow from the project area. The total open space minus the solar array footprint (including areas between rows) is approximately 1.3 acres (56,628 sf), significantly greater than the BMP footprint area required, allowing for optimal siting of stormwater practices (see attached exhibit).

Stormwater BMP design will take into account field testing of site soils. Based on SSURGO soils data and experience with nearby solar sites, soils across the site are expected to be generally well-drained. Typical BMP options include infiltration basins (HSG C or better), bioretention with underdrain (HSG D), or Water Sediment Control Basins (WASCOB, other constraints). BMPs will likely be oriented perpendicular to the direction of sheet flow along the eastern boundary of the project to efficiently

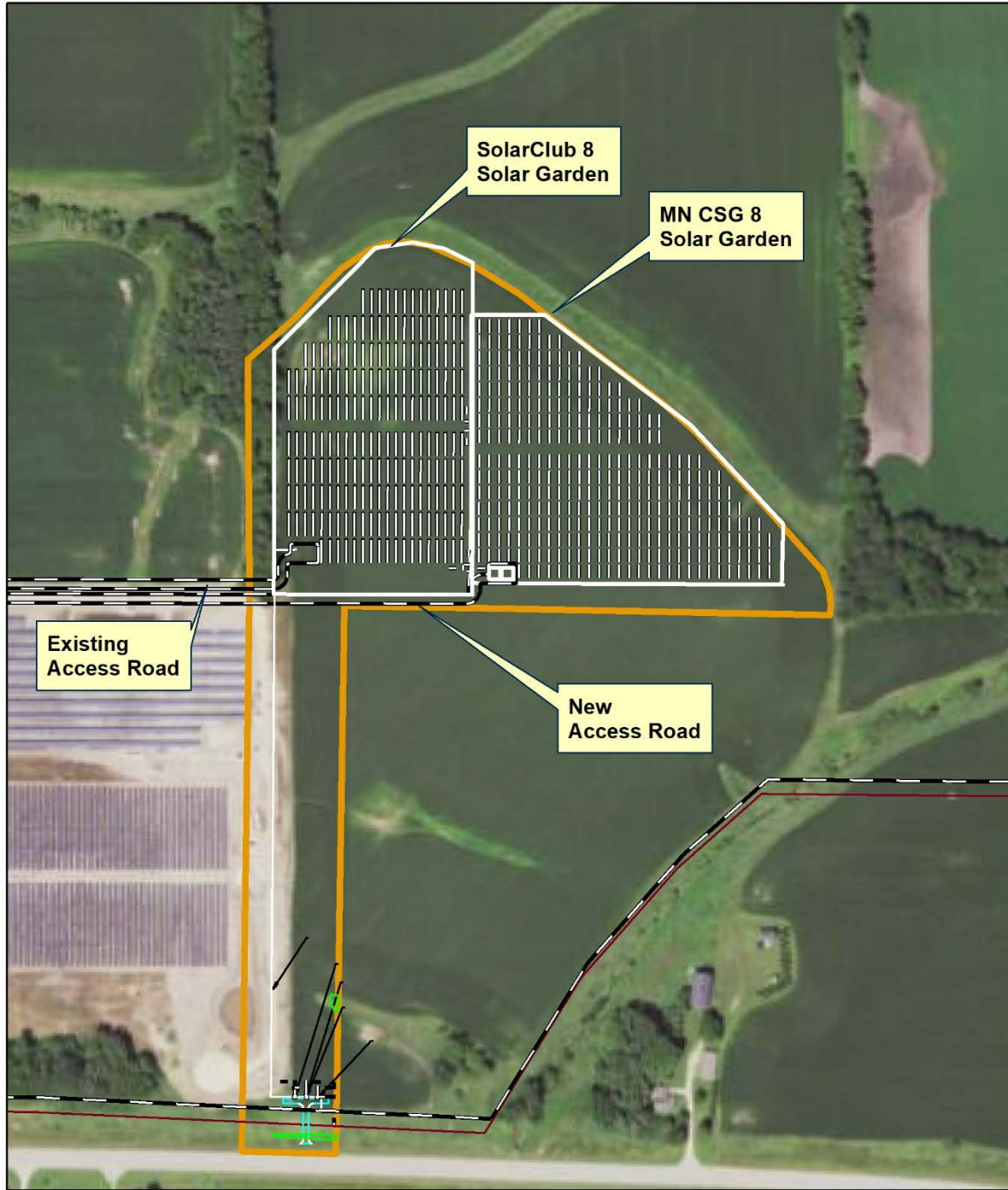
capture runoff from the site. Pretreatment of runoff will be provided through disconnection of impervious surfaces.

Seeding and Restoration

The site will be restored with native, pollinator-friendly seed mixes consistent with guidance provided by the MN Board of Soil & Water Resources. Plans will provide detailed specifications for seed mix content, seeding methods, and seeding maintenance. A long-term vegetation management plan will provide a detailed schedule of activities needed to maintain specified plant communities. The maintenance plan will focus on regular monitoring for early identification of vegetation problems and regular maintenance to ensure project success.

Wetland Impacts

Two small wetlands were identified at the interconnection point for the previously permitted SolarClub 8, LLC. The site plan provides sufficient buffer from the wetland area and no direct or indirect impacts are proposed as overland flow within the project area flows north and east (away) from delineated wetland resources.



MN CSG8, LLC

Site Layout



Figure 1. Proposed site showing existing and new access road.

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: Goodhue SWCD	County: Goodhue
Applicant Name: SolarClub 8, LLC	Applicant Representative: Jimmy Marty, EOR Inc.
Project Name: Zumbrota –Lomen 1	LGU Project No. (if any): WB-9-19.v2
Date Complete Application Received by LGU: July 7th 2020	
Date of LGU Decision: July 7th 2020	
Date this Notice was Sent: July 7th 2020	

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input checked="" type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 8 <input type="checkbox"/> 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

<input type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input checked="" type="checkbox"/> No TEP Recommendation
--

LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

<input checked="" type="checkbox"/> Attachment(s) (specify): <input checked="" type="checkbox"/> Summary: Lomen 1 site was previously reviewed by WCA LGU in 2019. Project location at the time did not identify any wetlands or wetland impacts within the project boundary. Boundaries of the proposed solar project has since changed and EOR has identified wetlands in the new project area, thus the need for a delineation review and subsequent de minimis exemption determination. EOR Delineation report identified 2 wetlands within the study area. Wetland 1 is a Type 1 wetland 0.025 acres and Wetland 2 is a Type 1 wetland 0.012 acres in size. WCA LGU concurs with the delineation report that the type, size and location of the wetlands are properly identified. Applicant also applied for a de minimis exemption for impacts to Wetland 1 to accommodate a proposed access site for Xcel Energy equipment to access the solar facility. The de minimis exemption request is for 91sq/ft. WCA LGU approves the request for impacts to a Type 1 wetland of 91 sq/ft.
--

¹ Findings must consider any TEP recommendations.

Attached Project Documents

Site Location Map Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)


Notice Distribution (include name)

Required on all notices:

<input checked="" type="checkbox"/> SWCD/County TEP Member: Willie Root	<input type="checkbox"/> BWSR TEP Member: Alyssa Core
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):	
<input checked="" type="checkbox"/> DNR Representative: Brandon Schad	
<input type="checkbox"/> Watershed District or Watershed Mgmt. Org.:	
<input checked="" type="checkbox"/> Applicant: SolarClub8, LLC	<input checked="" type="checkbox"/> Agent/Consultant: Jimmy Marty, EOR, Inc.

Optional or As Applicable:

<input checked="" type="checkbox"/> Corps of Engineers: David Studenski	
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
<input type="checkbox"/> Members of the Public (notice only):	<input checked="" type="checkbox"/> Other: Ryan Bechel, GC P&Z Administrator

Signature: 	Date: 7.7.2020
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This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

June 4, 2020

Regulatory File No. MVP-2019-02497-SSC

SolarClub 8, LLC
Mark Zwieg
315 Manitoba Avenue, Suite 200
Wayzata, Minnesota 55391

Dear Mr. Zwieg:

We are responding to your request, submitted by Jason Naber (EOR Inc) on your behalf, for Corps of Engineers (Corps) concurrence with the delineation of aquatic resources completed on the Lomen 1 Solar Garden site. The project site is in Section 35, Township 110 North, Range 16 West, Goodhue County, Minnesota.

We have reviewed the aquatic resource delineation report, dated October 9, 2019 and concur with the determination that no aquatic resources are present within review area. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. This concurrence is only valid for the review area shown on the enclosed figures labeled MVP-2019-02497-SSC Page 1 of 2 through 2 of 2.

This letter does not eliminate the need for state, local, or other authorizations, such as those of the Department of Natural Resources or county.

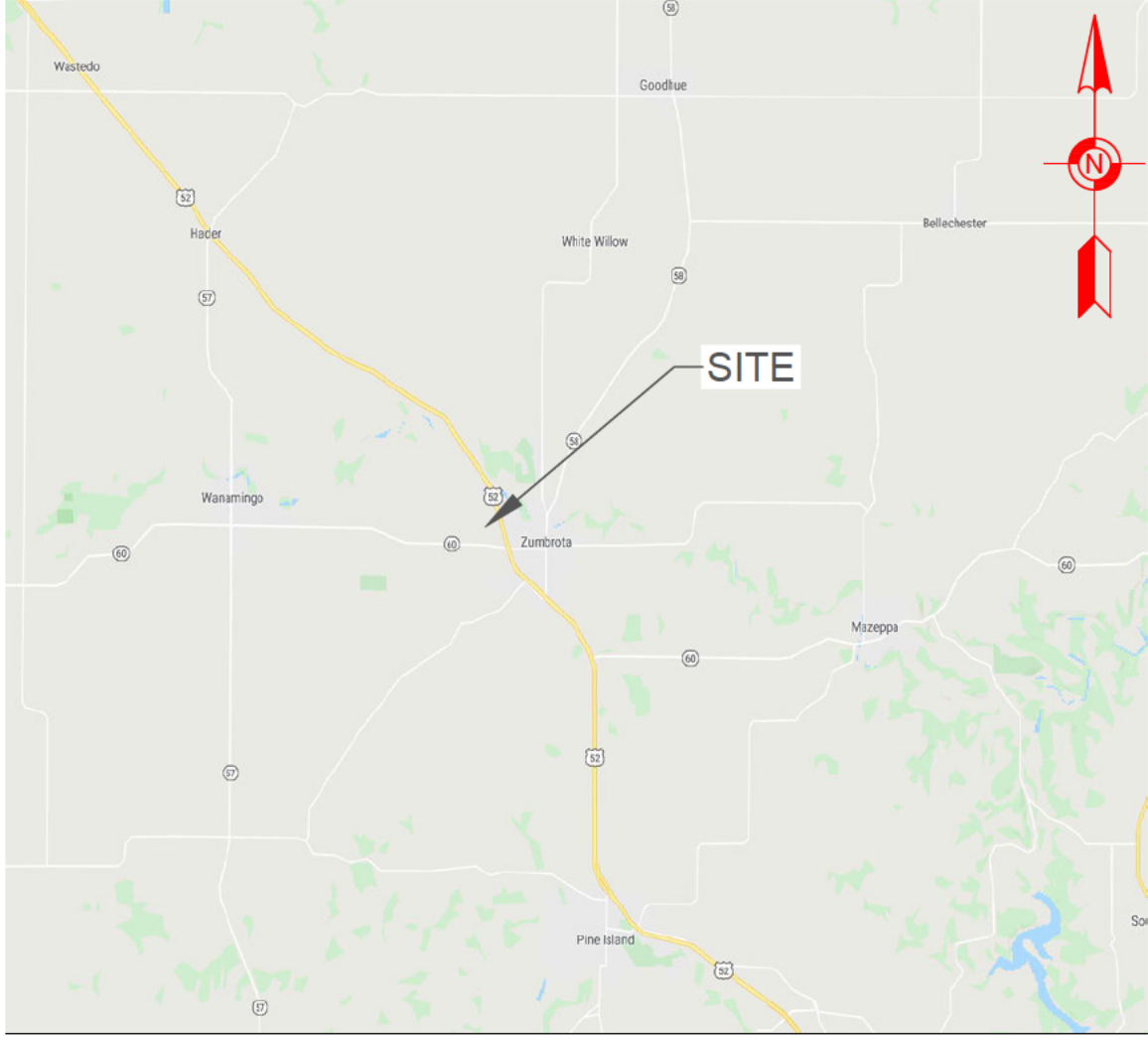
No jurisdictional determination was prepared for this project, nor is one required to support this concurrence. This concurrence may generally be relied upon for five years from the date of this letter. However, we reserve the right to review and revise our concurrence in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of aquatic resources on-site. Our concurrence may be renewed at the end of this period provided you submit a written request and our staff are able to verify that the determination is still valid.

If you have any questions, please contact me in our St. Paul office at (651) 290-5268 or Samantha.S.Coungeris@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

Samantha Coungeris

Samantha Coungeris
Project Manager



VICINITY MAP
NOT TO SCALE

- NOTES:
1. Fence overall height - 7' ft. Fence design shall meet the NEC setback requirement
 2. Site access for construction and for the permanent facility will be located off the road shown on the site plan
 3. Signage and emergency contact numbers posted at entrance.
 4. The proposed solar PV system is 1000VDC.
 5. The inverter proposed here is UL1741 listed.
 6. The utility interconnection medium voltage is not known at the stage of interconnection application.
 7. Inverter re-combiner configuration is TBD.
 8. The proposed system is designed as per applicable codes of NEC 2017.

PROJECT LOCATION:

ADDRESS: 165th AVE
ZUMBROTA, MN 55992
COUNTY: GOODHUE

PARCEL PIN: 380260700

SITE GPS COORDINATE:
44°17'50.50 92°41'38.60"W
PARCEL BOUNDARY AREA: 53.4 ACRES

PROJECT LEASE AREA: 8 ACRES

FENCE AREA: 7.6 ACRES

TECHNICAL DESCRIPTION:

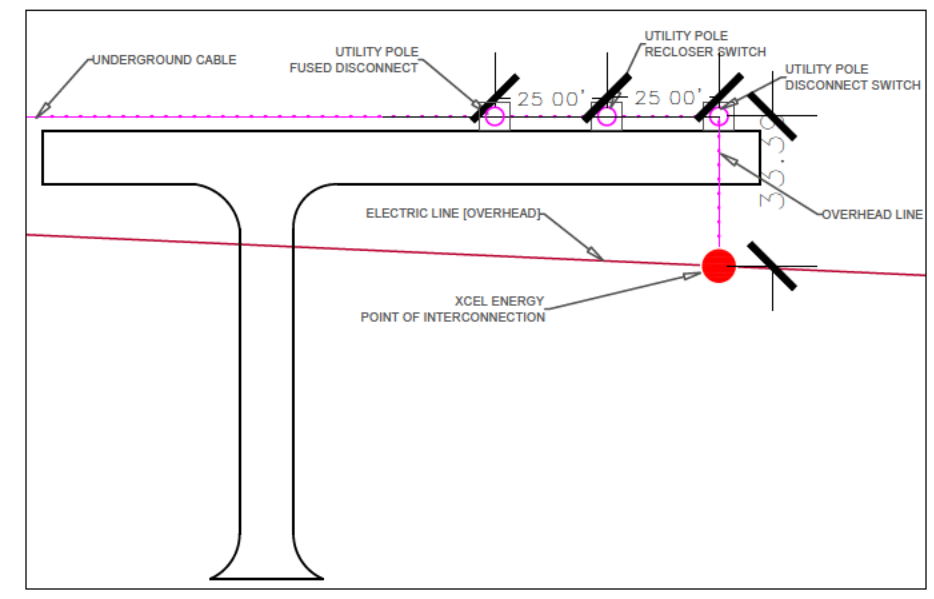
PANEL CONFIGURATION: SINGLE-AXIS TRACKER
GROUND COVERAGE RATIO: 30%
PANEL MODEL: CANADIAN SOLAR CS3W-400
TOTAL NUMBER OF PANELS: 3,600
INVERTER MODEL: CSI-125KTL-GI-E
DC SIZE: 1.44 MW
AC SIZE: 1MW

0 06-24-2020 NEW DRAWING xx			DWG TYPE: SITE PLAN DWG TITLE: L01 DWG SCALE: 3/32" = 1'-0"
REV.	DATE	DESCRIPTION	

XCEL CASE NUMBER: TBD
PROJECT NAME: MN CSG 8 LLC



XCEL ENERGY POINT OF INTERCONNECTION DETAILS



LEGEND:

- PARCEL BOUNDARY LINE
- - - PROPERTY LINE SETBACK
- - - PROJECT LEASE AREA
- FENCE LINE
- - - UNDERGROUND MV HOME RUN
- PROPOSED NEW ACCESS ROAD
- - - EXISTING OVERHEAD LINE
- TRANSFORMER PAD

HWY 60

165TH AVE

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: August 17, 2020
Report date: August 7, 2020

PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)

Request for CUP, submitted by Novel Energy Solutions (Applicant) and Andrew and Kim Huneke (Owners), for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System occupying approximately 8.6 acres.

Application Information:

Applicant: Novel Energy Solutions (Applicant) and Andrew and Kim Huneke (Owners)
Address of zoning request: TBD 180th Ave, Zumbrota, MN 55992
Parcel(s): 39.007.0301
Abbreviated Legal: NW ¼ of Section 07 TWP 109 Range 15 of Pine Island Township
Zoning District: A1 (Agricultural Protection District)

Attachments and links:

Applications and submitted project summary (excerpt of materials; full submittal available upon request)
Site Map(s)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant has submitted a CUP request to construct and operate a 1 Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 8.6-acres of leased land located in Pine Island Township that is owned by Andrew and Kim Huneke. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a "Utility-Scale SES" within the County's A1 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage, and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The 8.6-acre (approximate) area to be leased by the Applicant is situated on a 152.85-acre parcel owned by Andrew and Kim Huneke. The proposed lease area and the majority of the remainder of the property is currently used for row-crop agriculture. There are 2 existing 1-megawatt utility-scale SES arrays located directly west of the site. There are no existing structures on the property.
- Adjacent land uses include primarily row-crop agriculture and low-density residential. The nearest residence is located approximately 1,200 feet northeast of the proposed array (Dana Hoffbeck). The City of Zumbrota is approximately 0.75 miles north of the proposed facility.
- The property is bordered to the east, south, and west by A-1 zoned (Agriculture Protection) properties and to the north by A-3 (Urban Fringe).

Solar Array:

- The solar array is proposed to include 4,104 single-axis tracker panels (Tier-1, 345 Watt) installed in 51 rows spaced 17-feet apart. Steel and aluminum racks will hold up the solar panels, reaching 14 feet above grade at the maximum tilt configuration.

The racking will be installed with piles that are anchored into the ground to an appropriate depth based on soil and geotechnical analysis.

The solar array will interconnect to the power grid via a pad-mounted transformer in the southwest corner of the project area, facilitating connection to an existing Xcel Energy circuit.

- A 16-foot-wide crushed aggregate access road will be constructed to interconnect with the existing access drive serving the two solar installations to the west. The three solar arrays would then share the existing access drive onto 180th AVE. The Applicant should consult with Pine Island Township regarding any necessary driveway access permits for this project.

A recorded ingress/egress easement is not required for the property given the site is to be leased and all land to be crossed to access the site will remain under common ownership.

A separate fire number will be required for the site. Emergency vehicle access appears adequate to service the facility.

- A 150-foot by 150-foot temporary “lay down” area will be constructed in the southwest corner of the project area to provide parking, turnaround, unloading, and storage space for workers and materials during the construction phase.
- Once constructed, traffic to the site would be limited to periodic visits by maintenance and landscaping personnel to perform routine maintenance, in addition to any unplanned maintenance.
- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

Landscaping/Drainage:

- The site slopes generally from northwest to southeast with slopes ranging from 6-12%. Runoff is directed towards the lowlands along the east property line via a series of in-field grassed waterways.
- A preliminary Stormwater Pollution Prevention Plan (SWPPP) and Level 1 Wetland Delineation has been completed for this project. No wetland features were identified on the site. The Applicant notes that stormwater management will include the use of best management practices and perimeter control devices (Silt fencing) to prevent erosion until the site is re-vegetated.

Beau Kennedy (Goodhue SWCD Water Planner) reviewed the proposal and offered the following comments:

“The SWPPP identifies a double silt fence being installed around the perimeter which is a good idea on this site [with] steeper slopes present. Also, I didn’t see any storage being proposed for stormwater runoff like the other solar facilities. If possible, on-site stormwater retention would be preferred.”

LUM Staff discussed the stormwater retention issue with the Novel Energy Project Manager (Paula Fitzgerald). She noted a stormwater retention basin would likely be part of the final stormwater plan which is generally prepared with the civil design package prior to Building Permit submittal.

Staff encouraged the Applicant to evaluate the future stormwater retention component to ensure it will not affect the proposed array layout and advised the Applicant that any future changes to the array layout would require consideration as an amendment through the formal CUP process.

An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application. An NPDES (National Pollutant Discharge Elimination System) and SWPPP will be required for this project.

- No vegetative screening is proposed. The area surrounding the array is unwooded providing minimal cover, however, the existing solar installations to the west, topography, and physical distance of the array from existing residences appear to adequately screen the area from nearest residences. The Planning Commission should consider whether any screening of the proposed SES is warranted.
- Apart from the meter pad (less than 500 square feet), the entire area within the project boundary will be seeded with a “low maintenance” turf seed mix beneath the panels and native grasses/pollinator plantings around the fence perimeter.
- A 6-foot tall chain-link fence with 3-strands of barbed wire on top will be constructed around the perimeter of the project area for security.
- Ample room exists on the property to fulfill GCZO off-street parking requirements.
- Construction is expected to last approximately 5 weeks and is anticipated to begin this year in late fall or early winter. Construction hours are anticipated to be from 7 AM to 7 PM, Monday through Saturday.

Maintenance/Decommissioning:

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- The Applicant has prepared a Decommissioning Agreement between Novel Energy and Andrew and Kim Huneke. The plan includes the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads, and other ancillary facilities owned by the solar garden within one hundred eighty (180) days of the end of the project useful life.
- The Applicant states “at year 26, there is almost equal salvage value in the panels and equipment [compared with] the costs associated with removing the system.” Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board should consider if the County should require financial assurance to cover anticipated decommissioning costs.

Pine Island Township:

- Pine Island Township received the application materials from the applicant and signed the acknowledgment form stating “Approved.”
- LUM Staff discussed the project with Pine Island Township Supervisor Richard Miller who noted the Township’s approval included the expectation that a chain-link fence with a barbed wire top would be installed around the project perimeter and pollinator-friendly plantings would be used in the solar garden area.
- A Township Zoning Approval permit will need to be acquired by the Applicant as part of the Building Permit submittal.

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The location of the Solar Garden provides adequate separation and screening from adjacent residential uses. The use appears harmonious with the established uses in the vicinity.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses.
3. A review of the applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be provided to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance’s parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request for a CUP, submitted by Novel Energy Solutions (Applicant) and Andrew and Kim Huneke (Owners), for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System occupying approximately 8.6 acres.

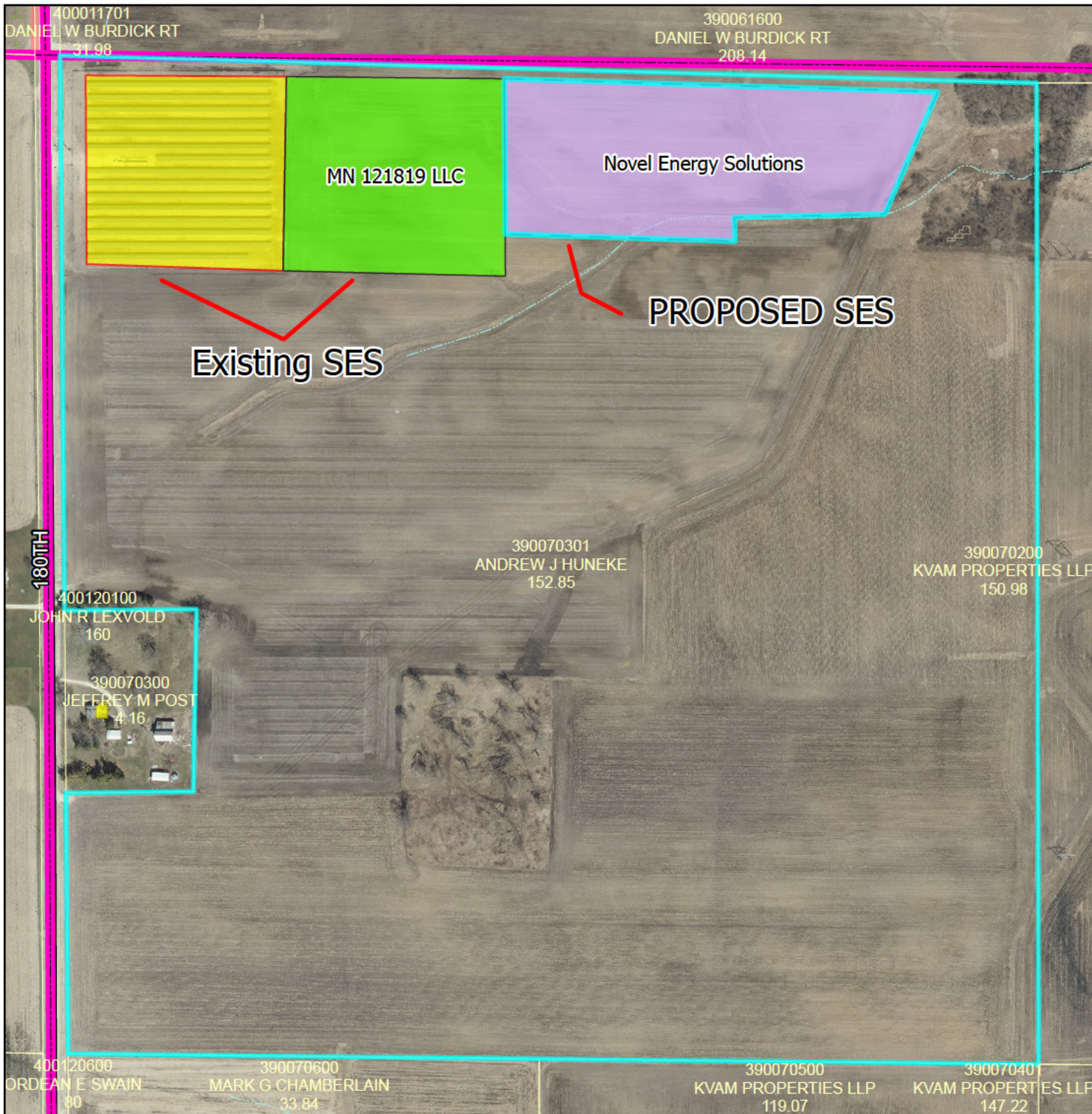
Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and Novel Energy Solutions shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix for disturbed areas of the site and should submit “seed tags” to the Land Use Management Department prior to final inspection;
7. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agricultural Protection District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and

regulations;

10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
August 17, 2020

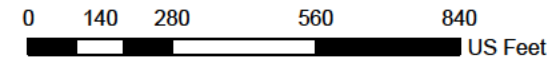
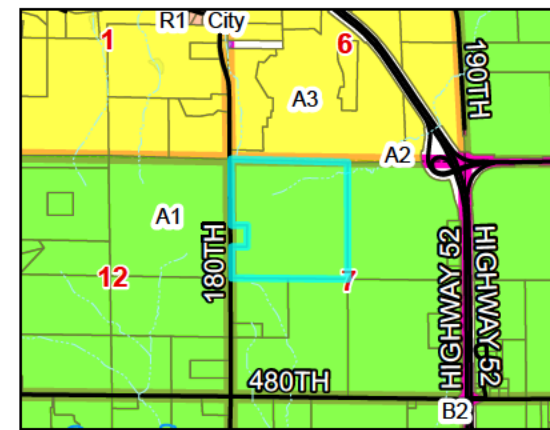
Novel Energy Solutions
A1 Zoned District

NW 1/4 of Section 7 TWP 109 Range
15 of Pine Island Township

CUP request for Utility-Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.6 acres

Legend

Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	FEMA Flood Zones
Shoreland	2% Annual Chance
Historic Districts	A
Parcels	AE
Registered Feedlots	AO
Dwellings	X
Municipalities	

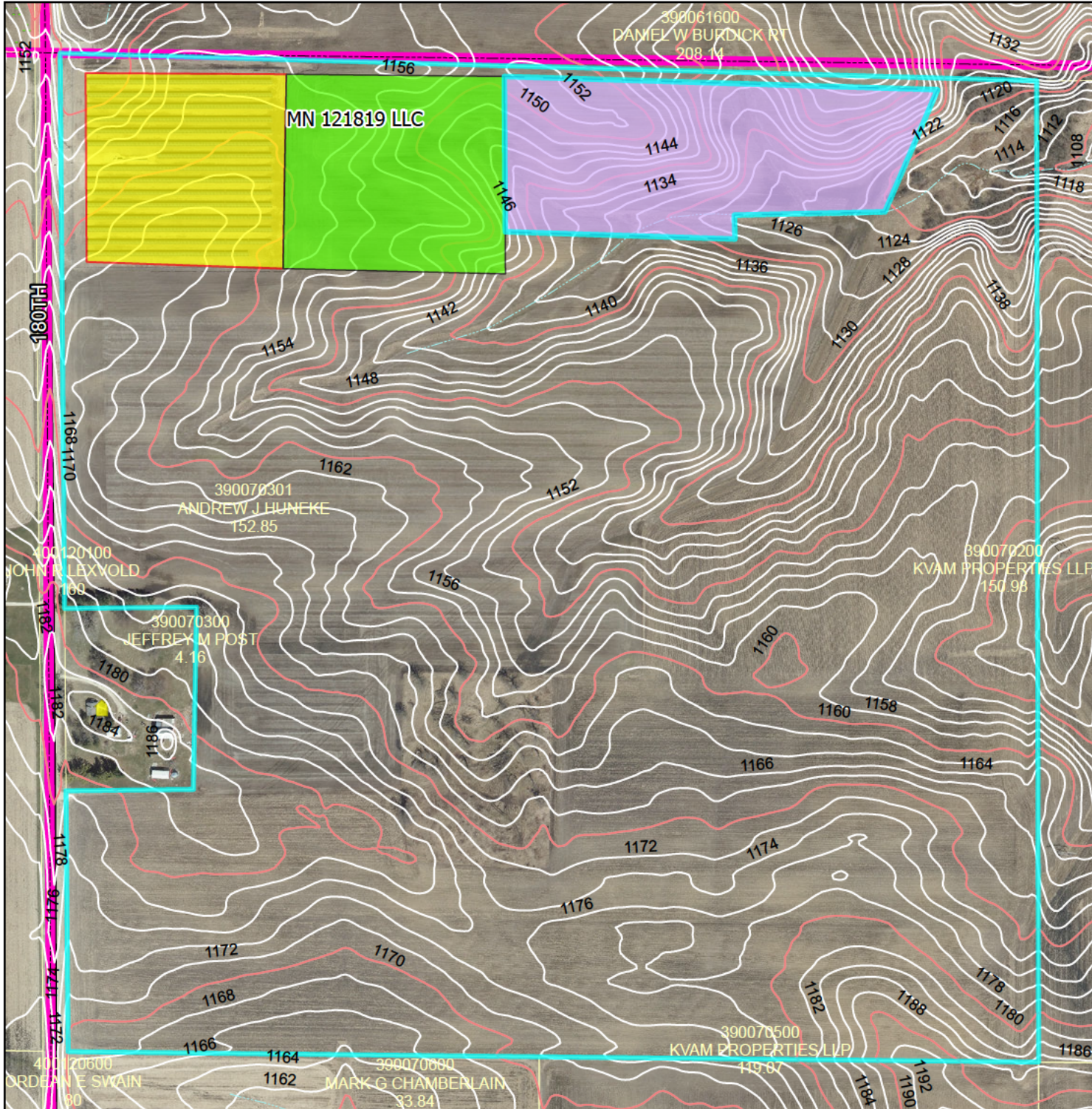


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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
August 17, 2020

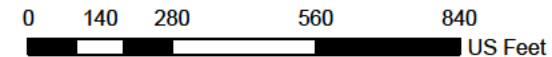
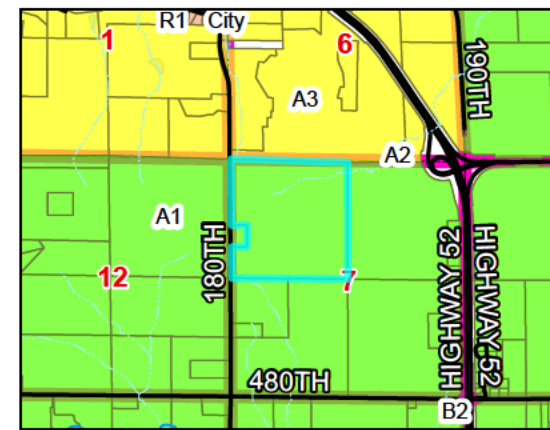
Novel Energy Solutions
A1 Zoned District

NW 1/4 of Section 7 TWP 109 Range
15 of Pine Island Township

CUP request for Utility-Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.6 acres

Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | FEMA Flood Zones |
| | Shoreland | | 2% Annual Chance |
| | Historic Districts | | A |
| | Parcels | | AO |
| | Registered Feedlots | | X |
| | Dwellings | | |
| | Municipalities | | |



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MAP 02: VICINITY MAP

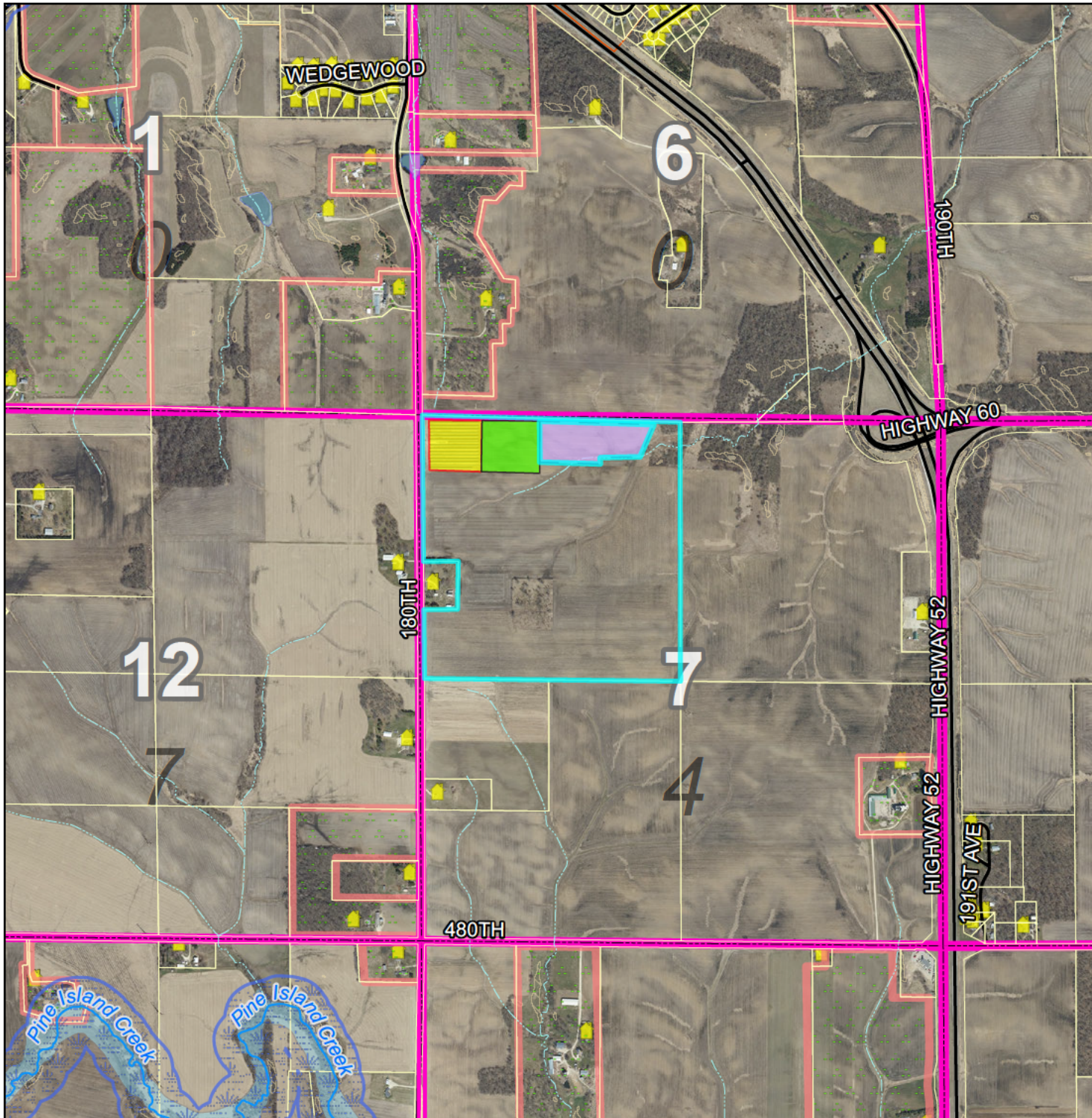
PLANNING COMMISSION

Public Hearing
August 17, 2020

Novel Energy Solutions
A1 Zoned District

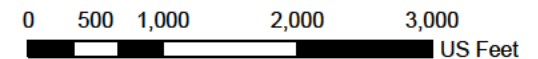
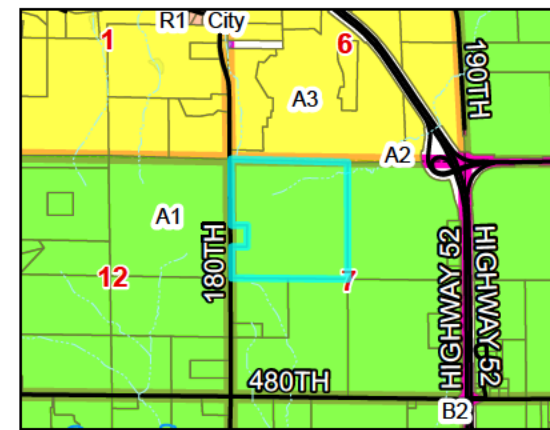
NW 1/4 of Section 7 TWP 109 Range
15 of Pine Island Township

CUP request for Utility-Scale Photovoltaic
Ground 1-Megawatt Solar Energy System
occupying approximately 8.6 acres



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | |
| | Shoreland | | |
| | Historic Districts | | |
| | Parcels | | |
| | Registered Feedlots | | |
| | Dwellings | | |
| | Municipalities | | |
| | | | FEMA Flood Zones |
| | | | 2% Annual Chance |
| | | | A |
| | | | AE |
| | | | AO |
| | | | X |



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GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

RECEIVED

Parcel # 390070301

JUL 29 2020

Permit# Z20-0038

PROPERTY OWNER INFORMATION		Land Use Management	
Last Name Huneke	First Andrew and Kim	Email:	
Street Address 46443 145th Ave		Phone	
City Zumbrota	State MN	Zip 55992	Attach Legal Description as Exhibit "A" <input type="checkbox"/>
Authorized Agent Paula Fitzgerald		Phone	
Mailing Address of Landowner: 46443 145th Ave, Zumbrota, MN. 55992			
Mailing Address of Agent: 2303 Wycliff St. Ste 300, St. Paul, MN. 55114			

PROJECT INFORMATION

Site Address (if different than above): 47050 180th Ave, Zumbrota, MN. 55992

Lot Size 152.85 Structure Dimensions (if applicable) approx 600' x 400'

What is the conditional/interim use permit request for?
1MW Community Solar Garden

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
A community solar garden in this location is the ideal use as it will be directly adjacent to another community solar garden and the closest residence is approximately 1400' feet away. This is also a temporary use and the site will be restored to its original state at the time of decommissioning. Additionally, a Community Solar Garden is a great conservation measure and helps to keep farming sustainable

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: Andrew Huneke Date 7-27-2020

Signature of Agent Authorized by Agent: [Signature]

TOWNSHIP INFORMATION Township Zoning Permit Attached? If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature Richard M. Miller Title Supervisor Date 7-24-2020

Comments:
Approved

COUNTY SECTION COUNTY FEE \$1,000.00 RECEIPT # _____ DATE PAID _____

Applicant requests a CUP/IUP pursuant to Article _____ Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name _____ Zoning District _____

Date Received _____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: _____ Approve _____ Deny Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).

1MW Community Solar Garden. Construction will last approximately 5 weeks and all vehicles will be parked on site. After construction, there will be only approximately one site visit per month.

2. Planned use of existing buildings and proposed new structures associated with the proposal.

The new structure will be a ground mounted solar garden. The garden will be hooked into the electrical grid and will provide renewable energy into the grid. The array will also have one equipment pad placed adjacent to it and an access road leading into the site.

3. Proposed number of non-resident employees.

The employees will include approximately 20 people during the construction, and one for operations and maintenance.

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

The project will generate electricity during day time hours throughout the year. Construction is proposed to be from 7 am to 7 pm Monday through Saturday.

5. Planned maximum capacity/occupancy.

Maximum capacity will be during construction and there will be approximately 20 contractors.

6. Traffic generation and congestion, loading and unloading areas, and site access.

Site access will be from 180th Ave, just south of the existing community solar garden. During construction, there will be approximately 2 semi trucks per day for 3 days delivering equipment. There will be a laydown area adjacent to the array for materials and contractor parking.

7. Off-street parking provisions (number of spaces, location, and surface materials).

There will be a laydown area adjacent to the array for materials and contractor parking. This area is typically around 150' x 150'.

8. Proposed solid waste disposal provisions.

Solid waste will be disposed of properly in garbage containers. Proper solid waste disposal is also a requirement of the NPDES permit which is required prior to construction.

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

A port o john will be placed on site during construction and will be securely staked. The port o john will be serviced during the construction by a professional and it will be removed from the site once construction is completed.



10. Existing and proposed exterior lighting.

There will be only one light on the site, it will be at the point of interconnection and will be faced downward to prevent glare.

11. Existing and proposed exterior signage.

There will be one sign placed on the exterior fence with contact information.

12. Existing and proposed exterior storage.

Storage of materials will be in the proposed laydown area and it will have temporary fencing for security.

13. Proposed safety and security measures.

A site specific safety plan will be prepared for the project and all OSHA requirements will be met and contractors will be required to wear personal protective equipment.

14. Adequacy of accessibility for emergency services to the site.

The access road will be a minimum of 16' wide and will be constructed with class 5 gravel for accessibility.

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

The only noise would be during the construction of the garden and it will be within acceptable ratings. There will be no odor with the proposed use. If dust occurs during construction,

a water truck will be made available to mitigate.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

The site will be vegetated with native vegetation under the array and a pollinator blend surrounding the array. There will be little grading or excavation, except for under the access road

and equipment pad.

17. Existing and proposed surface-water drainage provisions.

A stormwater pollution prevention plan will be prepared and an NPDES permit will be required. No more water than currently leaves the site will when the garden is constructed and any water

that does leave the site is required to be clean. Best management practices and perimeter control devices will be installed until the site is re-vegetated.

18. Description of food and liquor preparation, serving, and handling provisions.

NA

19. Provide any other such information you feel is essential to the review of your proposal.

NA



NOVEL ENERGY SOLUTIONS, LLC
2303 Wycliff Street • Suite 300 • St. Paul • MN • 55114
info@novelenergy.biz • 612-345-7188 • NovelEnergy.biz

Novel Huneke Solar LLC

1MW Megawatt Solar Garden

Introduction

Community Solar Gardens are supported by the State of Minnesota as a renewable energy supply. The Xcel Energy program was approved by the State of Minnesota as part of the renewable energy jobs bill in 2013. The purpose of constructing a community solar garden (solar array) will be to generate offsite solar energy that will be connected directly to the electric grid for the on-going benefit of subscribers to the solar garden. As many as 75% of homes and businesses are unable to install solar at their property making off-site solar energy production their only option.

This proposed site will be constructed to produce one megawatt (1MW) of electric generation. The request will be for a period of up to 30 years. The electrical energy will be distributed directly to the existing electrical grid for subscribers to the energy produced by the system. The impact to the area is low from a construction, operation, and end of life perspective. Construction and setup are not invasive. Solar energy production is a passive activity, and the system does not alter the underlying nature of the land which can be returned to any other appropriate use. The system will reduce the carbon footprint and greenhouse gas emissions. Subscribers to the community solar garden will save on their electric bills over the 25 year life of the agreement with Xcel Energy, money which can be saved and spent in support of the local economy.

Community solar gardens offer numerous benefits to the community. Subscribers have an opportunity to keep electric dollars in the area to support the local economy. Landowners have a new option that brings value to their property without impacting the underlying nature of the land. Harvesting the sun entails far less risk than other commodities. Landowners and the community have an opportunity to be leaders in renewable energy that sets an example for others to follow, and leaves a positive lasting legacy. Distributed solar generation, energy produced at multiple locations across the grid helps prevent electric line loss and dependence on carbon-based fuel sources. Careful siting standards protect the integrity of the land, increases production which increases local revenues and savings, and ensures positive neighbor relations.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, and because of positive environmental benefits. Solar systems are more widely found on the east and west coasts of the United States due to higher electric costs than Minnesota and the Midwest. Solar systems have been found to be good neighboring land uses due to their passive nature, no negative impact on neighbor property values, and benefits to the environment and local economy.



NOVEL ENERGY SOLUTIONS, LLC
2303 Wycliff Street • Suite 300 • St. Paul • MN • 55114
info@novelenergy.biz • 612-345-7188 • NovelEnergy.biz

Description

The parcel is owned by Andrew and Kim Huneke

PID# : 390070301

Legal Description:

Parcel Description: Agricultural production and one other existing solar garden

Site Access: 180th Ave

Ownership: Land will be leased from the landowner, and project ownership will be Novel Huneke Solar LLC

Equipment

The project will consist of 4104 Tier-1, 345 Watt, multi-crystalline solar panels. Bloomberg New Energy Finance rates solar panels in tiers based on a variety of factors including financeability. All Tier-1 panels used have a 25 year warranty. Panels will feed inverters which ultimately connect to the electric grid at a point of interconnection located at a point closest to the 3-phase power lines as engineered to meet industry, state and federal standards.

Transformers and related equipment will be placed on a concrete slab on grade adjacent the 1MW array grouping. Xcel Energy required poles will be standard electric utility poles with underground wires unless otherwise authorized or required, and Xcel will acquire the necessary permits for their poles. Additional poles may be required depending on the manner of interconnection. All non-Xcel Energy equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project. All equipment must meet Xcel Energy and national standards for safety and interconnection. Program requirements include adequate levels of insurance coverage and a signed interconnection agreement as required by the MN Public Utilities Commission for 25 years, with continual production monitoring.

Site Appearance & Impact

The parcel will consist of a 1MW Solar Garden with 4104 solar panels. The array and equipment pad will be surrounded by a 6' high chain link fence with three strands of barbed wire on top of that. The panels will not exceed 14 feet in height at full tilt. The piles will be pounded straight into the ground and the depth they will have to be pounded will be determined by pull testing which will be completed prior to plan sets being completed to ensure that they are structurally sound. The installation will include 228 strings with 18 modules on each string with 17' row to row spacing on a single axis tracer. The attached layout provides the proposed layout which is subject to engineering and final Xcel approval. The final layout will continue to meet all Goodhue County requirements and performance standards.



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Gated access will be provided with a key code or double lock for Xcel Energy and emergency response personnel. Signage will include 24-hour contact information. One light at the point of interconnection will be illuminated continually in the evening hours for safety of responding personnel.

Following construction of the arrays and any other project requirements, vegetation will be established to ensure soil stabilization, improve storm water quality, and for site beautification. Low Maintenance Turf seed mix or similar seed mix is utilized, native grasses or specific pollinator plantings will be utilized in accordance with the attached landscaping plan. Once established, this site will filtrate surface waters and minimize erosion even better than traditional croplands. Additional site visits and pro-active weed identification and control will occur in the earlier seasons of the vegetative growth to ensure proper site development. Regular site maintenance will occur throughout the life of the system.

Construction

Construction activities will begin in late fall or early winter of 2020. Installing posts at different depths and lengths will accommodate the minimal sloping on the site preventing the need for grade and fill activities. Grading and minor excavation may be needed for the switchgear pad to ensure level ground for the slab on grade. All necessary equipment and supplies will be delivered within a 2-4 week period at the start of construction. During the start of construction there will only be an average of two semi-trailers per day. Construction is expected to take 5 weeks. Deliveries will come from 180th Ave. to the site access as depicted on the site plan. A temporary delivery direction sign may be installed at the start of construction upon approval from the road authority. Temporary parking and staging will be off-road at the site entrance as shown on the site plan. Disposal of waste materials will comply with all local, state and federal regulations and best practices.

Hydrological Features

A level 1 wetland delineation has been completed and is attached herein. Our wetland delineator is verifying the swales are not wetlands and then the wetland delineation will be submitted to the County and US Army Corp. Storm water management will be handled by the current best practices provisions, and an NPDES permit will be obtained. Erosion control blankets, silt fencing and other best practices will be utilized throughout construction at appropriate locations. A stormwater pollution prevention plan (SWPPP) has been submitted with this package.



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Geology and Soils

Novel Energy Solutions is preparing a Phase 1 ESA which will be utilized to help determine bedrock depth and in identifying all soils on the project site. This data will be utilized in the engineering of the posts and racking to ensure adequate wind, snow and other load factors.

Potential to Effect the Environment and Public Health

This project is focused on bringing additional green energy to people in Minnesota unable to access solar on their property, and reduce Xcel Energy's and the state's carbon emissions. The proposed solar array is passive and is designed to capture the sun's rays, not reflect them. Solar panels have an equivalent glare factor as a body of water. Research on potential environmental and public health issues will be through the State of Minnesota and the Federal government databases to ensure compliance. The many-decade history of solar panel use has not identified public health or environmental issues. The addition of year-round ground cover will provide improved storm water control over traditional row cropping providing improved soil retention and greater water infiltration.

Decommissioning, Restoration Plan and Insurance

Within one hundred eighty (180) days of the end of the project useful life, decommissioning will include the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads and other ancillary facilities owned by the solar garden. Since this project includes the establishment of vegetation on site, the soil will be excellent for agricultural utilization upon decommissioning. Established vegetation can be maintained, or tilled and re-planted to other vegetation upon the landowner's request. At year 26, there is almost equal salvage value in the panels and equipment than the costs associated with removing the system.

Detailed decommissioning includes:

- All cables and conduit will be removed
- PV modules will be removed from racking sold or transported to a recycling facility
- Racking equipment will be dismantled and removed, and either re-used or sold for scrap
- Inverters, transformers, switchgear, etc. will be re-sold or scrapped per industry best practices and regulations
- Concrete foundations, if utilized will be broken down and recycled or otherwise disposed.
- The security fence will be removed
- The site will be returned to its current state



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The Xcel Energy tariffs governing this program and all interconnection as approved by the MN Public Utilities Commission includes interconnection and insurance requirements. Sections 9 & 10 of Xcel Energy's tariff for the Solar*Rewards Community, and Interconnection respectively spell out the requirements. Insurance coverage includes a \$2 million per occurrence policy, and interconnection to the Xcel Energy grid cannot occur until all safety and security items have been engineered, reviewed and approved. State and National electrical codes must be met, inspected and approved prior to interconnection. A signed interconnection agreement with Xcel Energy will be provided prior to construction activities.

Conclusion

We are excited to complete this project in a strong partnership with the Huneke's and Goodhue County. We are committed to following best practices and all State, Federal and local rules and regulations to develop a community solar garden providing the many benefits to the local community.



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St Paul, MN 55114

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612-345-7188 telephone

Client
ANDREW HUNEKE

ZUMBROTA, MN

Project
NOVEL HUNEKE SOLAR, LLC

Location
GOODHUE COUNTY, MN

Certification

Summary

Designed: SEG
Approved: PF
Phase: PRELIMINARY

Drawn: SEG
Book / Page:
Initial Issue: 7/28/2020

Revisions

No.	Date	By	Chk	Description
1	7/28/20	SEG		INITIAL ISSUE

Sheet Title
PRELIMINARY SITE PLAN

Sheet No. **Revision**

1 **PRE**

Project No. #####

NOTES

1. THIS CONCEPT PLAN IS INTENDED TO IDENTIFY THE APPROXIMATE AREA REQUIRED FOR THE SOLAR GARDEN, LEASE AREA LIMITS, ACCESS AND PROPOSED POINT OF CONNECTION LOCATION.
2. A PERIMETER SECURITY FENCE WILL BE INSTALLED AROUND THE SYSTEM.
3. PROPERTY LINES ARE PROVIDED FROM PUBLICLY AVAILABLE COUNTY GIS INFORMATION.
4. CONTOURS SHOWN ARE BASED ON LIDAR INFORMATION.
5. EASEMENTS WILL BE PROVIDED FOR ACCESS AND THE ELECTRICAL UTILITY SYSTEM.
6. APPROXIMATE WETLAND LIMITS ARE TAKEN FROM NATIONAL WETLAND INVENTORY (NWI) MAPPING.
7. PROPOSED ELECTRICAL LINES OUTSIDE OF FENCED PERIMETER WILL BE UNDERGROUND.
8. TREE AND SHRUB SCREENING FOR RESIDENTIAL & PUBLIC R.O.W. WILL BE PROVIDED AS DETERMINED IN CONJUNCTION WITH THE PERMITTING AGENCY AT THE TIME OF DESIGN. (TYPES, SIZES & SPACING OF PLANTS)

PROJECT SUMMARY

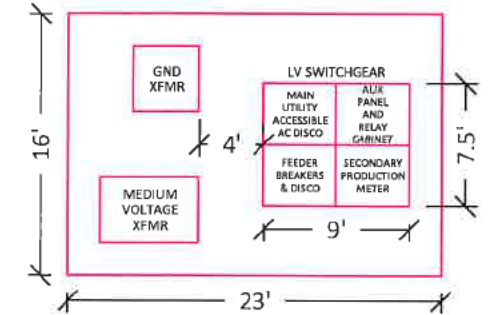
PROJECT NAME	HUNEKE SOLAR GARDEN
GARDEN OPERATOR NAME	NOVEL SOLAR
APPLICATION POINT OF CONTACT - PHONE	(612) 345-7188
APPLICATION POINT OF CONTACT - EMAIL	PAULA.FITZGERALD@NOVELENERGY.BIZ
SOLAR GARDEN ADDRESS	46433 145TH AVE ZUMBROTA, MN 55992
SYSTEM SIZE (AC)	1 MW

SHEET INDEX

SHEET	DESCRIPTION
1	PRELIMINARY SITE PLAN
2	PRELIMINARY REVEGETATION PLAN

DEVELOPMENT SUMMARY

AREA	
GROSS SITE AREA	152.8 AC
LEASE AREA	18.6 AC
ZONING	
EXISTING ZONING	AG
EXISTING USE	AG
INTENDED USE	SOLAR
SETBACKS	
FRONT FROM R.O.W.	50 FEET
SIDE	30 FEET
REAR	30 FEET

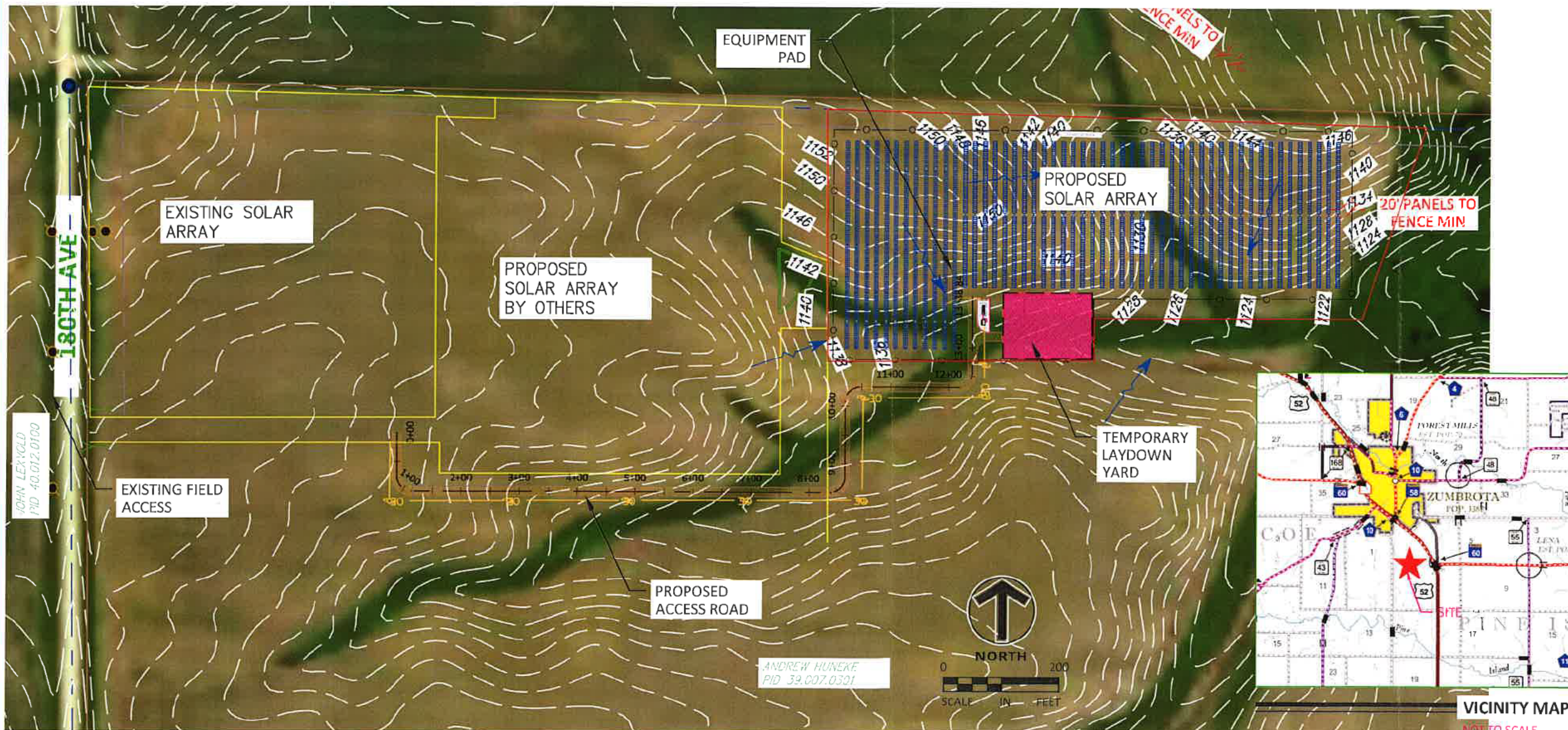


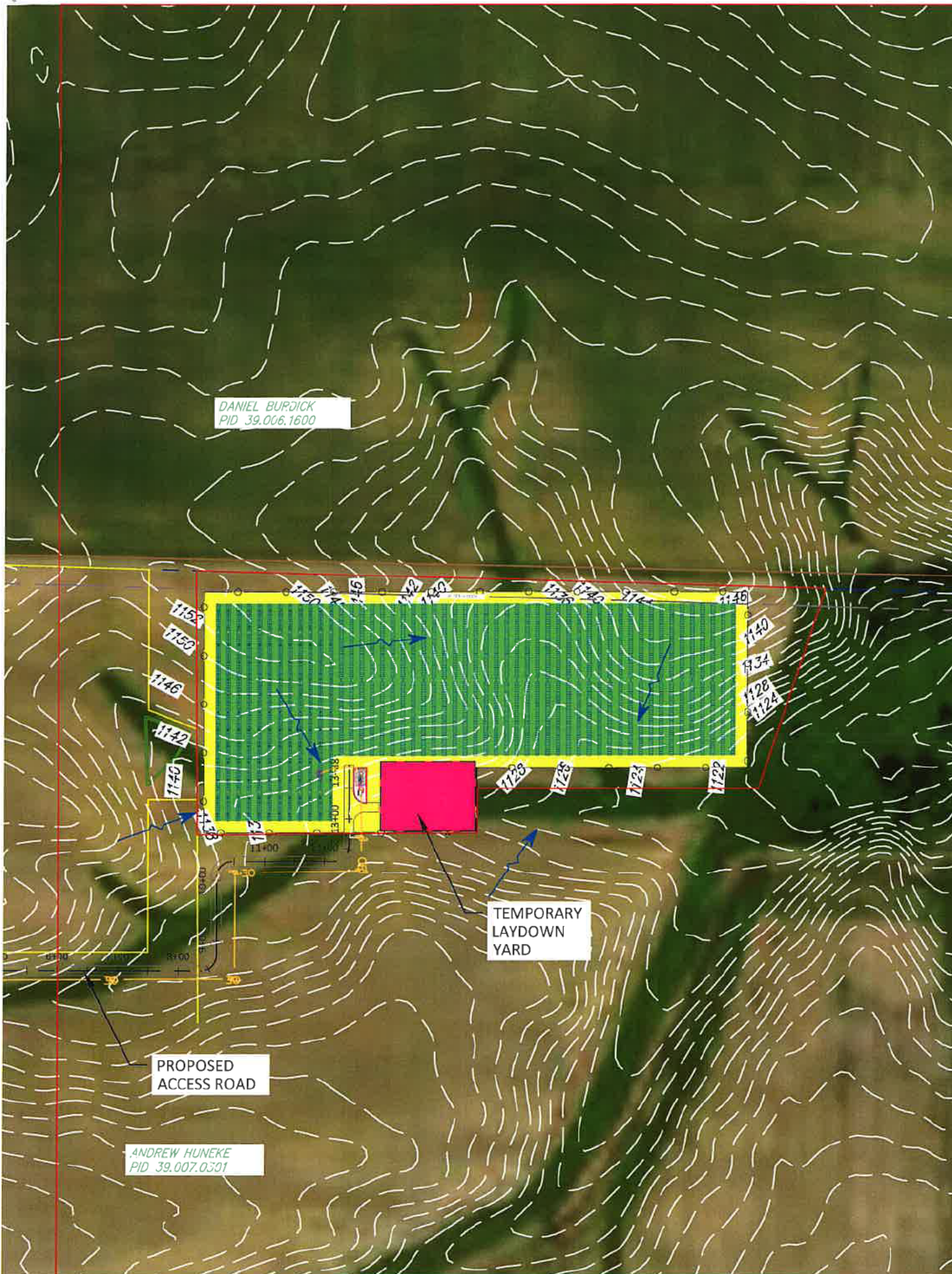
EQUIPMENT PAD PLAN

NOT TO SCALE

LEGEND

- PROPERTY LIMIT
- LEASE AREA LIMITS
- FENCE
- ACCESS ROAD
- EQUIPMENT PAD
- WETLAND
- EXISTING DRAINAGE PATTERN
- TREE/SHRUB SCREENING
- VERIFIED WELL
- UNVERIFIED WELL
- FEEDLOT
- FEMA FIRM ZONE





LEGEND

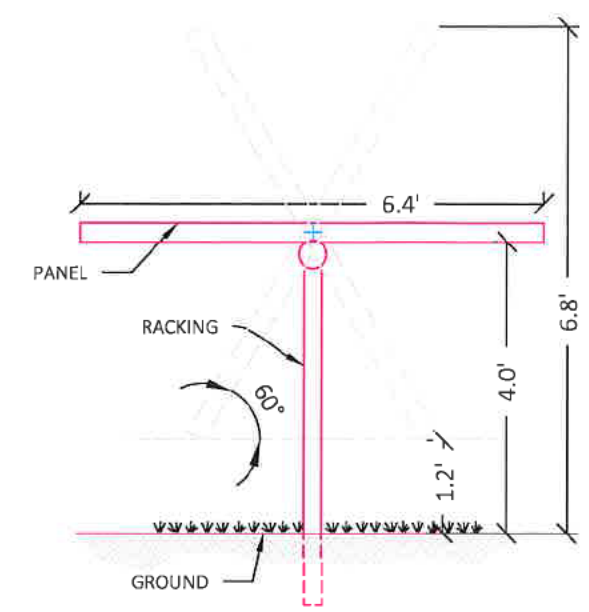
PROPERTY LIMIT	
LEASE AREA LIMITS	
FENCE	
ACCESS ROAD	
EQUIPMENT PAD	
WETLAND	
EXISTING DRAINAGE PATTERN	
NATIVE GRASS MIX / UNDER ARRAY	
POLLINATOR MIX / PERIMETER OF ARRAY	

NOTE:

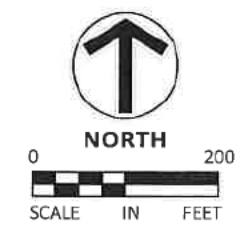
OUTSIDE PERIMETER OF SOLAR ARRAYS:
POLLINATOR SEED MIX TO INCLUDE:
 SEED MIX TO HAVE MINIMUM SEEDING RATE OF 40 SEEDS/SQ. FT
 AT LEAST 40% OF THE TOTAL SEEDING RATE SHOULD BE COMPOSED OF PERENNIAL FORBS.
 7 OR MORE NATIVE GRASS/SEDGE SPECIES WITH AT LEAST 2 SPECIES OF BUNCHGRASS.
 20 OR MORE NATIVE FORBS WITH AT LEAST 5 SPECIES IN EACH BLOOM PERIOD:
 eATLY (APRIL-MAY), MID (JUNE-AUGUST), AND LATE (AUGUST-OCTOBER).
 PLANT SPECIES UNDER PANEL ARRAYS SHOULD HAVE A MAXIMUM HEIGHT OF 3 FEET AND SHOULD INCLUDE SHADE-TOLLERANT SPECIES FOR FIXED PANEL SITES.

UNDER SOLAR ARRAYS:
NATIVE GRASS SEED MIX TO INCLUDE:
 SEED MIX TO HAVE MINIMUM SEEDING RATE OF 40 SEEDS/SQ. FT
 7 OR MORE NATIVE GRASS/SEDGE SPECIES WITH AT LEAST 2 SPECIES OF BUNCHGRASS.
 PLANT SPECIES UNDER PANEL ARRAYS SHOULD HAVE A MAXIMUM HEIGHT OF 3 FEET AND SHOULD INCLUDE SHADE-TOLLERANT SPECIES FOR FIXED PANEL SITES.
 *NO BIG BLUESTEM OR OR INDIAN GRASS IN GRASS MIX

TYPICAL CELL CONFIGURATION



TYPICAL TRACKER SYSTEM



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 612-345-7188 telephone

Client
ANDREW HUNEKE

ZUMBROTA, MN

Project
NOVEL HUNEKE SOLAR, LLC

Location
GOODHUE COUNTY, MN

Certification

Summary

Designed: seg
 Approved: PF
 Phase: PRELIMINARY

Drawn: seg
 Book / Page:
 Initial Issue: 7/28/2020

Revisions

No.	Date	By	Chk	Description
1	7/28/20	seg		INITIAL ISSUE

Sheet Title
PRELIMINARY REVEGETATION PLAN

Sheet No. Revision

2 **PRE**

Project No. #####



STORMWATER POLLUTION PREVENTION PLAN

NOVEL ENERGY SOLUTIONS
 2303 Wycliff St. Suite 300
 St. Paul, MN 55114

PROJECT
 NOVEL HUNEKE SOLAR LLC

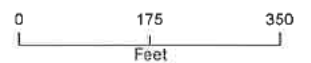
PID 390070301

LOCATION
 GOODHUE COUNTY
 ZUMBROTA, MN

SWPPP DESIGNED BY:

Robin Brigham
 of Novel Energy Solutions
 Certified SWPPP Designer

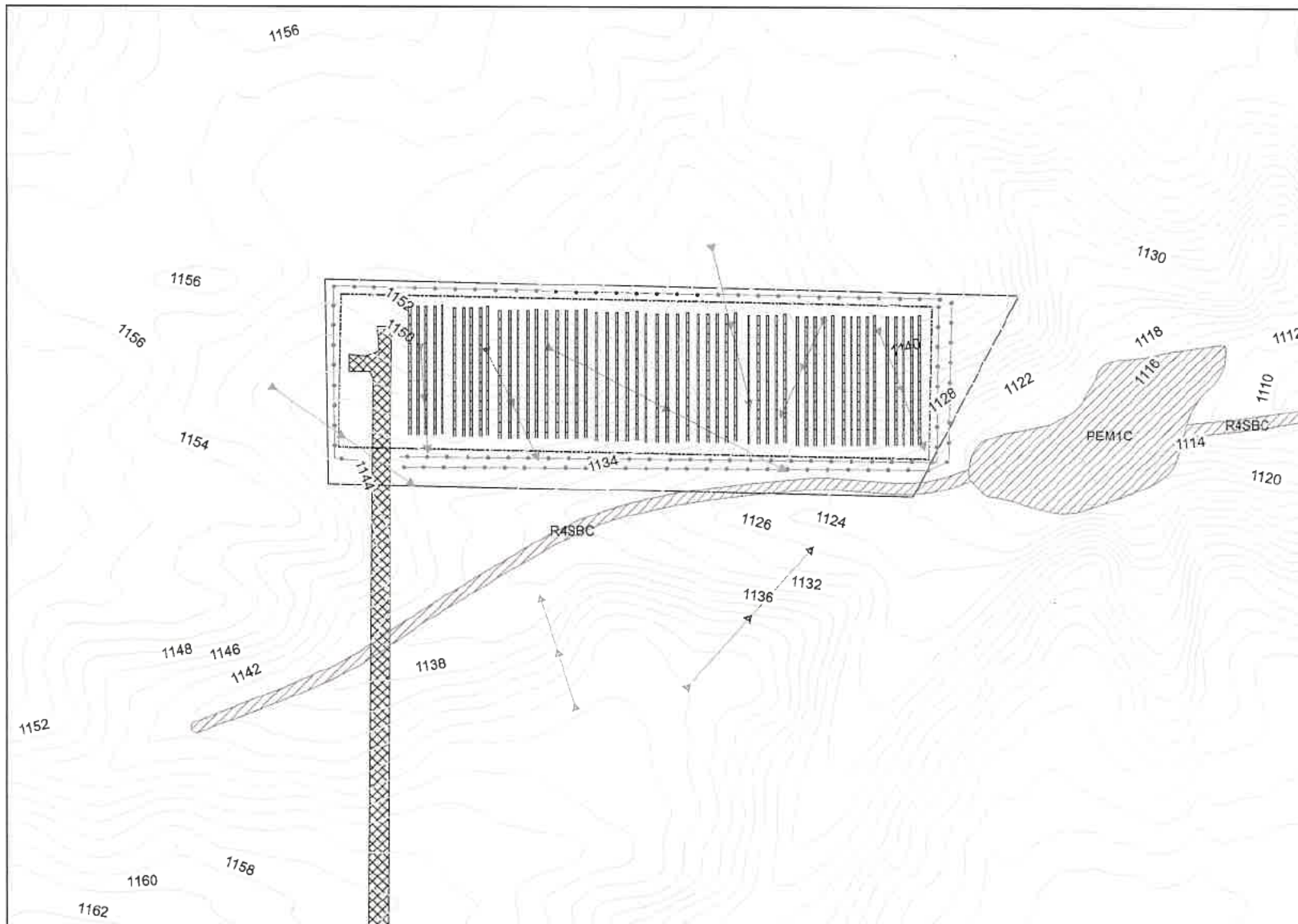
PHASE: PRELIMINARY



NOTES

*This is a preliminary SWPPP for the purposes of permitting.

A comprehensive SWPPP will be generated when construction design is finalized.



- HunekeProjectArea
- Project Fence
- Access Road
- NWI Mapped Wetlands
- Contours
- Silt Fence
- Stormwater Flow
- Solar Array

**LEVEL 1
WETLAND DELINEATION
REPORT**

**Novel Huneke Solar LLC
PID 390070301
Goodhue County, Minnesota**

**Prepared for:
Novel Huneke Solar LLC**

**Delineation Completed By:
Robin Brigham, Environmental Specialist
Wetland Delineator Certification #5310
of
Novel Energy Solutions LLC**

November 25, 2019

Table of Contents

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1.1 Purpose of this Report	4
2. Level 1 Wetland Delineation Methodology	4
2.1 National Wetlands Inventory (NWI).....	4
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2.3 Soil Survey	5
2.4 Aerial Photo Review	5
2.5 Precipitation Data	5
3. Results.....	6
4. Conclusions.....	6
5. Figures	7
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1. Introduction and Background

The Novel Huneke Solar LLC project involves an approximately 10-acre site located at 46433 145th Ave, near the city of Zumbrota, in Goodhue County, Minnesota. The property is on agricultural farmland, surrounded to the north and west by additional ag. land. An NWI mapped wetland (PEM1C) is located to the east and a swale identified as an NWI mapped (R4SBA) wetland is mapped to the south with additional agricultural fields extending to the south. The purpose of the Project is to construct a Community Solar Garden (CSG).

NES completed a Level 1 Wetland Delineation for the Project on November 25, 2019 and identified three potential wetland(s) within the Project boundary.

1.1 Purpose of this Report

This Wetland Delineation Report is provided to:

- Present an accurate record of wetland resources within the proposed CSG Project area.
- Provide a document to guide the Technical Evaluation Panel (TEP) members during the field review.
- Solicit review and comment from regulatory agencies early in the design process.

2. Level 1 Wetland Delineation Methodology

The delineation of wetlands within the Project boundaries consisted of the off-site review of published resources. This review is relevant to the effort of assessing the Project area and potential wetland resources, e.g. three-parameter approach, soil survey, aerial photo, and precipitation data review.

2.1 National Wetlands Inventory (NWI)

Digital NWI data were obtained from the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper and overlain on maps used during the off-site review process. According to the NWI data for Goodhue County, there is one NWI mapped wetlands running along the southern edge of the boundary. See Appendix A - Figure E.

2.2 DNR Public Waters Map

The Minnesota DNR Public Waters map for Goodhue County does not identify any DNR Public Waters within the Project boundary. See Appendix A - Figure F.

2.3 Soil Survey

SSURGO digital soil data was obtained and used on maps during the off-site review process. The Goodhue County soil survey map is attached in Appendix A - Figure G. Table 1 below provides a list of the mapped soils within the Project area boundary.

Map Unit Symbol	Map Unit Name	Hydric Soil Rating	Rating Description	Drainage Classification
M506B	Kasson silt loam, 2 to 6 percent slopes	0	Not Hydric	Moderately well drained
M522D2	Bassett-Racine complex, 12 to 18 percent slopes, moderately eroded	0	Not Hydric	Well drained
N514B	Joy-Ossian, occasionally flooded, complex, 1 to 5 percent slopes	25	Predominantly Non-Hydric	Somewhat poorly drained
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	0	Not Hydric	Well drained

Table 1. Mapped Soil Types within the Project Site

2.4 Aerial Photo Review

NES obtained historical aerial photographs from Google Earth for the following years: 2004, 2006, 2008, 2011, and 2015. The aerial photographs were examined for the presence of wetland signatures within the areas of the Project boundaries. Three swales within the Project boundaries will need an onsite review to determine if the three parameters for wetlands are met. These areas are labeled with red arrows on the attached aerial photo review. See Appendix A - Figure Series H.

2.5 Precipitation Data

Analysis of precipitation data pertinent to the Project area helps the delineator to better interpret the data collected. Precipitation data was obtained from the Minnesota State Climatology Office webpage. Table 2 below summarizes the historic (conditions during aerial photos) antecedent moisture conditions for the site below. See Appendix A - Figure I.

Historical Aerial Photo Review Antecedent Moisture Conditions - 3 Month Prior Method			
Year Month	Month	Antecedent Moisture Condition for Proceeding Months	Multi-Month Score
2004 December	September	Wet	13 (Normal)
	October	Normal	

Historical Aerial Photo Review Antecedent Moisture Conditions - 3 Month Prior Method			
Year Month	Month	Antecedent Moisture Condition for Proceeding Months	Multi-Month Score
	November	Normal	
2006 September	June	Dry	14 (Normal)
	July	Normal	
	August	Wet	
2008 September	June	Normal	9 (Dry)
	July	Normal	
	August	Dry	
2011 July	April	Wet	13 (Normal)
	May	Normal	
	June	Normal	
2015 April	January	Dry	6 (Dry)
	February	Dry	
	March	Dry	

Table 2. Historical Antecedent Moisture Data for Project Site

3. Results

This site, as viewed from the perspective of the off-site review is not cropped and considered a positive 'hit' for the hydrology indicator. The Pope County soil survey classified the soils as not hydric or predominantly non-hydric. LiDAR contour map indicates these are low elevation points in the Project area. Results from the off-site Level 1 Wetland Delineation have identified three swales that need an on-site Level 2 Wetland Delineation to determine if the three parameters for wetlands are met.

4. Conclusions

Three possible wetland(s) were delineated within the approximate 10-acre Project boundaries. The purpose of the Project is to construct a CSG. Off-site review was completed on November 25, 2019.

The above described Wetland Delineation was performed by Novel Energy Solutions Environmental Specialist, Robin Brigham, WDC #5310. The delineation was performed in accordance with the *1987 Corps of Engineers Wetland Delineation Manual* and *The Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region* as required under Section 404 of the Clean Water Act (CWA) and the Minnesota Wetland Conservation Act

(WCA). The delineation meets the standards and criterion described in *The 1987 Manual* and conforms to applicable standards and regulations in place at the time the delineation was completed.

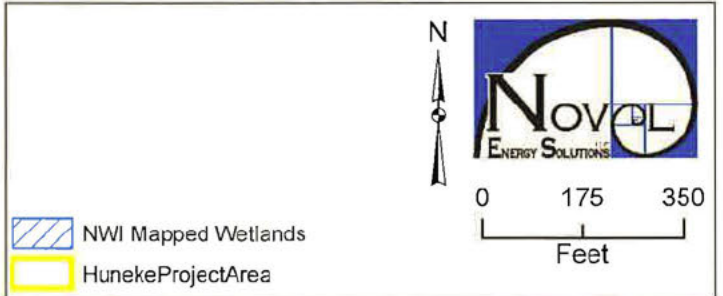
5. Figures

The below figures are attached at the end of the report.

- A. Project Site Location Map
- B. Project Area Map
- D. LiDAR Contour Map
- E. National Wetland Inventory (NWI) Map
- F. DNR Public Water Inventory Map
- G. Soil Survey Map
- H. Aerial Photo review
- I. Precipitation Data



National Wetlands Inventory
Figure E
Novel Huneke Solar LLC
Goodhue County, Minnesota



Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: August 17, 2020
Report date: August 7, 2020

PUBLIC HEARING: CUP Amendment – Sjoquist Hay & Straw Inc.

Request submitted by Clinton Sjoquist (owner/operator) to amend CUP 14-CU01 to allow an existing Hay and Straw sales business to construct two additional hay and straw storage buildings and expand shop space.

Application Information:

Applicant: Clinton Sjoquist (owner/operator)
Address of zoning request: 11780 CTY 1 BLVD, Goodhue, MN 55027
Parcel(s): 37.001.0401
Abbreviated Legal: Part of the West 1/2 of the NE 1/4 of the SE 1/4 of Section 01 TWP 111 Range 17 in Leon Township
Zoning District: A1 (Agriculture Protection District)

Attachments and links:

Application and submitted project summary
14-CU01 (existing CUP)
Site Map(s)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant (Clinton Sjoquist) has operated Sjoquist Hay & Straw Inc. since 2014. The business acquires, stores, and sells bales of hay, straw, and other agricultural feed and bedding commodities to agricultural producers throughout the U.S. and Canada. Mr. Sjoquist received Conditional Use Permit (CUP) approval in March 2014 to begin operating as a "Business primarily intended to serve the agricultural community". He is requesting to amend his existing CUP (14-CU01) to allow him to construct 2 additional commodity storage buildings and expand his workshop to support his growing business.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage, and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property / Building Information:

- The subject property consists of a single parcel comprising approximately 13-acres.
- The property and all adjacent parcels are zoned A1 (Agriculture Protection). Adjacent land uses include large-scale animal agriculture and row-crop farming among very low-density residential uses.
- The applicant intends to construct two 80-foot x 200-foot x 20-foot (16,000 square feet each) pole-constructed hay sheds to provide additional covered storage for bales and other agricultural products. There are 4 existing hay storage buildings of equal size already on the property that were approved with the initial CUP. The two new hay sheds would be built on the south end of the parcel in line with those existing sheds.

The sheds would be setback a minimum of 30-feet from the west property line as required by ordinance. Mr. Sjoquist noted he is in the process of acquiring an additional 30-feet of land along his west property line from the Charles Erickson Trust. Mr. Sjoquist's parcel has been surveyed and staked and property lines are readily visible.

- The applicant is also proposing to construct an 88-foot x 64-foot x 16-foot addition to the east side of the existing shop. The addition would be attached by means of a 10-foot x 16-foot x 16-foot walkway and would provide additional climate-controlled workspace and storage area. The existing shop is 48-foot x 96-foot with an attached 20-foot x 70-foot office space bringing the total shop and office area to 11,640 square feet.

A building permit will need to be approved by the Goodhue County Building Permits Department prior to construction of the sheds and shop addition.

- No plumbing will be installed in any of the hay storage sheds. The shop/office is served by an existing in-ground septic system located adjacent to the north property line.

An existing holding tank catch basin for the shop service drains will need to be relocated. This tank does not handle septic sewage and therefore is not subject to the County SSTS (Sub-surface Sewage Treatment System) Ordinance.

- Solid waste disposal services are provided by a local professional business.
- The business currently has one any exterior sign identifying the entrance for truck traffic. No additional signage is proposed with this request.
- Exterior yard lighting is installed around the buildings for safety and security. The lights are downward projecting to limit off-site disturbances. The new buildings would have similar lighting installed.
- Hay and straw will occasionally be temporarily stored outside when shed space is not available, however, the addition of the 2 proposed hay sheds should eliminate outdoor storage needs in the future.
- There is some noise generated by the loader and semi-truck activities on the site. The noise is limited to the business hours and the sounds generated are not uncharacteristic of similar industrial-agricultural activities in the immediate vicinity.

The semi loading and unloading areas are concrete-surfaced between the hay sheds which limits dust on site.

Business Information:

- The main activity on site is the loading and off-loading of hay and straw products from semi-trucks and trailers with the use of a loader. The office area of the shop is used primarily as employee workspace and there is very little customer traffic to the site.

Business operations would be relatively unchanged with the proposed expansion.

- Primary hours of operation are year-round, Monday through Saturday from 6:00 AM to 6:00 PM. The business occasionally needs to operate beyond the primary hours to meet producer

demand.

- The applicant operates the business with the assistance of 10 employees. No additional employees are proposed.
- Parcel access is located off of CTY 1 BLVD (asphalt surface) on the north end of the property. Semi traffic averages 15 trips per day and generally comes from the west towards US HWY 52. Adequate emergency vehicle access is available to service the facility.
- On-site traffic is one-way to aid safe circulation of semi-trucks. Trucks enter the facility from CTY 1 BLVD and then are directed along a gravel-driveway along the west property line. A gravel-turn around area is provided at the south end of the buildings to allow semis to turn and head back north between the hay sheds to be loaded or off-loaded.

The existing gravel turn-around area at the south end of the property will be moved further south beyond the two new hay sheds once they are completed. The loading area between the hay sheds and the shop/office parking areas are concrete surfaced.

- A minimum of 4 parking spaces is required by Ordinance for the use. 8 parking spaces are provided in front of the office area and there are additional off-street parking areas available throughout the property to accommodate additional parking for passenger vehicles and semi-trucks.

Per GCZO Article 11, Section 16 minimum off-street parking provisions for industrial establishments, manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehousing or storage buildings shall be “one (1) parking space for each three (3) employees computed on the basis of the greatest number of persons to be employed at any one period during the day or night.”

- A review of the property record found no complaints regarding the applicant’s business since it began operations 6 years ago.

Drainage/Landscaping:

- The site has minor topographic relief with slopes ranging from 0-2% in the project area. There are a significant amount of impervious surfaces on the site which will increase with the expansion. All buildings are guttered and drained through an interconnected tile system with outlets on the east and west sides of the buildings. On-site drainage is directed south via grassed drainage ditches along the east and west property lines eventually flowing to a large private pond along in the southeast corner.

The pond is roughly 175-feet in diameter and approximately 15-feet below the driveway serving Lincoln Sjoquist’s property that runs along the eastern edge. A 30” culvert in the southeast corner of the pond provides overflow protection for that driveway. The applicant stated most runoff infiltrates into the ground along the grassed waterways prior to reaching the pond and the pond has more than enough capacity to handle the typical stormwater runoff needs of the site.

- Goodhue County Soil and Water Conservation District Technician/Water Planner Beau Kennedy offered the following amendments regarding the proposal:

“The applicant mentioned that site is relatively flat where the two new sheds are being proposed. I’d tend to agree. The amount of impervious surface on this parcel is increasing again. I think I mentioned something about this during the previous 2 sheds that went up. If that pond to the SE is built big enough that it can retain this increased amount of impervious surface, then great. If not, the applicant may want to look into having a consultant run some runoff calculations to help determine if there is enough storage in that pond before it becomes an issue”.

- The Planning Commission should consider whether additional stormwater consideration is needed for the proposed expansion.

Township Information:

- LUM staff confirmed acknowledgment of the CUP amendment request with Leon Township clerk Sandy Hanson via phone on 8/6/20.

The Leon Township Planning Commission will be conducting a Public Hearing on 9/8/20 to consider the amendment of Mr. Sjoquist’s CUP with Leon Township for the expansion. It is anticipated final consideration of the amendment by the Leon Township Board would be on 9/15/20.

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed business expansion does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use is located in an A1 (Agriculture Protection) zone which is intended to allow for large-scale industrial-agricultural operations. The surrounding area is primarily till agriculture land and the existing vegetation effectively screens the use from the nearest residential properties.
2. The proposed business expansion is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The proposal meets or exceeds all development standards of the Goodhue County Zoning Ordinance and does not appear incompatible with adjacent agricultural land uses.
3. A review of the Applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The facility has ample room to provide sufficient off-street parking and loading space to serve the use and meet the Goodhue County Zoning standards.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. All lighting is downward deflecting, there is little dust generation on the site given the limited traffic and low speeds, and the noises generated from the business are limited in duration and not uncharacteristic from existing agricultural operations in the vicinity.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

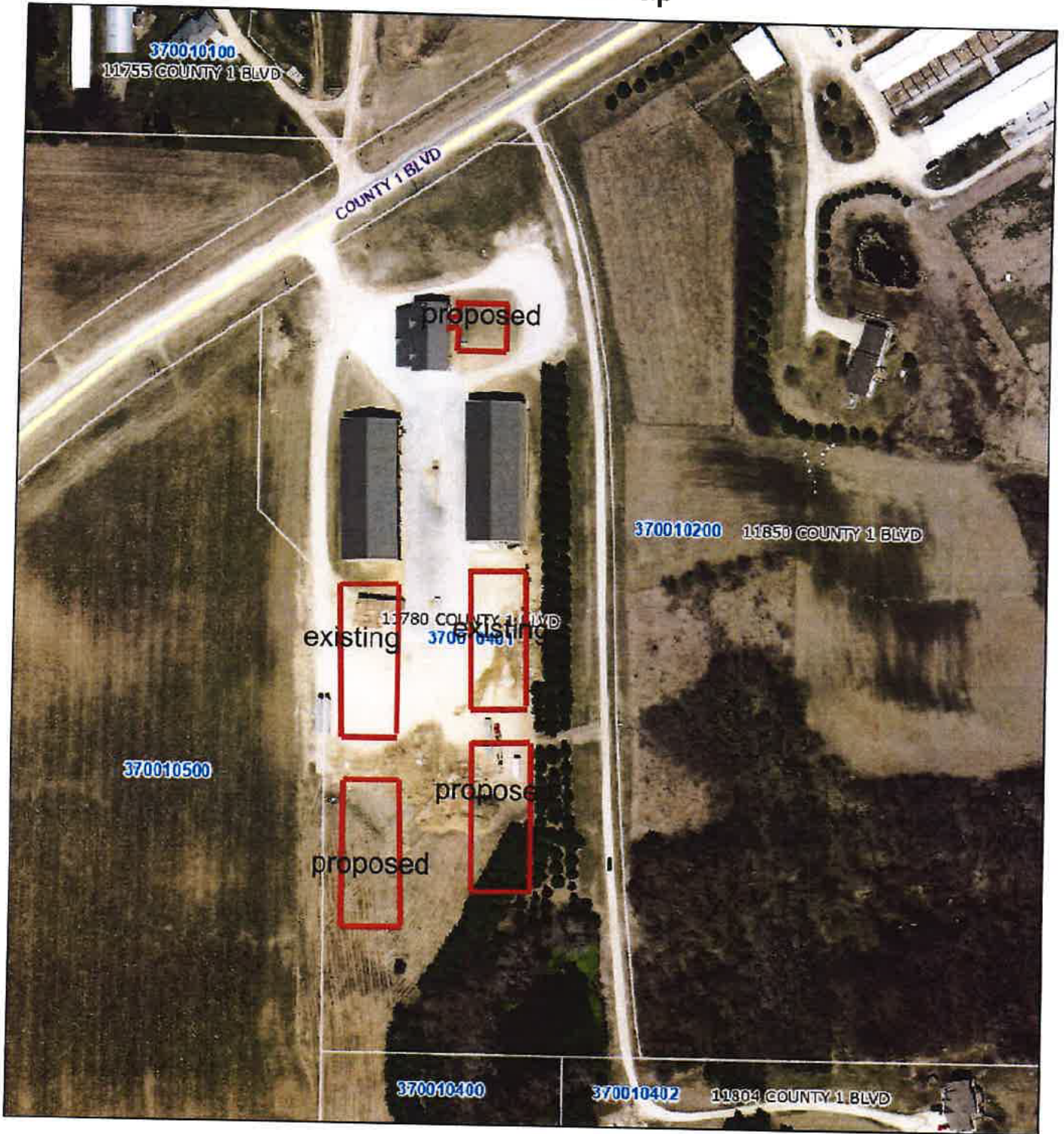
- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend the County Board of Commissioners **APPROVE** the Request submitted by Clinton Sjoquist (owner/operator) to amend CUP 14-CU01 to allow an existing Hay and Straw sales business to construct two 80-foot x 200-foot x 20-foot commodity storage buildings and expand shop space. This amendment shall revoke and replace CUP 14-CU01.

Subject to the following conditions:

1. The expansion shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing the new buildings;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agriculture Protection District);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

ArcGIS WebMap



July 29, 2020

 Public Land Survey

County Roads 2,400

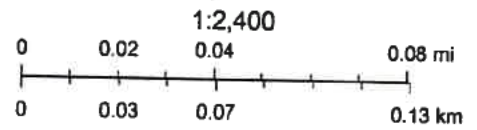
 County Roads - Paved

 Municipal Boundary

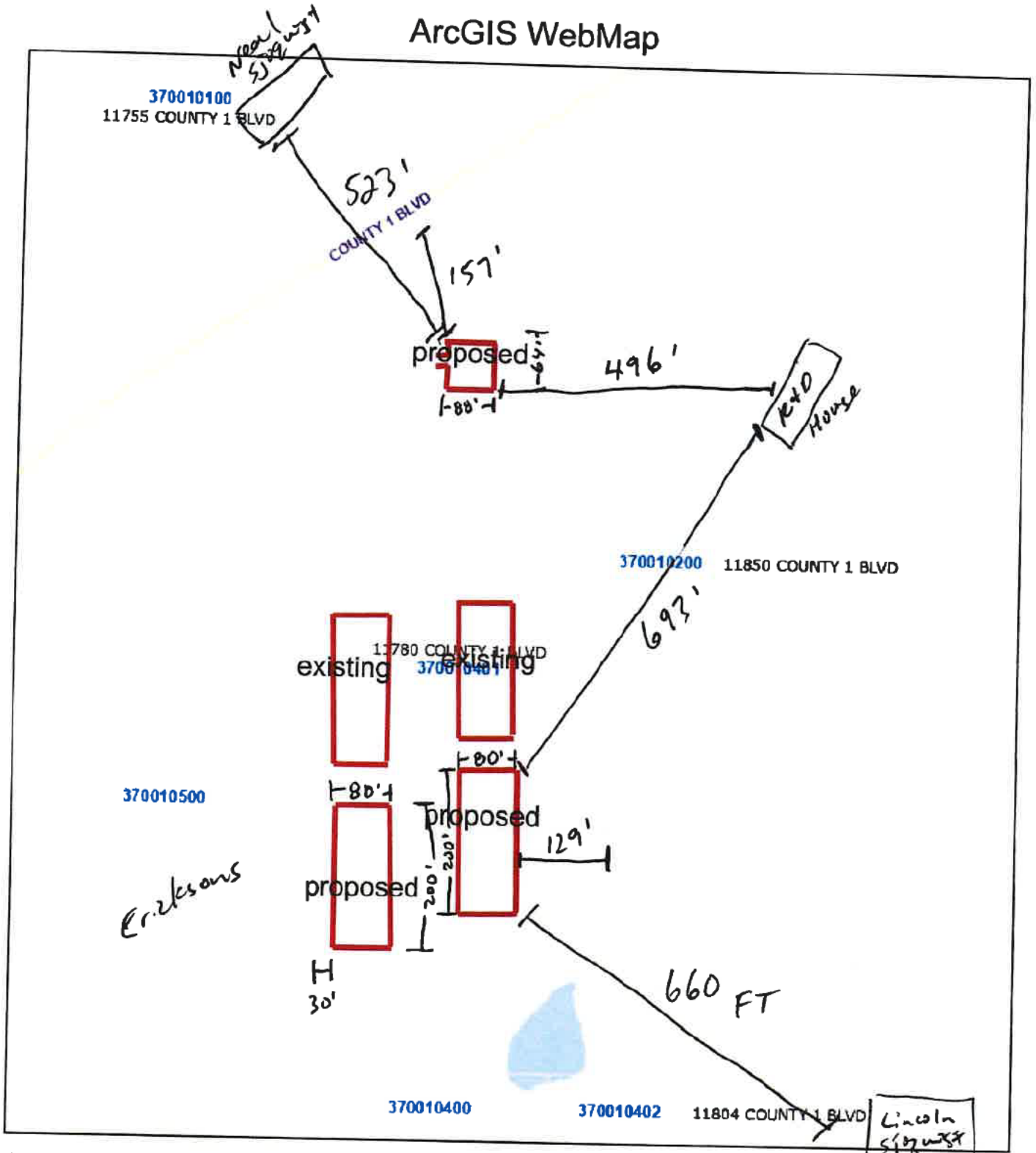
Full Address

PIN

Parcels



ArcGIS WebMap



July 29, 2020

 Public Land Survey

 County Roads 2,400

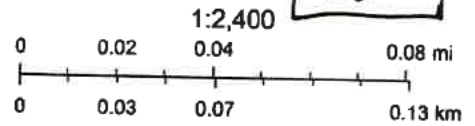
 County Roads - Paved

 Municipal Boundary

Full Address

PIN

Parcels



MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
August 17, 2020

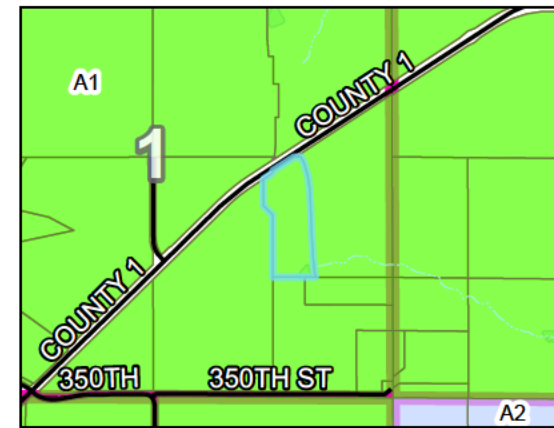
Clinton Sjoquist (Owner/Operator)
A1 Zoned District

Part of the West 1/2 of the NE 1/4 of the
SE 1/4 of Section 1 TWP 111 Range 17
in Leon Township

Request for CUP Amendment to allow
an existing Hay and Straw sales business
to construct two additional commodity storage
buildings and expand office space.

Legend

Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	FEMA Flood Zones
Shoreland	2% Annual Chance
Historic Districts	A
Parcels	AE
Registered Feedlots	AO
Dwellings	X
Municipalities	



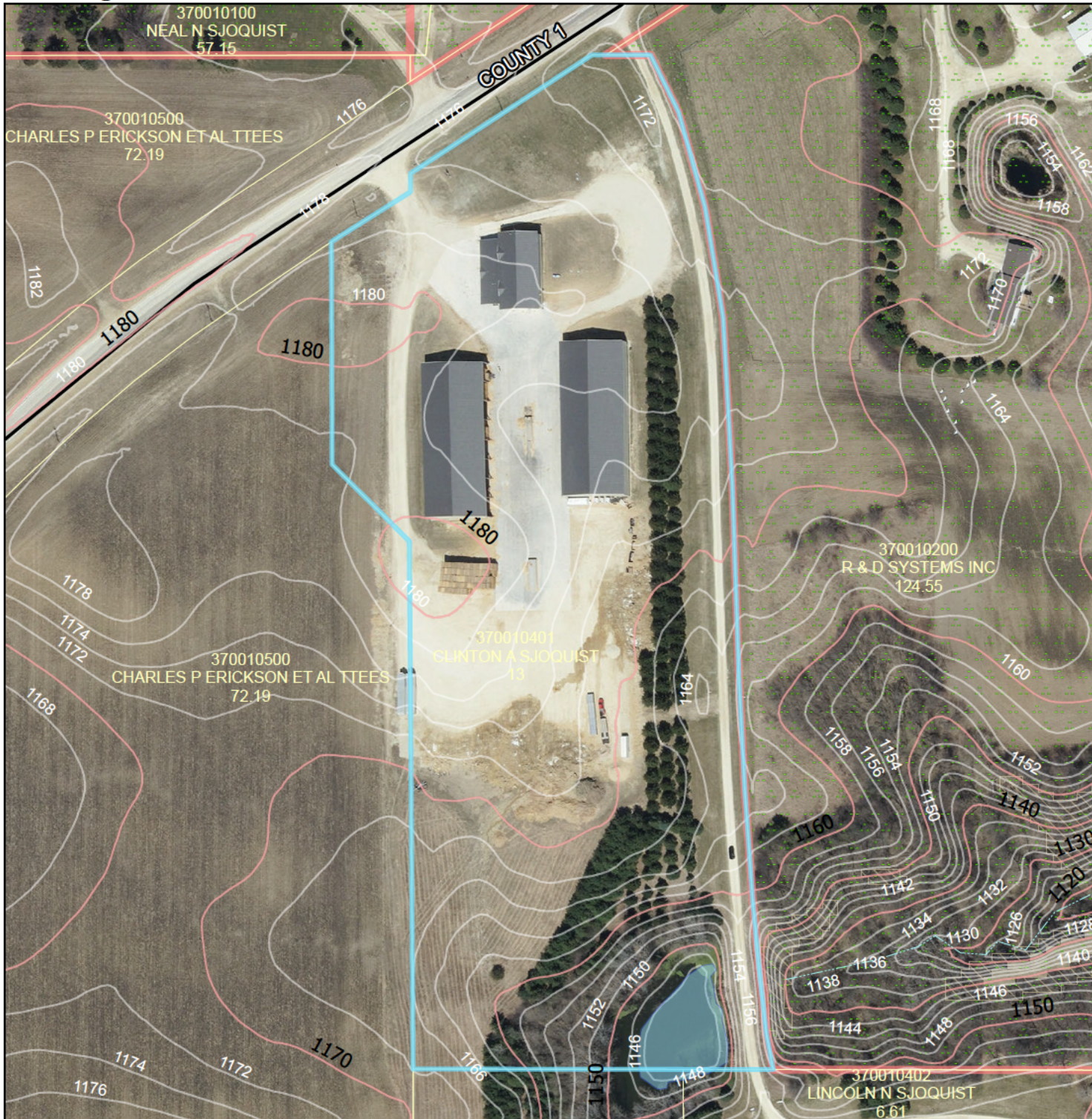
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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
August 17, 2020

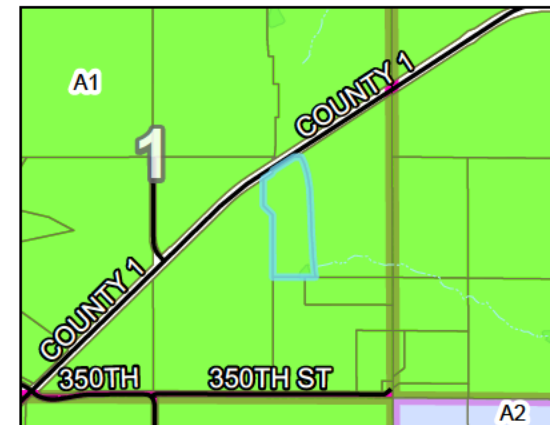
Clinton Sjoquist (Owner/Operator)
A1 Zoned District

Part of the West 1/2 of the NE 1/4 of the
SE 1/4 of Section 1 TWP 111 Range 17
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Request for CUP Amendment to allow
an existing Hay and Straw sales business
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Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	FEMA Flood Zones
Shoreland	2% Annual Chance
Historic Districts	A
Parcels	AE
Registered Feedlots	AO
Dwellings	X
Municipalities	



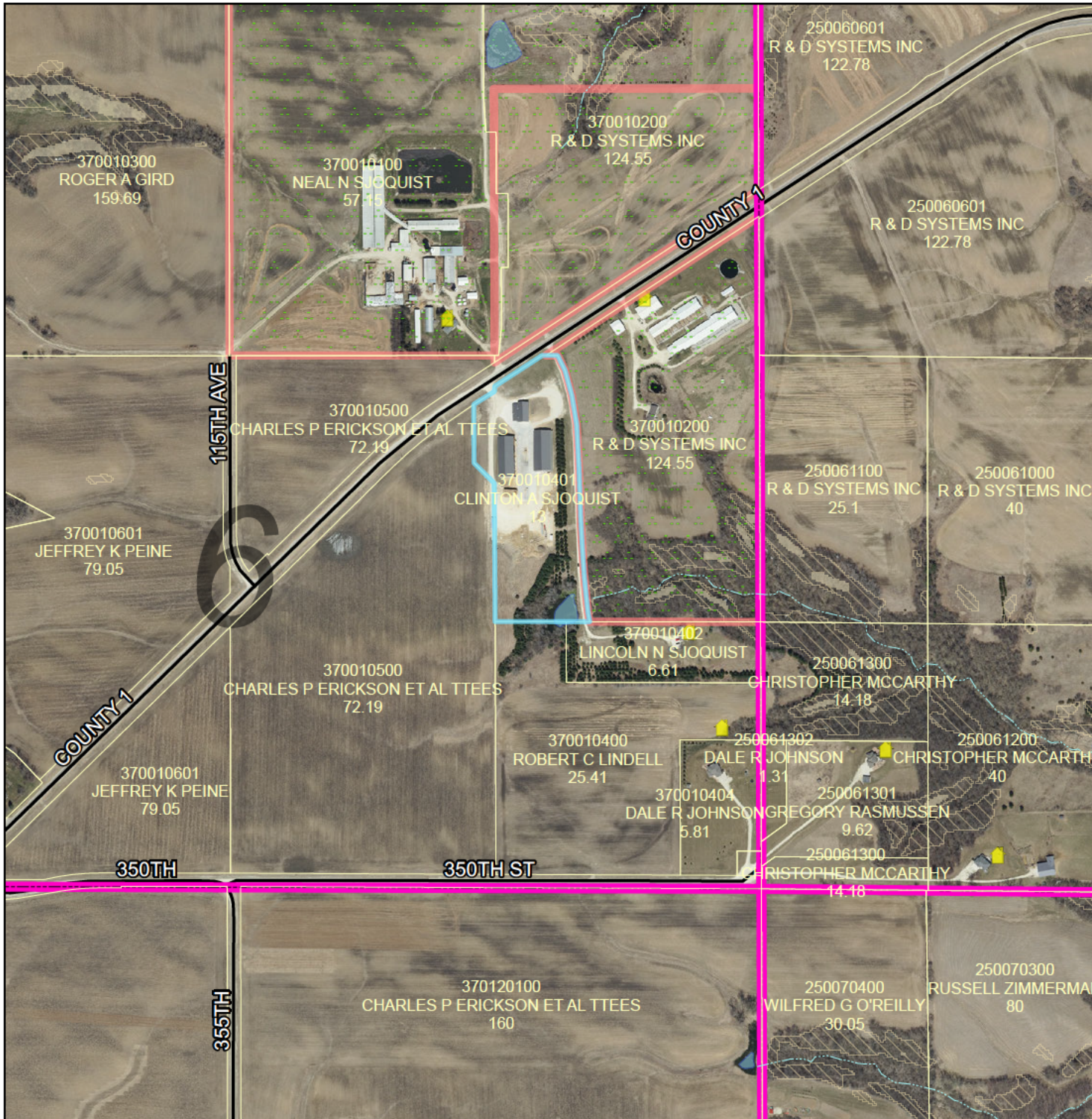
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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
August 17, 2020

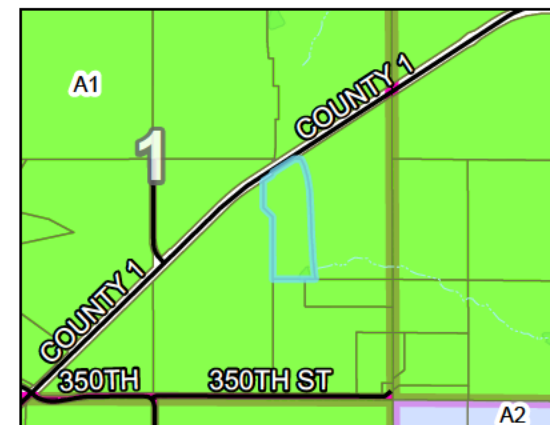
Clinton Sjoquist (Owner/Operator)
A1 Zoned District

Part of the West 1/2 of the NE 1/4 of the
SE 1/4 of Section 1 TWP 111 Range 17
in Leon Township

Request for CUP Amendment to allow
an existing Hay and Straw sales business
to construct two additional commodity storage
buildings and expand office space.

Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		30
	Lakes & Other Water Bodies		
	Shoreland		
	Historic Districts		
	Parcels		
	Registered Feedlots		
	Dwellings		
	Municipalities		
			FEMA Flood Zones
			2% Annual Chance
			A
			AE
			AO
			X



0 270 540 1,080 1,620
US Feet

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Map Created August, 2020 by LUM



1 GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 37.001-0401

Permit# _____

PROPERTY OWNER INFORMATION

Last Name Sjogquist First Clinton
Street Address 8999 320th way
City Cannon Falls State MN Zip 55009 Attach Legal Description as Exhibit "A" []
Authorized Agent Phone
Mailing Address of Landowner:
Mailing Address of Agent:

PROJECT INFORMATION

Site Address (if different than above): 11780 County 2 Blvd Goodhue MN 55027
Lot Size 13 ACRES Structure Dimensions (if applicable) 80x200x20 88x64x16
What is the conditional/interim use permit request for? Add buildings onto plan.
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: [Signature] Date 7/29/20
Signature of Agent Authorized by Agent:

TOWNSHIP INFORMATION

Township Zoning Permit Attached? [] If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature Title Date

Comments:

COUNTY SECTION COUNTY FEE \$350 RECEIPT # 17397 DATE PAID 7-30-2020

Applicant requests a CUP/IUP pursuant to Article ___ Section ___ Subdivision ___ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland ___ Lake/Stream Name ___ Zoning District ___

Date Received ___ Date of Public Hearing ___ DNR Notice ___ City Notice ___

Action Taken: ___ Approve ___ Deny Conditions:

RECEIVED

JUL 30 2020

Land Use Management

I, Clinton Sjoquist (Sjoquist Hay & Straw, Inc.) am looking to add (2) 80'x200'x20' hay sheds to my property and onto my existing conditional use permit. The buildings will go directly south of my existing hay sheds. One to the east and one to the west. (see site plan)

I am also wanting to add an 88'x64'x16' addition to my shop. It will go directly to the east of the existing shop and will be connected by a 10'x16'x16' walkway. The total square footage of the existing shop and the new addition will remain under 12000 square feet. (see site plan)

The hay sheds will be for more additional storage for hay and the shop addition will be for more climate-controlled storage. Nothing will change at all with the operation of the business, just more storage is needed.



Clinton Sjoquist

Sjoquist Hay & Straw, Inc.

651-775-6198

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).
Add 2 hay sheds for more storage and add onto shop for more ~~climate~~ climate controlled storage.
2. Planned use of existing buildings and proposed new structures associated with the proposal.
Hay storage, Shop storage
3. Proposed number of non-resident employees.
~~70~~ 10
4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.
6am - 6pm Monday - Saturday
5. Planned maximum capacity/occupancy.
6. Traffic generation and congestion, loading and unloading areas, and site access.
All on site, no congestion
7. Off-street parking provisions (number of spaces, location, and surface materials).
0
8. Proposed solid waste disposal provisions.
0
9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.
nothing will be added that would change septic use.

10. Existing and proposed exterior lighting.

yard lights on all buildings

11. Existing and proposed exterior signage.

0

12. Existing and proposed exterior storage.

Existing (4) 80x200x20 hay sheds 48x96x16 shop w/20x70 office
 proposed (2) 80x200x20 hay sheds 88x64x16 shop addition.

13. Proposed safety and security measures.

lots of yard lights

14. Adequacy of accessibility for emergency services to the site.

yes, large driveway entrance and driveway space.

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

some noise from loaders/trucks.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

excavation needed for building pads

17. Existing and proposed surface-water drainage provisions.

The whole property is sloped to the south, everything goes to
 the storage pond to the south east of property.

18. Description of food and liquor preparation, serving, and handling provisions.

0

19. Provide any other such information you feel is essential to the review of your proposal.

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Leon

Goodhue County

Parcel # _____

APPLICANT INFORMATION

Last Name SJOQUIST

First CLINTON

M.I. A

Street Address 8999 320th St way

Phone 651 775 198

City Cannon Falls

State MN

ZIP 55009

Email Address clinton@sjogquisthay.com

Township _____ Range _____

Section 1

PROJECT INFORMATION

Site Address 11780 County 2 Blvd Goodhue MN 55027

Zoning District _____

Lot Size 13 Acres

Structure Dimensions (2) 80x200x20 88x64x16

Type of Project Building

Proposed Use Hay storage / shop storage

Structure Type pole building

Replacement? YES NO

Variance # _____

Conditional Use Permit # _____

GPS Coordinates _____

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

Signature [Signature]

Date 7/29/20

TOWNSHIP APPROVALS

I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature _____

Title _____

Date _____

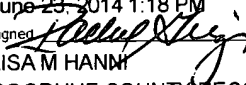
Signature _____

Title _____

Date _____

Application fee _____

Receipt Number _____

Certified, Filed, and or Recorded on:
June 23, 2014 1:18 PM
Signed:  Deputy
LISA M HANN
GOODHUE COUNTY RECORDER
Fee Amount: \$46.00

STATE OF MINNESOTA
COUNTY OF GOODHUE

PLANNING ADVISORY COMMITTEE
BOARD OF COMMISSIONERS
CONDITIONAL USE PERMIT PROCEEDINGS
FILE NO. 14-CU01

In the matter of: Clinton Sjoquist Conditional Use Permit

A request for a Conditional Use Permit submitted by Clinton Sjoquist for a hay and straw storage business intended to serve the agricultural community at Part OF W ½ OF NE ¼ OF SE ¼ Section 1 T111N R17W, Leon Township, Goodhue County.

A public hearing for the matter was held by the Goodhue County Planning Advisory Committee on the 10th day of February, 2014.

PROPERTY ADDRESS: 11780 County 1 Blvd, Goodhue MN 55027

PARCLE NO. 37-001-0401


LEGAL DESCRIPTION: See Attached document.

The above entitled matter came to be heard before the Goodhue County Board of Commissioners on the 4th day of March, 2014 on a petition for a conditional use permit pursuant to Goodhue County Zoning Ordinance.

IT IS ORDERED that the Conditional Use Permit for a hay and straw storage business intended to serve the agricultural community is hereby approved with the following conditions and recognized the findings of fact as presented in the staff report with the following conditions:

1. Construction of the proposed buildings shall not begin prior to issuance of building permits by Goodhue County.
2. Further expansion or construction of buildings on the site (beyond those proposed as full built out stage in this application) shall require an amendment to the Conditional Use Permit.

Date signed: 6/20/2014


Ron Allen, Chairperson
Goodhue County Board of Commissioners

STATE OF MINNESOTA)

) ss.

LAND USE MANAGEMENT DEPARTMENT

COUNTY OF GOODHUE)

I, Michael Wozniak, AICP, Planner/Zoning Administrator for Goodhue County, do hereby certify that I have compared the foregoing copy and Order this conditional use permit with the original record thereof preserved in my office, and have found the same to be correct and true transcript of the whole thereof.

Dated this 20th day of June, 2014.



Planner/Zoning Administrator, Goodhue County

Drafted by:
Goodhue County Land Use Management Department
509 West Fifth Street
Red Wing MN 55066

(SEAL)

EXHIBIT "A"

The West Half (W1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 111 North, Range 17 West, EXCEPTING therefrom:

The North 400.00 feet of the West Half (W1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 111 North, Range 17 West, Goodhue County, Minnesota.

37-001-0400(PT)

AND

That part of the West Half of the Southeast Quarter of Section 1, Township 111, Range 17, Goodhue County, Minnesota, described as follows: Commencing at the northeast corner of said West Half of the Southeast Quarter, thence South 00 degrees 10 minutes 01 second East (assumed bearing) along the east line of said West Half of the Southeast Quarter 107.08 feet to the point of beginning; thence continuing South 00 degrees 10 minutes 01 second East along said east line 492.74 feet; thence North 45 degrees 10 minutes 01 second West 141.42 feet; thence North 00 degrees 10 minutes 01 second West 329.20 feet; thence North 57 degrees 24 minutes 06 seconds East 118.48 feet to the point of beginning.