

RICE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT MEMORANDUM

TO: Planning Commission
 FROM: Trent McCorkell, Zoning Administrator
 HEARING DATE: March 1, 2017
 SUBJECT: CUP, Solar, Olson

SUMMARY OF THE APPLICATION

David Watts of USS Webster Solar LLC, on behalf of landowners Curtis & Lisa Olson, has applied for a Conditional Use Permit (CUP) for a 1 MW solar energy production site utilizing approximately 8-acres.

Application Data

APPLICANT: David Watts of USS Webster Solar LLC

LOCATION: Part of the SW1/4 of the SE1/4 of Section 4 of Webster Township, Rice County, Minnesota. PID #: 02.04.4.00.001

ZONING: A, Agricultural

Lot Area/Dimensions

	Lot Area	Lot Width
Subject Parcel	105-acres	>50-ft
Minimum Requirement	2.5 acres	50-ft

	Solar Area	Road Right of Way (ROW) and front property line setbacks	Other property lines	Wetlands	Porter Creek
Proposed solar area	8-acres est	70-ft	20-ft	20-ft	300-ft
Requirement	N/A	70-ft. from Township ROW	20-ft	20-ft	300-ft

Location

The subject property is located north of 40th St W and west of Dalton Ave., approximately 4-miles northeast of Lonsdale.

Roads and Access

A new driveway from 40th St W is proposed for access to the site. The subject property borders along Dalton Ave but access to the solar site is proposed through a neighboring parcel to 40th St W (County Road 3)

Existing Site Conditions

Photos of the property will be presented at the meeting.

Proposed Site/Building Design

See attached site plan.

APPLICABLE ZONING ORDINANCE SECTIONS

Sections 503.05, 508-1 and 509.

If the Planning Commission moves to approve the application, conditions may include the following:

1. The landowner and operators shall comply with all rules, regulations, requirements, or standards of the Minnesota Public Utilities Commission, Minnesota Pollution Control Agency, Minnesota Department of Natural Resources, Army Corps of Engineers, and other applicable federal, state or local agencies.
2. The Conditional Use Permit (CUP) is for a 1-MW solar energy production site as shown on the approved site plan, subject to meeting all setback and access requirements.
3. Security fence shall consist of fencing meeting state and federal electrical code requirements.
4. All required permits shall be obtained prior to onsite construction.
5. As soon as onsite construction is completed all areas of the site, excluding the access roads and electrical equipment pads, are to be established and maintained in Agricultural crop production or a perennial vegetative cover.
6. All electrical lines internal to the site shall be buried underground.
7. A vegetative screening consisting of _____ shall be established and maintained along the _____ by no later than _____.
8. An access easement shall be recorded prior to issuance of any construction permits.
9. The applicant or operator shall furnish Rice County with a \$50,000 bond or other approved financial surety to ensure proper site decommissioning/restoration and to ensure road repair or other off-site damages caused by construction or operation of the facility. Financial surety shall be reviewed and approved by the Rice County Attorney's office prior to any work on-site.
10. The entire site shall be restored to a condition suitable for agricultural crop production within 18-months after the cessation of onsite electrical production.
11. Failure to comply with conditions may result in revocation of the conditional use permit.
12. This Conditional Use Permit shall expire and be considered null and void if no construction has begun within one year from the County Board approval date.