

Carver County Planning Commission
Regular Meeting - **Tuesday, March 15, 2022**
Commissioners' Meeting Room
2nd Floor Human Services Bldg
Government Center – Chaska, Mn

AGENDA

7:00 P.M.

- 1.) Approve minutes of February 15, 2022, regular meeting
Pages 1-1 through 1-10

- 2.) **File #PZ20220003** – Public hearing (continued) on application by Luke Gildemeister, representing US Solar for a Conditional Use Permit.
(Large SES – Solar Array)
Watertown Township Pages 2-1 through 2-49

- 3.) **File #PZ20220008** – Public hearing on application by Kate Larkin, representing CEF Watertown Community Solar, LLC, for a Conditional Use Permit.
(Large SES – Solar Array)
Watertown Township Pages 3-1 through 3-48

- 4.) **File #PZ20220009** – Public hearing on application by Roger Falkenstein for a Conditional Use Permit. (Additional Density Option)
San Francisco Township Pages 4-1 through 4-13

Other Business

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – February 15, 2022
Minutes

Members Present: Frank Mendez, Scott Hoese, Matt Kerber, Scott Wakefield, Roger Storms, John P Fahey

Members Late: None

Members Absent: Greg Grazzini

Staff Present: Jason Mielke, Donovan Hart, Jennifer Tichey, Laura Jaunich

Pursuant to due call and published notice thereof, the February 15, 2022, regular meeting of the Carver County Planning Commission was called to order by Jason Mielke at 7:01 p.m.

The first order of business was the organization of the Planning Commission and the election of the Chairman.

Office of the Chairman

Mielke called for nominations for the office of Chairman. Storms made a nomination for Wakefield for Chairman. Fahey seconded the nomination. No other nominations were made. Mielke asked for a motion to cease nominations and cast a unanimous ballot for Scott Wakefield as Chairman. Motion by Hoese to cease nominations and cast a unanimous ballot for Scott Wakefield as Planning Commission Chairman. Fahey seconded the motion. All voted aye. Motion carried.

Office of the Vice-Chairman

Chairman Wakefield called for nominations for the office of Vice-Chairman. Fahey made a nomination for Storms as Vice-Chairman. Mendez seconded the nomination. No other nominations were made. A motion was made by Hoese to cease nominations and cast a unanimous ballot to elect Roger Storms as Vice-Chairman. Mendez seconded the motion. All voted aye. Motion carried.

Appointment of the Secretary

Chairman Wakefield acknowledged historically Land Management staff has served as secretary for the Planning Commission. A nomination was made by Hoese to continue with the Land Management staff as Secretary to the Planning Commission. Mendez seconded the nomination. A motion was made by Hoese to cease nominations and elect Land Management staff as secretary to the Planning Commission. Mendez seconded the motion. All voted aye. Motion carried.

Appoint Representative to the Board of Adjustment

Chairman Wakefield acknowledged appointing a representative to the Board of Adjustment. Fahey asked Hoese if he would be interested in serving this role, as he has

served on the Board of Adjustment in the past. Hoese replied he would prefer to not serve on the Board of Adjustment since there is already a member of the Watertown Town Board on that committee, and he felt it would not be good to have two members from the same township serving on that board. Hoese asked Storms if he would be interested in this role. Storms stated he has another commitment on Wednesday evenings. Hoese nominated Mendez to be the representative to the Board of Adjustment. Storms seconded the nomination. Chairman Wakefield asked Mielke to explain the role and requirements of this position. Mielke stated the Board of Adjustment considers variance applications concerning land-related issues and requests for flexibility, such as reduced setbacks, accessory structure size standards, etc. Wakefield called for a vote on the nomination of Mendez as the representative to the Board of Adjustment. All voted aye. Motion carried.

Minutes – A motion was made by Storms and seconded by Hoese to approve the minutes from the December 21, 2021 regular meeting. All voted aye. Motion carried.

File #PZ20220003 – US Solar – Chairman Wakefield called the public hearing to order at 7:09 p.m. to consider a request by Luke Gildemeister, representing US Solar. The purpose of the public hearing was to consider a request for a large solar energy system pursuant to Chapter 152 of the County Code. The property is located in Section 33 of Watertown Township.

The following were present: Luke Gildemeister, David Watts, Robert Dressen, Brenda Dressen, Craig Heimerl, Jane Heimerl, Shauna Ingenito

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant dated January 12, 2022

Exhibit F – Staff Report addressed to the Planning Commission and Watertown Township dated February 8, 2022, and all attachments.

Hart explained the proposed solar garden will use approximately 6.1 acres of land in Section 33 and is outside of the shoreland overlay of Goose Lake. He used an aerial map to illustrate the location. The applicants, Luke Gildemeister and David Watts, representing USS Dressen Family Solar, LLC, a subsidiary of US Solar Corporation, are requesting to construct, operate (by lease) and maintain up to a one Mega-Watt community Solar Garden on the property. Solar gardens are recognized in the Comprehensive Plan as an essential service (i.e. energy production) which references the County will avoid any undue restrictions on solar access. The project access road would be constructed at the northwest corner of the parcel. There are some environmentally sensitive areas which may be impacted with this development and the applicants have been working with County staff to identify those wetland areas and mitigate any impacts. The solar array would include solar modules, inverters, and racking. The solar panels are

single-axis trackers and will be approximately 6-8 feet in height and do not require concrete foundations. The energy produced would be transferred to the interconnection location through underground, medium-voltage cable to the existing utility pole adjacent to Polk Ave. The project meets required setbacks from property lines and there are approximately 8 homesteads within a half-mile of the site. Mr. Hart stated one or two of the attached letters of support are from those nearby residents. There have been no objections to this application expressed to staff at this time. Watertown Township has provided written approval for this access to Polk Ave in a letter dated December 22, 2021. At this time, the application has not proposed or included any landscape screening plan due to the remoteness of the nearest residence and public road. This was the preference cited by Watertown Township, the landowner and the tenant farmer. If the Planning Commission would recommend screening, there are screening standards for energy production facilities and conditions should be placed on the permit. The estimated construction period for the site is approximately four months. Construction activity hours are proposed to be 7:00 a.m. – 7:00 p.m., Monday through Saturday, with no work on Sundays or national observed holidays. The process of driving metal posts into the ground to support the single-axis tracker racking system is estimated to take two days or less. The applicant has submitted an Interconnection Agreement with Xcel Energy, a Decommissioning Plan and a Vegetation Plan, which indicates pollinator-friendly vegetation and native grasses to be used. The Carver County Planning & Water Management Department and Soil & Water Conservation District would also be reviewing the project with respect to the County Water Rules. The applicant would be required to comply with any and all permitting requirements from these agencies. In July 2021, the Watertown Town Board adopted a Watertown Solar Garden Ordinance regulating large scale solar array projects within the Township boundaries. That ordinance defines a solar garden as an interim use and requires that the property owner must reside and establish the property on which the solar garden is located as their primary residence. The IUP shall expire at such time as the owner no longer maintains such property as their primary residence. Currently, the property owners live on a separate parcel adjacent to this property. It is the sole responsibility of the applicant to comply with all State and local regulations. Watertown Town Board reviewed the application at their February 7, 2022, meeting, and provided no recommendation, but is present to provide comment at this meeting. The information written on the recommendation form states, *“Township reserves the right to add stipulations regarding the application (CUP) to the County. Also, approval from the Township via an IUP which includes Ordinance 6-2021-I provision is required.”* Hart read the proposed conditions for consideration if the request is approved.

Luke Gildemeister, Project Developer for US Solar, explained that US Solar develops, owns and operates community solar gardens in Minnesota. They design and develop solar gardens that seamlessly integrate into the community, increase the tax base, support landowner rights, and strengthen the local environment. They work with local businesses and residences to subscribe to the energy produced to save money on their monthly bills. The application presented tonight is for a 1 Mega-Watt solar garden that meets all the criteria and setback requirements of the County ordinance. The proposed project does not pose any negative effects on health, safety, or general welfare of occupants of the

surrounding neighborhood. The proposed solar garden involves no noticeable noise, traffic, odor, dust, or light, which are all signs of a good neighbor. This solar garden is unique in that it is located over 1,000 feet from the nearest public road, is approximately 1,455 feet from the nearest residence, uses approximately 6.11 acres of a 158-acre parcel, of which only 1.9 acres is active production land. The vast majority of the project is on land enrolled in the CRP program. The location of this solar garden is more expensive to construct but was chosen to maximize the tillable acreage for the tenant farmer. The property owners live on a parcel adjacent to the subject parcel. There has been no opposition to the project expressed from anyone about the proposed project. The property owners went to the neighbors and collected signatures of approval from eight of them. Letters of support have been sent from three neighbors and one non-profit organization. He stated that for these reasons, this site might be the best suited location for a solar garden in Carver County. He described the benefits from the solar garden, stating it will produce enough energy to support approximately 225 houses annually, offering savings to local residences and businesses. USS Dressen Family Solar, LLC is contracted to deliver this benefit for a 25-year period. He described the visual aspects of the project, stating an 8-foot, farm-style, page wire fence will surround the perimeter of the site which will fit in the neighborhood. There is no landscape screening proposed because of the distance from the road and neighboring residences. Mr. Gildemeister described the vegetation and diverse pollinator-friendly seed mixes that will be planted underneath the modules and between the rows. This will reduce stormwater run-off, increases crop production of neighboring farmland, increase air quality, water filtration rates, and soil nutrient levels. He stated the physical construction of the site will take approximately 6-8 weeks. The pile-driving phase will utilize noise-mitigating equipment and be completed in approximately 1.5 days. A Township Road Use Agreement has been obtained for use of the local road during this construction phase. He stated US Solar is aware of the township's new solar ordinance and Interim Use Policy which may impose stricter requirements and conditions than the County's process. The application for the Township IUP has been submitted and US Solar will be attending the next township meeting to seek their approval. He concluded this project should benefit the landowner, increase the tax base, and provide at least 25 years of clean, locally produced electrical energy which will provide substantial saving for cities, schools, businesses, and residences. He asked for the Planning Commission's recommendation for approval of this application.

Wakefield acknowledged the proposed conditions from the staff report if the request is approved and asked the applicants if they agreed with them.

David Watts, Director of Project Development for US Solar, stated they have reviewed all of the listed requirements and conditions and are agreeable with all of them. They seem to be consistent with previous CUP's for solar gardens in the County.

Scott Hoese, representing Watertown Township, stated the Township asked the applicant to submit an application for their IUP because the property owner does not live on the same parcel as the proposed solar garden site. Mr. Hoese stated their ordinance allows for a variance process also, which may be beneficial to this request.

Wakefield asked about the road maintenance agreement requirements, citing that Waconia Township required dust coating to be applied at least during the construction phase.

Hoese stated that Watertown Township dust coats all of the township roads. He stated that the Township Planning Commission may require the applicant to pay the cost of a second dust coating if they deem it necessary.

Mr. Gildemeister added that some things in the Road Use Maintenance Agreement may be added or changed in regard to the road use and mentioned a reduced speed limit for construction traffic. He stated there was an escrow amount in the agreement for mitigation to any damage on the road caused by the construction traffic and said dust coating might be covered by that. He stated they have been in conversation with the Township on these things and will continue that discussion through the IUP process.

Wakefield asked if the escrow was a flat rate or based on the percent of the project.

Mr. Gildemeister stated the escrow was flat rate dollar amount.

Hoese added that any signage on the road would also be an expense of the applicant, such as road speed or traffic restrictions.

Fahey asked when the next township meeting was scheduled.

Hoese replied it will be on Monday, March 7th.

Fahey asked if the Township Board would have a recommendation after that meeting.

Hoese was not able to speak for the board but in his opinion, a recommendation could follow after that meeting.

Fahey asked if it could be recognized as a conflict of interest for Mr. Hoese to be voting on this application, since he is the tenant farmer and also a Township supervisor. He asked if this had been discussed at the Township level.

Mr. Hoese stated that any potential conflict had not been discussed. He intended to also ask questions about this application, speaking as the tenant farmer, and noted that he owns the land adjacent to the north of the subject parcel as well.

Mendez asked if this is a potential conflict of interest, would Mr. Hoese be voting on this application tonight as a member of the Planning Commission.

Hoese replied that he would be viewing this request as a member of the Planning Commission and his vote is as a representative of all of the townships and stated that he supports this project. There was discussion with the Township attorney in December

who met with staff, he indicated that voting at this Planning Commission and voting as a Township supervisor are two separate issues. He has a clear conscience that he could vote as a Planning Commission member and representing the County ordinance but stated he would be fine not voting if the rest of the Commission preferred to avoid any potential issues of conflict.

Wakefield asked for a definition of a conflict of interest or any comments from the legal counsel present.

Jennifer Tichey, Assistant County Attorney, stated that a conflict of interest often has a fiduciary benefit, and she was not familiar with the relationship with Mr. Hoese as the tenant farmer, the landowner and the solar company. It is generally advised that if there is an appearance of a conflict of interest, that the board member recuse himself from the request.

Hoese explained that they rent the land on a 'per acre' basis, and if the solar garden is constructed, he would have fewer acres available for rent. He affirmed that he and the landowners have made no other deals about this project or with this land. He felt he had no conflict of interest with this request.

Mendez acknowledged Mr. Hoese's integrity and stated the one vote may not change the decision made by the board, but he felt it was important that Mr. Hoese not vote on this application to avoid any possible appearance and consequences of what the public may construe in the future. He made a motion for Mr. Hoese to not vote as a Planning Commission member on this request.

Wakefield acknowledge Mendez's motion to have Mr. Hoese not vote on the board's recommendation for this request and asked for a second to the motion.

Kerber seconded the motion. He explained that after reading through the staff report, he also questioned whether this would be considered a conflict of interest.

Wakefield called for a vote on the motion. All, with the exception of Mr. Hoese, voted aye. Motion carried.

Fahey stated after receiving more information about Watertown Township having their own solar ordinance and considering the request to be an IUP, he would like to have the Township recommendation before the Planning Commission takes action and made a motion to continue this public hearing to a future meeting.

Mendez asked if the public hearing would be opened for all in attendance this evening to be able to comment.

Mielke stated the public hearing portion for this request had not yet been opened and suggested it would be good to hear any public comments tonight.

Wakefield acknowledged the motion on the floor to continue the public hearing and asked for a second or recognized the motion would die for lack of a second. Fahey withdrew his motion for continuance of the public hearing.

Wakefield asked for a second on the withdrawal. Mendez seconded. All voted aye. Motion carried.

Mr. Watts commented that they have already attended two Township meetings to discuss the permit. He understands that the County may not want to recommend approval on a request for which the Township may recommend denial. He reminded the members that the Township process and policy is more stringent from the County's CUP, so he inferred that it would be possible for the County to approve the permit and for the Township to approve with stricter conditions, or even deny the project, which would then put an end to that project. He wanted to show how the two permits overlapped each other.

Wakefield opened the public hearing and briefly explained the process and asked anyone to speak clearly into the microphone.

Brenda Dressen, 6150 Polk Av, stated she and her husband have been working diligently for a long time with US Solar to present this plan for the solar garden. She wanted to stress that they have thoughtfully worked through many revisions to present the best-suited plan possible as a good use of the land and also the impact to the neighbors and the general public. She expressed thanks to all of the agencies involved who also spent time working with them to get to this point.

Shauna Ingenito, 12195 62nd St, lives south of the proposed solar garden site. She stated was speaking on behalf of herself and her husband, her mother, Eva Waldera, and her sister, Mia Waldera, who live at 12125 62nd St. They wanted to express their approval of the solar garden project. They have lived next to the Dressen's for the past 50 years and appreciate the stewardship the Dressen's have shown with their land through their farming practices and residential choices. They appreciate the forward thinking of the project and offered their support.

Scott Hoese, 5590 Polk Av, referenced the staff report and mention of surveying the north property line. He stated there is one stake in place and asked if there would be more surveying done on the land.

Mr. Gildemeister replied there is a plan to do a full set of surveys for the access road, the point of interconnection, and the fenced site area. He stated those surveys will take place after a building permit is approved. He noted they use a licensed MN based survey company for this service.

Hoese stated currently there is a shared access to the field with his property and the Dressen field. He asked if there would be any change to the grade of the field access with the construction of the road for the solar garden.

Mr. Gildemeister stated the grade of the access road would not change. He noted that the lease agreement with the landowner states the access road is non-inclusive, meaning they are a user of the access road that they will permit, build, and maintain, but do not have the authority to restrict anyone else from using it.

Hoese referenced the discussion of stray voltage from their Township meeting. He used the aerial map to illustrate the location of the dairy operation he and his son own, which is approximately within a half mile of the proposed site. He stated a solar garden had been proposed nearby a few years earlier and was denied and stray voltage was cited as a concern with that project. He stated stray voltage is also a concern of theirs with this project. At the Township meeting, it was mentioned that testing would be done prior to and after construction of the solar project. There was also mention of 'on demand' testing and/or annual testing for stray voltage and he asked if this is still a part of their proposal.

Mr. Watts stated they volunteered condition submitted along with the Township permit application to offer stray voltage testing annually at the request of the dairy operation owner.

Wakefield asked for clarification on the length of time for the annual testing.

Mr. Watts replied it would be for the duration of the Township's IUP.

Hoese stated the site to the east of their dairy operation is where their heifers are housed, and he wanted that location included in the stray voltage testing as well.

Mr. Watts clarified that their volunteering of the stray voltage testing is not an admission that they believe the solar garden is prone to producing any stray voltage, but a way to prove that there should be no reason to fear stray voltage from the solar garden.

Wakefield offered anyone from the public another chance to speak. Seeing no one else, he asked the applicant for any additional comments regarding any of the public comments.

Mr. Gildemeister had nothing else to add and commended the Dressen's for reaching out and contacting their neighbors about the proposed project.

Fahey made a motion to continue the public hearing to the next Planning Commission meeting, allowing the public hearing to remain open, and waiting for a recommendation from the Township.

Mendez asked if the board would be allowed discussion of the request at this meeting or if the board comments would wait until the next meeting and after the Township recommendation.

Wakefield stated the provisions could change with the Township recommendation and asked that board comments would wait until the next meeting.

Kerber asked if there would be enough time to put this item on the March 15th agenda if the Township would make a recommendation at their meeting on March 7th.

Mielke stated if there was no new information submitted and all that was needed was the Township recommendation from their meeting on March 7th, there would be time to prepare that information to be included in the packet and mailed on schedule for the March 15th Planning Commission meeting.

Mendez asked Hoese to explain the Township's position with their IUP process.

Hoese stated the applicant had been encouraged to apply for the Township IUP since December and no application was received until tonight. He stated the Township IUP will have a sunset date for the project. He also stated a requirement of the Township ordinance is for the owner to reside on the property and in this case, the owner does not live on the property, but on an adjacent parcel. He stated the Township ordinance allows for a variance to this provision and stated the applicant (US Solar) would need to receive approval of the variance before the Township could even consider a recommendation for approval of an IUP. It is up to the applicant to get the appropriate permits according to the Township ordinances.

Fahey clarified that the applicant has not yet made application for a variance from the Township.

Hoese confirmed that he was given the application when he arrived at the meeting tonight and will give the application to the Township clerk tomorrow.

Fahey emphasized that this was his reason for wanting to continue the public hearing. The application for the variance and the Township recommendation would be new information that the Planning Commission should consider.

Hoese stated that the applicant had been encouraged to apply and get the appropriate Township approvals prior to the public hearing at the County level for the CUP.

Wakefield acknowledged the motion on the floor to continue the public hearing to a date certain. The motion was seconded by Storms.

Fahey cited many prior discussions concerning screening at solar garden sites and asked if there was a visual example of the proposed fencing for the project.

Mr. Gildemeister stated there was an example of the proposed farm-style fencing in the application. He offered to produce a picture of the chain-link fencing with the barbed wire as a side-by-side comparison, if necessary. If the Planning Commission would prefer the chain-link fence with slats, they would certainly comply. He stated they have

had very positive feedback to the fence style that was proposed and felt it is better suited for the rural community than the chain-link fencing.

Hoese stated the proposed site is farther away from the road and not in direct view, especially when corn is planted there. The view from 62nd St would be nearly impossible to screen from view because it is located on a hill. He feels the proposed fencing should be appropriate.

Mielke stated that a meeting continued to a date certain does not require additional publication of the public hearing, and therefore, he confirmed that this public hearing will be continued until the next scheduled Planning Commission meeting which is March 15, 2022.

Mendez stated he will be absent from that meeting but wanted to offer that this solar site is probably the best application that he has seen, considering the location and distance from view for the surrounding residences.

Wakefield called for a vote on the motion to continue the public hearing to the March 15th, 2022, Planning Commission meeting. All voted aye. Motion carried. The public hearing is continued until March 15, 2022.

Adjournment

A motion was made by Fahey and seconded by Kerber to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 8:12 p.m.

COUNTY OF CARVER
PUBLIC SERVICES DIVISION
Department of Land Management

March 8, 2022

TO: Carver County Planning Commission & Watertown Town Board

FROM: The Land Management Department

SUBJECT: Application for a Conditional Use Permit (Energy Production – Large SES)

FILE #: PZ20220003

APPLICANT: Luke Gildemeister (USS Dressen Family Solar LLC)

OWNER: Bob & Brenda Dressen

SITE ADDRESS: 58XX Polk Avenue Mayer, MN 55360

PERMIT TYPE: Energy Production – Large SES

PURSUANT TO: County Code, Sections 152.057 (A), (C)(1), (C)(2)(b); 152.041

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 10-033-0400

STAFF ANALYSIS:

1. The subject property (approximately 158.1 acres) is owned by Bob & Brenda Dressen and is located in the East Half (E½) of the South (S½) of Section 33, Watertown Township. The proposed energy production area is located on approximately 6.1 acres of the property, consisting of some production land, wetlands, and uncultivated fields. The property is located in the Agricultural Zoning District, the Shoreland Overlay District of Goose Lake, and the CCWMO (Carver Creek & Crow River Watersheds). The project site itself; however, is not located in the Shoreland Overlay District.
2. The applicant, Luke Gildemeister of USS Dressen Family Solar LLC, a subsidiary of US Solar Corporation, is requesting to construct, operate (by lease), and maintain up to a one (1) Mega-Watt (MW) Community Solar Garden (CSG) as an energy production (Large – Solar Energy System) – Conditional Use Permit (CUP) on the subject property. The request is being proposed as part of Xcel Energy's Community Solar Garden Program, which was established by the State of Minnesota in 2013. The Energy contract with Xcel Energy for this program is for a minimum of 25 years.
3. The SES application was reviewed by the Planning Commission at their February 15, 2022 meeting, at which a public hearing was conducted. Members of the public who spoke during the public hearing spoke in support of the project. Prior to the meeting the applicant submitted a Statement of Support signed by ten residents. Wanting to receive a full recommendation and a decision from the Watertown Township Board on the recently submitted IUP application, the Commission passed a motion to continue the agenda item until March 15th, a date after the Town Board had an opportunity to review the IUP application at their March 7th meeting. The Planning Commission's public hearing was not closed.
4. The proposal is considered a Large Solar Energy System (LSES) based on the fact that the current (DC) rate capacity exceeds 100 kilowatts and would produce energy that would be added to Xcel Energy's existing grid system. A Large SES requires a CUP and development standards pursuant to Sections 152.057 (A), (2)(C)(1), and (C)(2)(b) of the Zoning Code, as follows:

§ 152.010 DEFINITIONS.

SOLAR ENERGY SYSTEM (SES). A set of devices whose primary purpose is to collect solar energy and convert and store it for useful purposes including heating and cooling buildings or other energy-using processes, or to produce generated power by means of any combination of collecting, transferring, or converting solar-generated energy. (See also: **LARGE SOLAR ENERGY SYSTEM** and **SMALL SOLAR ENERGY SYSTEM**).

SOLAR ENERGY SYSTEM, LARGE. Composed of multiple solar panels on multiple mounting systems (poles or racks), and generally have a direct current (DC) rated capacity greater than 100 kilowatts.

§ 152.057 ENERGY PRODUCTION.

(A) General provisions.

- (1) *Pre-application meeting required.* A pre-application meeting with county land management staff is required prior to application for a land development permit that requires a public hearing. The following items shall be reviewed and approved prior to the submittal of an application for a large energy production system:
 - (a) Existing conditions site plan;
 - (b) Proposed conditions site plan;
 - (c) Site plan showing the proposed operational area, access road(s), any accessory uses, and their dimensions in relation to the agricultural production land and/or environmentally sensitive land, as defined by this chapter, on the subject parcel;
 - (d) Written approval for road access from the applicable road authority (township, county, state, etc.);
 - (e) Proposed grading plan;
 - (f) Location for all permanent and temporary stormwater control measures, when applicable;
 - (g) Wetland delineation report, if required;
 - (h) Preliminary vegetation and seeding plan for all perennial vegetation; and
 - (i) Preliminary decommissioning plan.
- (2) No energy production system requiring a CUP is permitted on land enrolled in the Metropolitan Agricultural Preserve Program (M.S. Chapter 473H).
- (3) The conversion of existing wooded areas for the placement of an energy production system is prohibited.
- (4) No more than 75% of the operational area for any large energy production system shall be existing agricultural production land and/or environmentally sensitive areas. This standard applies to the operational area, all access roads, and any accessory uses/structures.
- (5) Operational area(s) of any large energy production system, including fencing, the base of a WECS, solar arrays, and any accessory uses shall be located a minimum of one mile from the operational area(s) of any other permitted large energy production system or wireless communication tower in the county.
- (6) All energy production systems and accessory equipment shall be in compliance with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended; and the Minnesota State Electric Code, as amended.
- (7) All energy production systems and accessory equipment shall be in compliance with Carver County Water Management Organization, Chapter 153.
- (8) *Application.* An application to the county for a conditional use permit under this section is not complete unless it contains the following:
 - (a) Site plan of existing conditions;
 - (b) Site plan of proposed conditions;
 - (c) Site plan showing the proposed operational area, access road(s), any accessory uses, and their dimensions, in relation to the agricultural production land and/or environmentally sensitive land, as defined by this chapter, on the subject parcel.
 1. Site plan shall include area calculations for agricultural production land and/or environmentally sensitive land, shown as a percentage of the overall project area.
 - (d) Manufacturer's specifications and recommended installation methods for all major equipment;
 - (e) A description of the method of connecting the array to a building or substation;
 - (f) A copy of the interconnection agreement with the local electric utility or a written explanation outlining why an interconnection agreement is not necessary; and
 - (g) A decommissioning plan to ensure that facilities are properly removed after their useful life. Decommissioning of an energy production system must occur within 180 days in the event the system is not in use for 12 consecutive months. All items associated with the discontinued use shall be defined as

solid waste, in accordance with Chapter 50 of the Carver County Code of Ordinances. The decommissioning plan shall include a bond, letter of credit, or the establishment of an escrow account in the name of the landowner, to ensure proper decommissioning. Any cost incurred by the county for the decommissioning of a discontinued system, as a result of an inadequate financial surety, shall be assessed back to the landowner under M.S. § 375.18, subd. 14, as amended. The plan shall consist of the following:

1. The removal of all structures and foundations.
2. The removal of all power poles, cables/wiring and electrical devices associated with the project.
3. The removal of all access roads and parking areas.
4. The disposal of all power poles, cable/wiring, electrical devices, structures and/or foundations shall meet the provisions of the Carver County Solid Waste Ordinance or successor ordinance.
5. The permanent restoration of the site including the following:
 - i. Site cleanup followed by general surface grading and, if necessary, restoration or surface drainage swales, ditches, and tile drains (if present).
 - ii. Any excavation and/or trenching caused by the removal of building or equipment foundations, rack supports, and underground electrical cables will be backfilled with the appropriate material and leveled to match the ground surface.
 - iii. The roads and parking areas will be removed completely, filled with suitable sub-grade material, and leveled.
6. Further restoration of soil and vegetation of the site as necessary to minimize erosion.

(C) Solar energy system (SES).

(1) General provisions.

- (a) *Setbacks*. SES shall meet the structure setback requirements.
- (b) *Approved solar components*. Electric solar system components shall have an Underwriters Laboratory (UL) listing.
- (c) *Utility notification*. No grid-intertie photovoltaic system shall be installed until evidence has been given to the Department that the owner has notified the utility company of the customer's intent to install an interconnected customer owned generator. Off-grid systems are exempt from this requirement.
- (d) *Application*. An application to the county for a conditional use permit under this section is not complete unless it contains the following additional information:
 1. The number of panels to be installed;
 2. A landscaping/screening plan, including a narrative describing the overarching landscape architecture elements and how the design and placement of plant types and materials will complement the form and function of the developed site and blend into the surrounding environment, shall be prepared by a licensed landscape architect for submittal with the application. Applicants may also be asked to submit renderings of the landscape plan at year one, year three and year five.

(2) *Activities*.

(b) *Large SES*.

1. *Conditional use*. Large SES shall be no more than one megawatt (MW) alternating current (AC) rated capacity and shall be permitted with the issuance of a CUP pursuant to § 152.052.
2. *Standards*.
 - i. *Foundations*. The manufacturer's engineer or another qualified engineer shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.
 - ii. *Power and communication lines*. Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. Exceptions may be granted by the Department in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.
 - iii. Foundation posts shall be installed using noise mitigating equipment such as a vibrating post driver or any other noise reduction method as may be stipulated by the CUP.

- iv. Operational areas(s), including fencing and solar array, shall be located a minimum of 50 feet from adjacent property lines and/or public rights-of-way and 500 feet from neighboring residences not on the same parcel of property existing at the time of application for the permit.
- v. *Vegetation maintenance required.* All approved large SES shall be required to complete maintenance of all screening and vegetative cover no less than four times per calendar year for the duration of the permit. Written documentation of completed maintenance shall be provided to the county on a quarterly basis.
- vi. *Screening.* Screening consisting of a berm (2:1 maximum slope with supplemental plant materials including trees, shrubs, and groundcovers) and/or a continuous evergreen vegetative buffer shall be provided and maintained at all times around the perimeter of the fencing that faces: (1) public road right-of-way within 500 feet of the operational area; (2) an existing residence or farmstead within 750 feet of the operational area not on the subject parcel; or (3) residentially zoned or platted property within 750 feet of the operational area. When required, these distances shall be reviewed and possibly amended by the Planning Commission or County Board of Commissioners.
- vii. Financial surety shall be provided to insure the establishment and maintenance of any required screening pursuant to the Carver County Fee Schedule. Financial surety shall be held for at least two consecutive growing seasons or until such time where staff has deemed the screening vegetation to be established.
- viii. *Beneficial habitat.* The project site design shall include the installation and establishment of ground cover meeting the beneficial habitat standards consistent with M.S. § 216B.1642, or successor statutes and guidance as set by the Minnesota Board of Water and Soil Resources. Beneficial habitat standards shall be maintained on the site for the duration of operation, until the site is decommissioned.
- ix. *Annual inspection required.*

§ 152.041 SCREENING STANDARDS.

- (A) *Purpose.* The screening of activities conducted under a conditional use permit, interim use permit or variance issued under this chapter may be required as a condition of a permit or variance to break up the visual profile in an aesthetically pleasing manner.
- (B) If screening is required as a condition, the following standards shall be complied with:
 - (1) A planting strip shall consist of evergreens, deciduous trees, shrubs and/or plants of a sufficient density to compose a substantially opaque visual screen and reasonable buffer viewed at a 90 degree angle from the planting strip.
 - (2) A planting strip shall be designed to provide visual screening to a minimum height of six feet. The grade for determining height shall be the grade elevation of the building or use for which the screening is providing protection, unless otherwise established by the Land Management Department. An earth berm may be used but shall not be used to achieve more than eight feet of the required screen. The planting plan and type of plantings shall require the approval of the Planning Department.
 - (3) Plant material centers shall not be located closer than three feet from the fence line or property line and shall not be planted to conflict with public plantings, sidewalks, trails, fences, parking areas, and driveways based on the judgment of the Planning Department.
 - (4) Where massing of plants or screening is intended, large deciduous shrubs shall be planted four feet on center or closer, and/or, evergreen shrubs shall be planted eight feet on center or closer.
 - (5) Trees and shrubs shall not be planted in the right-of-way.
 - (6) Trees and shrubs shall not be planted in or across any recorded easement.
 - (7) All plants required as part of an approved screening plan shall be maintained and kept alive. Dead plants shall be replaced in accordance with the approved screening plan.
 - (8) All new plants shall be guaranteed for a full growing season from the time planting has been completed. All plants shall be alive, of good quality, and diseases free at the end of the warranty period or be replaced. Any replacements shall be warranted for a full growing season from the time of planting. The growing season is herein defined as the period from June 1 to September 30.
 - (9) Planting operations shall be conducted under favorable weather conditions during one of the following planting seasons as specified herein. For deciduous plant materials, spring planting should occur from April 1

to June 1; and fall planting from September 30 to November 15. For coniferous plant materials, spring planting should occur from April 1 to May 15; and fall planting from August 15 to October 15.

(10) Any proposed modifications to these landscape requirements must consider a site-specific design solution if site conditions are deemed appropriate and other functional requirements (screening, etc.) are met.

(11) Financial surety pursuant to the Carver County Fee Schedule may be required to insure the establishment of the required screening. If required, the following standards shall apply:

- (a) The responsible party shall provide surety for the performance of the work described and delineated on the approved landscape plan and any related remedial work.
- (b) The form and conditions of the surety shall be as follows:
 1. Deposit, either with the county or a responsible escrow agent, cash escrow. The financial assurance must be in a form acceptable to the county and from a surety licensed to do business in the State of Minnesota.
 2. The financial assurance shall be in favor of the county and conditioned upon the applicant's performance of the authorized activity in compliance with the permit and applicable laws, including this chapter, and the payment when due of any fees or other charges authorized or required by the permit and this chapter. The financial assurance shall state that in the event the conditions of the financial assurance are not met, the county may make a claim against it. The county shall be authorized to make a claim or draw against the surety after any default by the responsible party under the permit or these rules.
 3. If at any time during the course of the work or the initial two growing seasons the financial surety amount falls below 50% of the required deposit, the responsible party shall make another deposit in the amount necessary to restore the cash deposit to the required amount.
 4. If the responsible party does not bring the financial surety back up to the required amount within seven days after notification by the county that the amount has fallen below 50% of the required amount the county may take such legal action as specified in § 152.999 of this chapter.
 5. The county shall be authorized to make a claim or draw against the surety after any default by the responsible party under the permit or this chapter.
 6. The county may use funds from this surety to finance remedial work undertaken by the county or a private contractor and to reimburse the county for all costs incurred in the process of remedial work including, but not limited to, staff time and attorney's fees under the following circumstances:
 - i. The responsible party ceases land altering activities and abandons the work site prior to completion of the screening plan;
 - ii. The responsible party fails to conform to the screening plan as approved by the county;
 - iii. The screening techniques utilized under the screening plan are not maintained during site construction, for the initial two growing seasons after being planted; or
 - iv. The responsible party fails to reimburse the county for corrective action.
 7. The surety deposited with the county for faithful performance of the screening plan and any related remedial work to finance necessary remedial work shall be released after the practices identified in the screening plan have been installed, two full growing seasons have elapsed from the time of planting, and a final inspection has been completed by the county.
 8. The county may return a portion of the financial surety submitted to assure performance if the county determines that the entire amount is no longer required to ensure compliance with permit conditions and rules.

(Ord. 97-2021, passed 7-20-21)

5. The 2040 Carver County Comprehensive Plan recognizes the importance of providing access to solar resources. The County looks to ensure development of solar is in a manner which is efficient and follows all land use control. The development of solar energy systems is guided by Policy LU-20 Essential Services, Public and Quasi-Public, and Limited Private Uses that Serve a Community Purpose. This policy states that energy production is deemed essential to the public health and safety, welfare, or serves a public good of the community. In addition, Policy LU-37 under Solar Resources Policies states that "the County will avoid any undue restrictions on solar access". The use of agricultural land is temporary in nature and the impervious areas would be minimal. The amount of long-term agriculture land utilized for the Large SES is small in relation to the total acreage of the Xcel Energy service area. These factors are compatible with the 2040 Comprehensive Plan.

6. Luke Gildemeister, has submitted a CUP application (dated: January 24, 2022) on behalf of US Solar, a business that coordinates solar projects including site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance. Property owners Bob & Brenda Dressen have entered into a minimum 25-year lease agreement with US Solar.
7. As shown in the submitted site plan (dated: January 24, 2022) The applicant is proposing to construct and operate up to a one (1) Mega-Watt (MW) solar garden on the 6.1-acre site. The major equipment components of the solar array include the solar modules, inverters, and racking. The panels would be on single-axis trackers, which rotate from east to west and will be approximately 6-8 feet in height depending on the tilt angle and do not require concrete foundations. There will be no permanent structures or external signage. The energy produced on the site would be transferred to the network interconnection location through underground, medium-voltage cable, to the existing utility pole within an Xcel Energy easement area adjacent to Polk Avenue on the northwest corner of the Dressen property. The project meets required setbacks from property lines. Consistent with Code, there is not a Large SES within 1-mile of the proposed project site.
8. Proposed site access is through the existing field access near the utility pole at the northwest corner of the parcel. Watertown Township has provided written approval for this access onto Polk Ave. in a letter dated December 22, 2021.
9. The surrounding land uses consist of agriculture, a large wildlife management area, and approximately 8 homesteads within a half mile of the project. It appears that the closest residence is approximately 1,500 feet southwest of the proposed operational area. US Solar proposes a security fence, of "farm-field" style composed of wood and wire and not to exceed 8-feet in height, around the entire perimeter of the project site. Any fences over 7-feet in height require a building permit. With the exception of the graveled vehicle access area, the site will be planted with a "mix of native grasses and pollinator-friendly habitat." Citing Watertown Township's, the owner's, and tenant farmer's stated preference, no landscaping screening is proposed. Due to the remoteness of the nearest residence and public road, the applicant is not proposing any landscape screening. As part of the comprehensive zoning update that the County Board adopted in July 2021, new screening standards for energy production facilities were adopted. Site screening may be required as a condition of the CUP to "break up the visual profile in an aesthetically pleasing manner." If the Planning Commission determines screening should be installed, conditions shall be placed on the permit pursuant to Section 152.041 "Screening Standards" of the County Zoning Code.
10. The project site consists of approximately 31% production land, which complies with the requirement that no more than 75% of a SES operation area be existing land under till. There are wetlands within and adjacent to the project site. US Solar has completed a wetland delineation, with some proposed wetland impacts. About .1-acre of the operations area is environmentally sensitive land. US Solar will be required to comply with all Wetland Conservation Act rules.
11. The submitted preliminary grading plan shows the amount of cut and fill proposed for the site to accommodate the rows of 2,619 solar panels. The proposed solar racking is noted to accommodate the existing terrain allowing for maintenance of the existing drainage and runoff patterns, minimizing the impact to surrounding lands. Any/all grading would be pursuant to Chapter 153 – Water Resource Management guidelines.
12. During the estimated four-month construction period the hours of construction activity are proposed to be 7:00 a.m. – 7:00 p.m. Monday through Saturday (no work is permitted on Sundays or nationally observed holidays). After construction, the solar project would operate 24 hours a day, 365 days a year. Site operations (energy productivity) would be monitored remotely. There would be no daily traffic after completion of construction. Approximately four times per year workers will visit the site to perform routine maintenance on equipment.
13. US Solar is proposing to drive piles (metal posts) into the ground to support the single-axis tracker racking system, a process they estimate will take two days or less. The Carver County Zoning Code includes a standard which requires foundation posts to be installed using noise mitigating equipment such as a vibrating post driver or any other noise reduction method.
14. US Solar submitted documentation of an Xcel Energy Interconnection Agreement (dated January 5, 2022). US Solar states their intention is to fund the Agreement by February 18, 2022.

15. US Solar or its successors would take on the responsibility and costs of the decommissioning of the site at the end of the operational life of the solar array as noted in the Project Narrative. Decommissioning would commence after twelve (12) months of non-operation. The project site would be restored to pre-construction conditions after removal of the structures, foundations, and restoration of soil and vegetation. Fencing would be removed and recycled, the access will be reclaimed, and soils replaced where needed. USS Dressen Family Solar LLC, the entity that will control the project once construction begins, “will establish a bond, letter of credit, or an escrow account in the name of the landowner to ensure proper decommissioning. Carver County will also be listed on this surety.” The applicant has referenced the decommissioning process in their operations plan (dated: January 12, 2022) which appears to satisfy the decommissioning standard for an application submittal.
16. The applicant’s project narrative references the public’s concerns regarding stray voltage and property values. A condition of this permit should be that any stray voltage would be remediated within 30 days of detection and verification, and all test results would be sent to Carver County for reference and made publicly available.
17. The applicant has provided contact information for any maintenance and operation questions or concerns. The applicant would be required to submit (to the Carver County Land Management Department) the list of emergency contacts (during the construction phase) with an emergency plan prior to the issuance of any building permits. Updated contacts for post construction would be required to be submitted within 30 days of the issuance of the Building Permit Certificate of Occupancy (C.O.). The applicant would be required to provide signage with referenced contact information to be placed on the security fencing at this entrance to the operational area. All signage posted on site would be in compliance with Chapter 154 – Sign Regulations. Internal signage is required for labeling of electrical equipment to provide safety and support good practices.
18. The applicant has completed a preliminary drainage plan although, a full drainage report would be completed as part of the Stormwater and Pollution Prevention Plan (SWPPP) permit to be reviewed by the CCWMO as part of their stormwater management standards.
19. The Carver County Planning and Water Management Department (CCWMO) and Carver Soil & Water Conservation District (SWCD) would be reviewing the project with respect to the County Water Rules (Chapter 153), and for site stabilization requirements and Best Management Practices (BMP’s). The applicant would be required to comply with any/all permitting requirements. As part of their formal review, they will also:
 - a. Review project plans to ensure that there are no upstream or downstream impacts caused by the project;
 - b. Review project plans to ensure that existing drain tile servicing the site has been identified and will be avoided during construction. Or, if any changes to the site’s existing natural and subsurface drainage system are proposed, review changes to ensure that the proposed drainage system has the same capacity as the existing system;
 - c. Review proposed erosion and sediment control BMP’s to ensure the site will be managed in a way that prevents offsite erosion or deposit of sediment during construction and is permanently stabilized following construction;
 - d. Review other items as needed to demonstrate compliance with County Water Rules (Chapter 153);
 - e. Collect a surety of \$1,000 per acre up to a maximum of \$50,000 to ensure for faithful performance of the approved plans and to finance any necessary remedial work. The surety shall be held until the following conditions are met (additional conditions may be added during review):
 - i. The project is complete;
 - ii. The site has been re-vegetated (90% vegetative cover across the site, 100% vegetative cover with no signs of erosion in areas of concentrated flows);
 - iii. All erosion and sediment control measures have been removed.
20. The applicant has committed to using pollinator-friendly and native grasses underneath the solar panels and in the surrounding areas. The vegetation would be chosen to reduce stormwater runoff, expand habitat for pollinators, and preserve and improve soils to enhance the surrounding agricultural activity. US Solar would control weeds and maintenance throughout the life of the project. Final implementation of the seeding plan shall be subject to review/recommendations by the CCWMO and Carver County SWCD to ensure the vegetative cover will meet or exceed the statewide standard for pollinator-friendly solar by scoring at least 70 points on the *BWSR Solar Site Pollinator Habitat Assessment*. US Solar would ensure ground cover at the site is maintained and mowed for the

duration of the permit.

21. The applicant has indicated that they have a liability insurance policy which will meet the applicable insurance coverage requirements. Minnesota state guidelines require the Permittee to maintain a comprehensive public liability insurance policy which is written by an insurance carrier and must be authorized by law.
22. This project proposal has been sent to Taylor Huinker, Area Hydrologist for the Minnesota Department of Natural Resources, for review. The DNR has stated they have no comments on the project.
23. In July 2021 the Watertown Town Board adopted a Watertown Solar Garden Ordinance regulating large scale solar array projects within Township boundaries. The Ordinance defines solar gardens as an interim use requiring the issuance of an Interim Use Permit from the Township. In addition to the County standards for solar gardens the Town Board added an additional condition: The owner of the property must reside and establish as their primary residence the property on the solar garden is located. Further, the IUP "shall expire at such time as the owner of such property no longer maintains such property as the owner's primary residence." Currently, the owners live in a house on a parcel adjacent to the subject property (i.e. across the road to the west on Polk Ave). It is the sole responsibility of the applicant to comply with all state and local regulations.
24. The Watertown Town Board reviewed the project on December 6, 2021 and issued an access permit subject to conditions. At their February 7, 2022, meeting the Board reviewed the request and provided no recommendation but will comment at the Planning Commission meeting. The Township recommendation form noted, "Township reserves the right to add stipulations regarding the application (CUP) to the County. Also approval from the township via an IUP which includes Ordinance 6-2021-I provision is required."
25. At their March 7th meeting the Watertown Town Board reviewed the submitted IUP as required by the Watertown Solar Garden Ordinance. In addition, the applicant sought a variance to not require the property owner to live on the subject parcel. Citing a need to have a prepared resolution of approval, the Watertown Town Board did not make a decision on the IUP, nor the variance, and did not complete a CUP recommendation form. The Board continued the agenda item to their April meeting.

PLANNING COMMISSION CONSIDERATION:

If the Planning Commission recommends approval of the Large – Solar Energy System (LSES) Conditional Use Permit application, the following conditions should be considered part of the permit:

1. The permit is subject to Compliance Review. The permit allows for a community solar garden on the subject 158± acre property (approx. 6.1-acre lease area) and it is not transferable to another parcel and/or another area of the parcel subject to the permit. Upon notice to the Carver County Land Management Department, the permit, including all rights and obligations therein, may be assigned, in whole or in part, to any Permittee affiliate and any party with experience owning and operating energy generation facilities. Any other proposed change in facility ownership shall be cause for the permit to be reviewed by the Carver County Land Management Department for a determination as to whether an application for an amendment or similar consideration is necessary, and any such proposed owners and/or operators of the solar site are encouraged to contact Land Management as early on in the timeline of the proposed change as possible.
2. Permittee shall operate in accordance with the submitted CUP Application operations plan (dated: January 12, 2022) and site plan (dated: January 24, 2022) and any/all CCWMO permit approval(s) (i.e. stormwater infiltration, BMPs, site vegetation and plantings, and site reclamation), and any/all Watertown Township conditions. These plans shall be considered a requirement of this permit. If there are any inconsistencies between previously submitted versions, the terms of the most recent shall prevail and shall be considered requirements of this permit. The CSG shall be installed and maintained in accordance with Section 152.057, including noise mitigation and decommissioning.
3. All structures used in conjunction with the facility shall meet the applicable requirements of the Carver County Zoning Code and State Building Code. Any required building permits must be obtained prior to construction. The

north property line of the subject parcel shall be surveyed to determine the operational area meets the minimum setback of 15 feet. The survey information shall be submitted to the Carver County Land Management Department with the building permit application.

4. The permit is subject to any/all Watertown Township standards pertaining to access requirements.
5. Any grading and/or filling activity on the property shall be completed in accordance with the CCWMO Rules and the Wetland Conservation Act (WCA), if applicable. Any and all site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits.
6. The Permittee shall be responsible for the maintenance, replacement, and/or abandonment of any/all drain tile services this solar array area for the duration of the CUP. The Permittee shall work with the landowner to determine if replacement or abandonment is necessary for any drain tile (if problems occur).
7. The vegetative cover shall be implemented in accordance with the operational plan (dated: January 12, 2022), and site plans (dated: January 24, 2022), which shall be considered a requirement of this permit. The project shall be planned and developed in a way that is beneficial to pollinators – the vegetative cover will meet or exceed the statewide standard for pollinator-friendly solar by scoring at least 70 points on the *BWSR Solar Site Pollinator Habitat Assessment*. The Permittee shall be responsible for maintaining any/all vegetative ground cover for the duration of the CUP and complying with MN Statutes Noxious Weeds Control and Management rules. Final implementation of the plan(s) shall be subject to the CCWMO review and approval. If screening is required, the permittee shall submit a screening escrow in the amount specified in the Fee Schedule.
8. Permittee shall comply at all times with the County standards as detailed in Chapter 152 – Zoning Code and Chapter 154 – Sign Regulations.
9. Pursuant to the operational plan (dated: January 12, 2022), US Solar shall construct the facility according to the National Electrical Safety Code standards. The permittee shall conduct pre-construction and post-construction stray voltage testing. Results of any stray voltage data collection shall be submitted to the Carver County Land Management Department. Any stray voltage identified shall be remediated within 30 days of detection and verification.
10. Decommissioning of the solar facility shall be implemented in accordance with the Decommissioning Plan process (dated: January 12, 2022), at the end of the life of the community solar garden. The Permittee and property owner shall be responsible for all of the decommissioning costs and shall list Carver County as having access to the security, escrow, or letter of credit in the event decommissioning is required. The Carver County Land Management department shall receive a copy of the security document from the Permittee or property owner prior to issuance of the required building permit(s). The Permittee & Property Owner shall maintain this agreement for the duration of the solar energy array. The Permittee shall also provide the list of contractors including name(s), addresses and telephone numbers to Land Management Department for the decommissioning and reclamation once the essential service is no longer in use.
11. The Permittee shall provide the Carver County Land Management Department with the Operation & Maintenance agreement documenting the emergency/response plan containing contact name(s), addresses, and telephone number(s) for the responsible party(s) as it pertains to drainage, weed maintenance, screening, site maintenance, stray voltage, etc. The list of contacts shall also be posted and/or identified by a placard sign at the site with the contact name(s), addresses, and telephone number(s). The completed (construction) emergency/response plan shall be submitted to the Land Management Department prior to the issuance of any building permit(s), and/or prior to beginning any construction activities on the subject parcel, as well as an emergency plan (post-construction) listing contacts for the ongoing maintenance/operations after construction is completed. This plan shall be submitted within 30-days of receiving the Building Permit Certificate of Occupancy (C.O.).
12. No later than the date that construction of the solar facility begins, the Permittee (including all Permittee affiliates)

shall name Carver County as an additional insured on all policies of liability insurance. The Permittee shall annually file with the Carver County Land Management Department a certificate evidencing coverage. The certificate shall provide that the County must be given thirty (30) days written notice of the cancellation of insurance.

13. No later than the date that construction of the solar facility begins, the Permittee (including all Permittee affiliates) shall submit a copy of Worker's Compensation Insurance to the Carver County Land Management Department.



Public Services Division
Department of Land Management
Carver County Government Center
600 East 4th Street
Chaska, Minnesota
(952) 361-1820

February 18, 2022

Bob & Brenda Dressen
6150 Polk Avenue
Mayer, MN 55360

Luke Gildemeister
US Solar Corporation
100 N 6th Street, Ste 410B
Minneapolis, MN 55403

RE: Conditional Use Permit (CUP) Application #PZ20220003
USS Dressen Family Solar LLC Project
PID# 10-033-0400

Dear Mr. & Mrs. Dressen & Mr. Gildemeister:

I'm writing in reference to the requirement that the County Board of Commissioners must make decisions on planning & zoning requests within 60 days of the application, as dictated by State Statute (MS. 15.99). The law states that the County may extend the timeline by providing written notice of the extension to the applicant. It also states that the notification must state the reasons for the extension and its anticipated length, which may not exceed the additional 60-days (i.e. 120 days total) unless approved by the applicant.

I want to take this opportunity to inform you of a 60-day extension for the decision on your request (File #PZ20220003) for a Conditional Use Permit for a Large Solar Energy System. This extension is based on the date your application was considered complete (January 26, 2022). The initial 60-day deadline for a final decision on your request would be March 27, 2022.

During the February 15, 2022 Carver County Planning Commission meeting, the Commissioners approved a motion to continue deliberation and extend the public hearing until March 15, 2022, which is a date certain. The reason stated for the motion was that the Commissioners wanted to receive a full recommendation and a Watertown Solar Ordinance decision from the Watertown Township Board on the application.

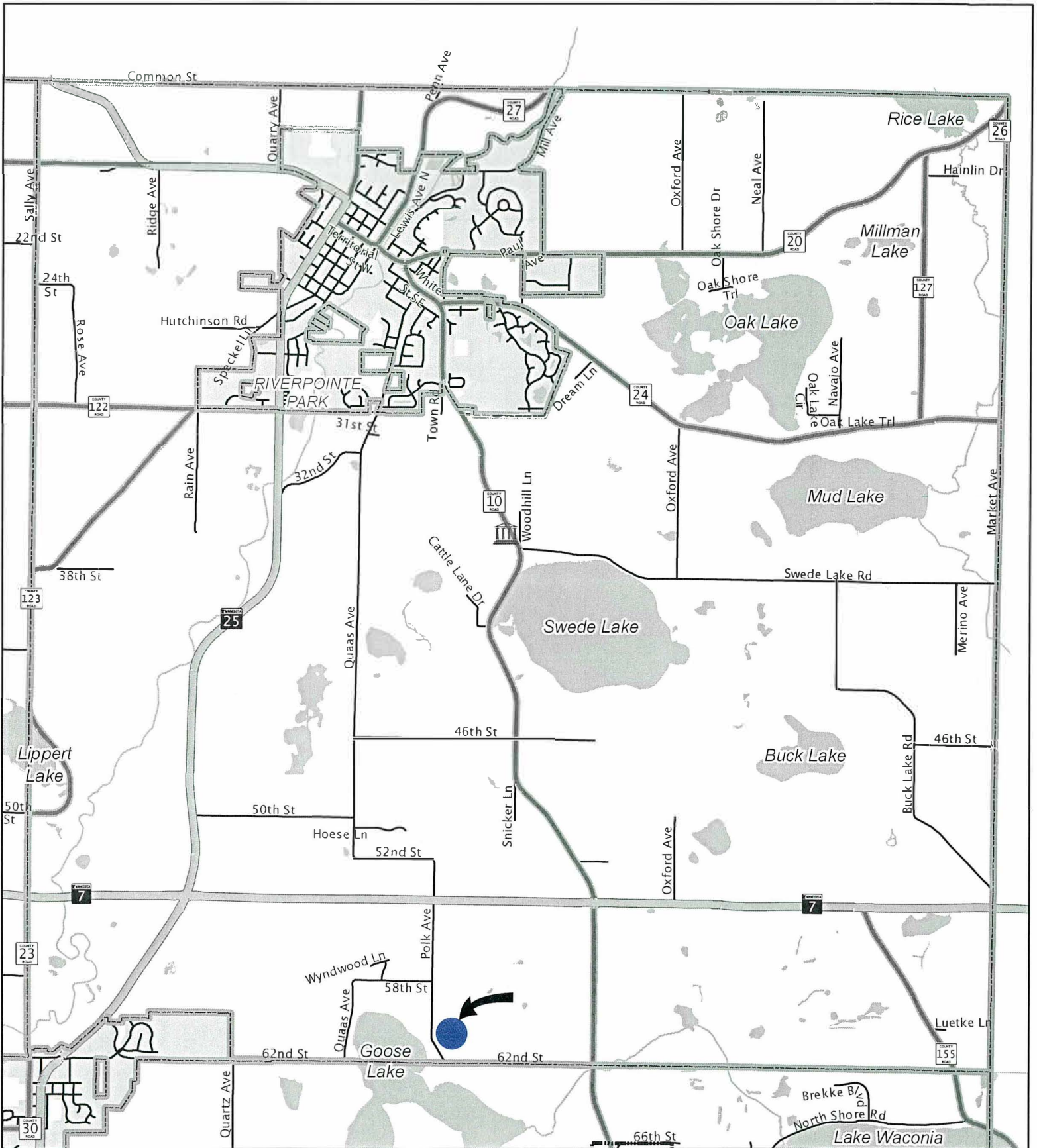
This letter shall serve as the written notice of a 60-day extension (120 days), reflecting a May 26, 2022, County Board deadline for a final decision on your request. The 120-day time period will not be extended in the future without your approval.

Thanks for your time. If you have any questions, please feel free to contact me at 952-361-1815.

Sincerely,

Donovan Hart
Senior Planner

WATERTOWN TOWNSHIP



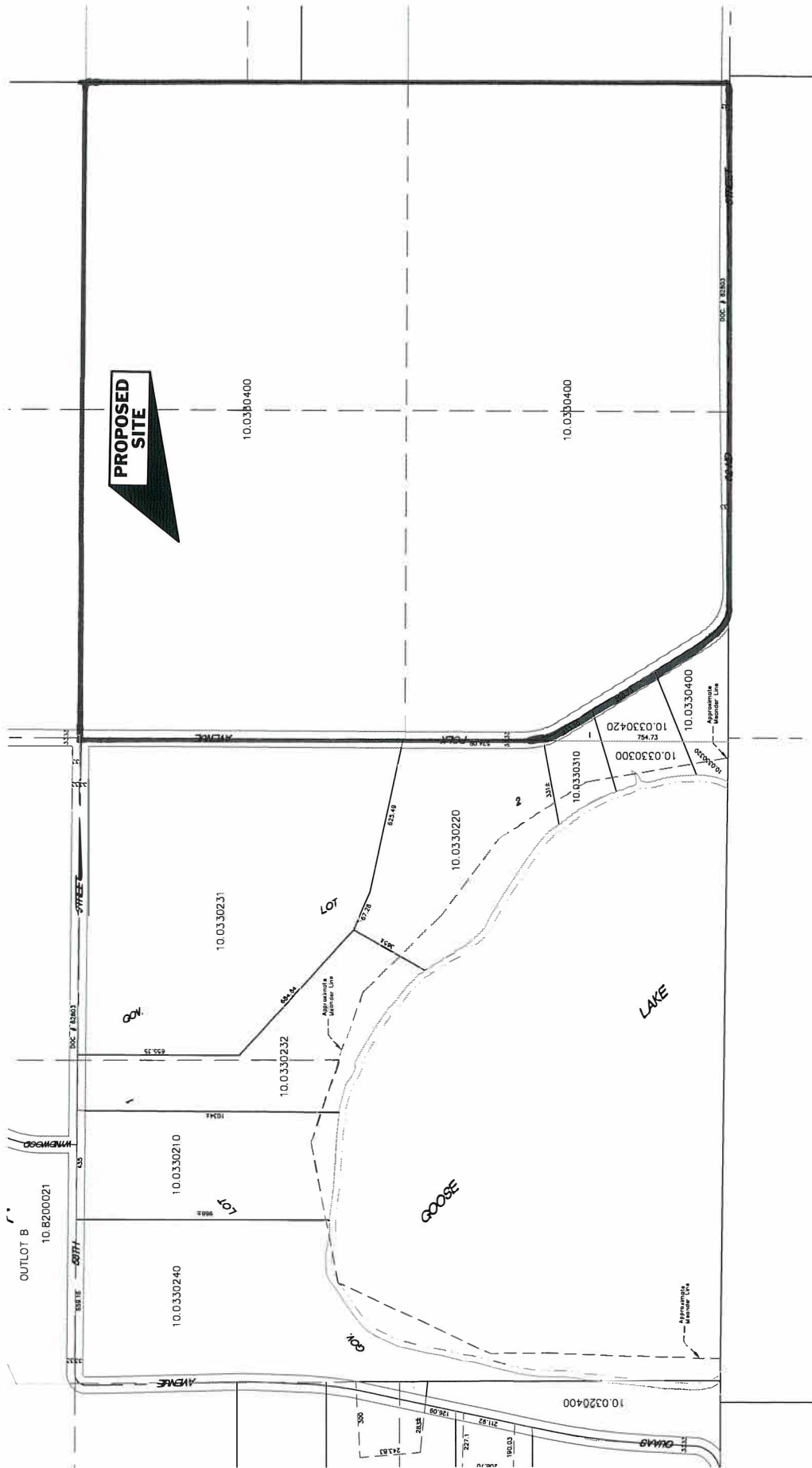
This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

THIS MAP IS A LEGAL RECORD THAT
 AS THEY APPEAR IN THE CARVER COUNTY
 RECORDS, THE PROPERTY LINES
 SHOWN ARE ONLY TO BE USED FOR REFERENCE
 AND NOT RESPONSIBLE FOR ANY
 INACCURACIES CONTAINED THEREIN.

S 1/2 SEC. 33, T.117, R.25





**USS DRESSEN FAMILY SOLAR LLC
CONDITIONAL USE PERMIT APPLICATION**



COVER LETTER

1/12/2022

Carver County Planning Commission
600 E. 4th Street
Chaska, MN 55318

RE: Application by USS Dressen Family Solar LLC for a Conditional Use Permit to Construct and Operate a Community Solar Garden

Dear Carver County Planning Commission,

Attached, please find an application for a Conditional Use Permit ("CUP") to construct and operate a community solar garden within Carver County. The request is being made by USS Dressen Family Solar LLC, a subsidiary of United States Solar Corporation ("US Solar"). US Solar, a developer/owner/operator based in Minnesota, seeks to make the benefits of solar more accessible. We coordinate all project details — site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance.

USS Dressen Family Solar LLC plans to develop and construct a 1-megawatt (MW) community solar garden (the "Solar Garden") in Carver County on approximately 6.11 acres of parcel 100330400 in Watertown Township at 6190 Polk Avenue (the "Property") through Carver County's Conditional Use Permit process. Our application includes information about the site and provides detailed analysis of the applicable land use permitting considerations. You will also find information about the residents, schools, cities, and businesses who subscribe to these solar gardens and the local benefits to the economy and environment.

The US Solar team appreciates the coordination and insights already provided by the staff of both Watertown Township and Carver County and looks forward to working with the county. Together, we will ensure that this solar garden will operate safely and efficiently over its lifespan, while providing environmental, financial, and social benefits to the surrounding area.

Please contact us with any questions, comments, or points for clarification. We look forward to working with Carver County staff and the planning commission on this community solar garden.

Sincerely,

Luke Gildemeister

Luke Gildemeister – Project Developer

USS Dressen Family Solar LLC
100 N 6th St., Suite 410B
Minneapolis, MN 55403
W: (612) 230.0172
E: luke.gildemeister@us-solar.com

CONTENTS

COVER LETTER.....	2
CONTENTS.....	3
SOLAR GARDEN SUMMARY	4
SELECTING THIS PROPERTY.....	4
LOCAL IMPACT	5
ENVIRONMENTAL	5
ECONOMIC.....	5
VISUAL IMPACT.....	6
SITE PLAN	8
SOLAR ON AGRICULTURAL LAND.....	10
CONSTRUCTION	11
PARKING	11
OPERATIONS AND MAINTENANCE	12
GRADING AND STORMWATER POLLUTION PREVENTION.....	14
NO HAZARDOUS MATERIALS INVOLVED.....	15
PROPERTY VALUES.....	15
DECOMMISSIONING PLAN.....	16
INSURANCE INFORMATION.....	18
PROJECT OWNERSHIP.....	18
INTERCONNECTION WITH XCEL ENERGY	18
MANUFACTURER'S SPECIFICATIONS.....	19
CONCLUSION	19
APPENDIX I – SITE PLANS AND PROJECT MAPS	20
APPENDIX II – INTERCONNECTION AGREEMENT DETAILS.....	21
APPENDIX III – MEMORANDUM OF LEASE AGREEMENT	23
APPENDIX IV – SAMPLE SKETCH ELEVATION	Error! Bookmark not defined.

SOLAR GARDEN SUMMARY

USS Dressen Family Solar LLC respectfully submits this CUP application to construct, own, and operate a community solar garden (the "Solar Garden").

Parcel Identification Number	100330400
Site Address	6190 Polk Avenue, Mayer, MN 55360
Project Capacity	1 MWac
Project Acreage	6.11 acres
Site Control Status	Memorandum recorded, see Appendix III
Landowner	Bob & Brenda Dressen
City	Mayer
Current Use of Property	Agriculture

SELECTING THIS PROPERTY

The Property was selected because of its solar resources, physical characteristics, proximity to sufficient distribution facilities, ability to meet all local permitting requirements, and of course, landowner support.

- Solar Resource
 - Relatively large, flat, and open to provide unobstructed access to natural sunlight
- Physical Characteristics
 - Limited grading, if any, maintaining natural topsoil and existing drainage patterns
 - Not in Agricultural Preserve
 - No impact to wetlands or neighboring properties
 - Adequate space for setbacks or landscape screening
 - Soils capable of supporting facility and equipment
 - No water or other infrastructure improvements needed
- Proximity to Sufficient Distribution Facilities
 - Existing distribution line on Polk Avenue
 - Adequate capacity for the Solar Garden on existing distribution line and other infrastructure
 - Supplies electricity throughout the local community
 - Existing substation in relatively close proximity with adequate available capacity for the Solar Garden, according to capacity screens provided by Xcel Energy
- Ability to meet all local permitting requirements
- Landowner support

LOCAL IMPACT

ENVIRONMENTAL

The area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. This enhances soil, water, and air quality. A study has shown that these seed mixes reduce stormwater runoff by 23 percent for the 2-year storm event (2.9 inches of rain) and 8 percent for the 100-year storm event (7.8 inches of rain)¹. These native plantings also expand habitat for pollinators and other species that increase crop yields and improve the local environment.

Beyond the local environment, there is also a measurable impact to the global environment by producing clean energy. The Solar Garden would provide decades of pollution-free and greenhouse-gas-free electrical generation.

ECONOMIC

US Solar is a leading provider of community solar solutions to residents, businesses, and public entities across Minnesota. We are proud to work with over 70 commercial customers and 1,500 residential customers in Minnesota. Our subscribers get the opportunity to save money on their monthly electric bill through Xcel Energy's community solar program. Xcel Energy customers in Carver County, Watertown Township, and the city of Mayer may subscribe to a portion of the electricity generated and receive bill credits on their Xcel Energy bills. In this way, local residents and businesses receive a direct economic benefit from the Solar Garden.

In addition to the subscriptions, here are some local economic impacts:

Already Spent

- oLocal engineering, environmental, and permitting consulting services
- oLegal fees, county recordings, travel, and meals

During Construction

- oPrivate capital infrastructure investment
- oLocal spending
- oConstruction and related labor jobs

During Operation

- oIncreased property tax payments throughout operation
- oPermanent, part-time work to monitor and maintain

¹ (Jeffrey Broberg, "Utility & Community Solar Should Use Native Landscaping," <http://cleantechnica.com/2016/03/15/utility-and-community-solar-should-use-native-landscaping/>)

ELECTRICAL

The Solar Garden will generate enough clean electricity to power approximately 225 homes annually. Because the Solar Garden will interconnect to the existing distribution system of Xcel Energy, the clean energy will be used by nearby electric customers. This Solar Garden will also contribute to energy independence, decreasing our reliance on importing energy. USS Dressen Family Solar LLC is contracted to deliver electricity for a period of 25 years, commencing on the date of commercial operation.

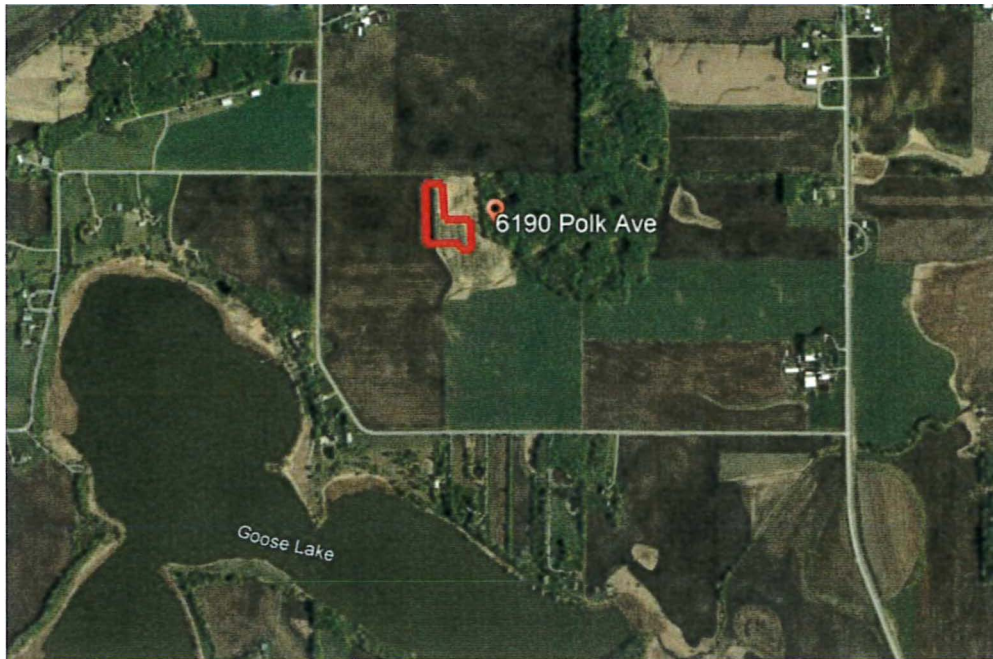
VISUAL IMPACT

OVERVIEW

The surrounding land use is primarily agricultural, with several residences and farmsteads within a mile of the Solar Garden. Currently, the relevant area of the parcel consists of hay/pasture lands. The Solar Garden is composed of single-axis trackers, which means the panels rotate from east to west as the sun rises and sets. The panels are about 6'-8' tall, depending on the tilt angle, which varies throughout the day. Each row of solar panels is approximately 20' apart, and the entire Solar Garden area is planted in a mix of native grasses and pollinator-friendly habitat. There are no permanent structures or buildings.

PHOTOS OF THE SITE





FENCE

Our Solar Garden will include a security fence around the entire perimeter, as required by National Electric Code. The security fencing will be located entirely on the Property. The fence will not exceed 8 feet in height, and it will be a farm-field style fence without barbwire. See the image below for a representative photo taken of a Solar Garden that was constructed in Minnesota in 2020.



LANDSCAPE SCREENING

We appreciate that many communities would like to see landscape screening that provides an effective visual buffer from neighboring residences and public roads. In addition to meeting those needs, our landscape screening is designed to fit with the neighborhood and benefit the local environment. Watertown Township has expressed to US Solar that they would prefer our Solar Garden without landscape screening on the west side of the project. This is also the preference of the tenant farmer and landowner, to facilitate continued farming of the remaining land. Additionally, the project will be located approximately 650 feet from the nearest public road and 1,500 feet from the nearest residence.

VEGETATIVE SEEDING PLAN

As mentioned in the LOCAL IMPACT section, the area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. USS Dressen Family Solar LLC will control for noxious weeds throughout the life of the Solar Garden.

SITE PLAN

The proposed site plan is enclosed as Appendix I to describe our design of the Solar Garden. You will also find a screenshot of the site plan below for your convenience. Appendix I shows the parcel, Solar Garden dimensions and specifications, zoning setbacks, and more. The amount of agricultural production land, as a percentage of the overall project area, is $1.9 \text{ acres} / 6.11 \text{ acres} =$ approximately 31%. The amount of environmentally-sensitive land, as a percentage of the overall project area, is $0.1 \text{ acres} / 6.11 \text{ acres} =$ approximately .0163%.

4. MAINTENANCE AND UTILITY TRAFFIC THROUGHOUT THE SITE.
DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.



SOLAR ON AGRICULTURAL LAND

Harvesting solar to generate energy is widely viewed as an agricultural business opportunity for farmers across the United States, including those in Minnesota. This is evidenced by many agricultural groups that have gone on record to support the expansion of community solar. For example, the President of the Minnesota Farm Bureau has stated publicly that the **“Minnesota Farm Bureau statewide policy supports the development and use of alternative energy sources such as solar farms and gardens, as long as the drainage is maintained and serviced.”** Other groups that have voiced their support for community solar include the American Farm Bureau Federation, MN Farmers Union, and National Farmers Union.

There are three primary reasons why community solar gardens contribute to the preservation and improvement of agricultural land:

1. The Solar Garden area is converted to native grasses and pollinator-friendly habitat. As mentioned in the *LOCAL IMPACT* section, this makes a tremendous impact on the local environment, including but not limited to soil quality, water quality, and crop yields.
2. Decommissioning of community solar gardens is simple and does not disrupt the land. We remove the solar panels, racking, concrete inverter pads, and any other equipment and restore the land. Because we use piles as foundation, system removal involves almost no disruption to the land. After the Solar Garden's life, what is left is an undisturbed field of native grasses atop immaculate soils. This is one of the only ways for a landowner to increase and diversify income while preserving and protecting farmland for future generations, when crop prices and agricultural practices may be more viable than they are today.
3. Landowners can convert a small portion of farmland to a community solar garden, which provides them with guaranteed, increased, and diversified income. This financial stability allows landowners to keep their remaining land in farming and in the family. This sort of financial stability is traditionally only offered by residential, commercial, or industrial development. Of these options, the community solar garden will be the best steward of the soils and natural resources of the agricultural land.

CONSTRUCTION

OVERVIEW

The construction of a Solar Garden is simpler than many people realize. Galvanized steel I-beams are driven into the ground to the appropriate depth to ensure long-term stability, according to detailed structural and geotechnical analysis. Racking sits on top of the steel I-beams. Solar panels clip into the racks. Inverters are set up in between sections of solar panels. Electrical line is buried 4' deep in an electrical conduit. There are no concrete footings and no permanent structures or buildings, which makes the eventual decommissioning process easy at the end of the Solar Garden life. The Solar Garden will comply with Minnesota Rules 7030 governing noise. We use Tier 1 solar panels to achieve high efficiency and conform to high quality-control and safety standards. As mentioned in our pre-application meeting, our project will comply with applicable state electrical code and building code requirements.

The bulk of the construction will occur in approximately 7 weeks, followed by testing, inspections, and commissioning work. The most noticeable phase of the construction is the pile driving, which is often completed in 2 days or less. In total, the construction period is expected to last about 4 months. Hours of construction will be 7:00am to 7:00pm Monday-Saturday. No work will be done on Sundays and nationally-observed holidays.

PARKING

During our construction phase, a temporary parking area, adjacent to the Project, will be used for installation crews, delivery trucks (as needed), and construction and supervision personnel.

VEHICLES/CONSTRUCTION TRIPS

Trucks for maintenance activities will be standard, with minimal tooling and parts for activities as described above.

- Most deliveries will be in the first month and most electrical testing will be in the later stages of construction.
- Modules will come on 40-foot flatbed trucks or in 40-foot containers.
- We expect no more than 8 deliveries for all solar modules.
- We expect no more than 5 container trucks to deliver racking material
- We expect no more than 2 deliveries for inverters, switchgears, and transformer
- We expect 4 trips for Balance of Plant equipment in containers that are 40 feet or smaller.
- Note: We expect no more than 4 deliveries per day.

STRUCTURES

All monitoring is done remotely. No permanent structures will be built onsite.

STORAGE DURING OPERATION

As referenced above, there will be no equipment or materials storage onsite.

SIGNAGE

There will be no external signage of the facility. To provide safety and support good practices, labeling of electrical equipment requires internal signage. All signage will be in compliance with Chapter 154 – Sign Regulations.

WATER, SEWAGE, AND WASTE

No water, sewage, or waste management services are required onsite. Portable waste facilities will be provided during the construction period. Delivery routes will be designed to pose the smallest traffic impact in the local community. We will coordinate with local authorities as to preferred times and routes prior to construction mobilization. Construction employees will park within the Project premises. There will be no permanent storage on-site. Employees will be provided with mobile waste management options sourced from the local area. USS Dressen Family Solar LLC takes responsibility for maintenance or replacement or new installation of any drain tile servicing this site if USS Dressen Family Solar LLC and the landowner determine it necessary.

SITE ACCESS

The site will be accessed via the existing access (old Hwy 7) off of the township road (Polk Ave). The Township has already provided written approval for the road use and access. This provides necessary access for construction, regular mowing and maintenance activities, and decommissioning of the Project, while minimizing impact to adjacent land uses. The road also provides access in the unlikely event that emergency crews are needed onsite. We utilize the following simple process for construction of the access road:

- (1) Remove topsoil from a 15-foot wide area and spread it thinly in adjacent areas,
- (2) Lay down geotextile fabric over compacted subgrades, if necessary, to prevent vegetative growth, and
- (3) Install and compact approximately 8-10" of aggregate material/gravel to level with surrounding grade.

See the Site Plan in Appendix I for a depiction of the access road.

OPERATIONS AND MAINTENANCE

As a long-term owner and operator, US Solar’s operations team analyzes Solar Garden performance remotely 24/7 through our data acquisition system. This real-time monitoring aids in detecting and diagnosing any production anomalies, identifying, and addressing under-performance issues, managing service teams and technicians, and contacting landowners and the utility if necessary.

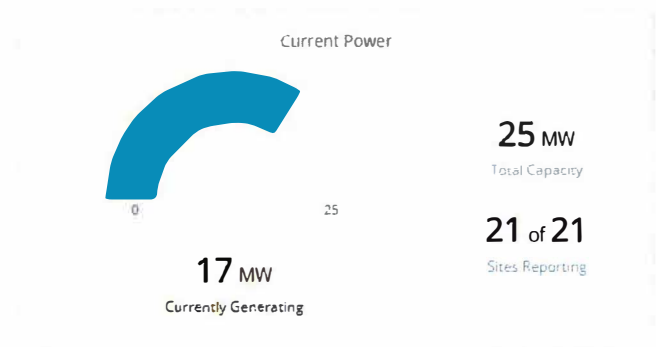


Figure: Snapshot of instantaneous generation for an operating portfolio

Approximately four (4) times per year, authorized and insured technicians will be sent out to perform routine maintenance on the site, in addition to any unplanned maintenance. During the first few years, maintenance personnel will visit the site a few extra times per year to ensure the health of vegetation and landscaping.

Maintenance and Operations questions can be directed to the USS Dressen Family LLC Operations Team at 612-260-2230. The Operations Team will be able to address any issues related to drainage, weed control, screening, general maintenance, and operation. Emergency contact details to be provided prior to construction.

In addition, Xcel Energy personnel will have an easement and will perform any maintenance activities of their interconnection facilities, if needed.

PARKING

After construction is completed, there will be approximately two parking spots within the boundaries of the perimeter fence. Our vehicles will park there to avoid disrupting traffic or adjacent land use.

OTHER

There will be:

- No daily traffic
- No equipment or materials storage onsite
- No marketing/advertising signage
- No water/sewer/trash utilities required onsite

GRADING AND STORMWATER POLLUTION PREVENTION

GRADING

Grading, filling, removal of soils, and addition of soils will be limited to the extent practical. Our solar racking can accommodate various terrain.

We will maintain the existing drainage patterns of this parcel, minimizing impact to surrounding land. A preliminary drainage plan has been included in Appendix I. A full drainage report is forthcoming and will be completed as part of the Stormwater and Pollution Prevention Plan (SWPPP) permit. Volume control (infiltration) will be provided through infiltration basins and the newly established perennial vegetation.

As described in the Minnesota Stormwater Manual, best management practices have been incorporated to ensure a site maintains good drainage. All impervious surfaces are fully disconnected and routed over low-maintenance grass. The MPCA's spreadsheet tool has been used to calculate the volume of stormwater that must be treated on site from solar installations to meet the requirement of 1.0 inch of runoff from new impervious surfaces. A small basin may be provided to make up the remainder of the volume required. The basin design will allow for a 48-hour draw down time. Pretreatment is provided throughout the site by fully vegetative land cover that will be utilized as buffer. Carver County WMO requirements are met throughout.

The SWPPP will include the following:

- Storm water mitigation and management resources
- Wetland impacts (if any)
- Temporary erosion prevention measures
- Temporary sediment control measures
- Permanent erosion and sediment control measures, if needed
- Best management practices (BMPs) regarding erosion control
- Inspection and maintenance
- Pollution prevention measures
- Final stabilization plan for long-term soil stability

EROSION AND SEDIMENT CONTROL PLAN

USS Dressen Family Solar LLC will comply with the requirements outlined above, including obtaining a stormwater permit prior to construction. Our racking equipment is very accommodating of various terrain types and topography. Please refer to [Appendix I](#) for the erosion and sediment control site plan. In addition to the silt fence, we propose a wet sedimentation basin within the Solar Garden and permanent erosion control at the outlet.

NO HAZARDOUS MATERIALS INVOLVED

We exclusively use Tier 1 solar panels. The materials that comprise Tier 1 solar panels are the same materials that comprise a cell phone: glass, silicon, silver, aluminum. All the materials used in the Solar Garden are stable and fully contained. There is no pollution of the air, groundwater, or surface area of the site on which they sit.

TOWNSHIP RECOMMENDATION

USS Dressen Family Solar LLC met with Watertown Township on December 6, 2021. We received feedback, answered questions, and alleviated concerns. There were no members of the public who opposed the project at the meeting. Scott Hoese, tenant farmer of the subject property and Township Board Member, was able to answer some questions on the background of the property and access. Wayne Hubin, Watertown Township Clerk, provided formal road access approval to use the field road off of Polk Avenue. Mr. Hubin signed the "Land Use Application" page of the Carver County form, which signals the township's acknowledgement of our application.

PROPERTY VALUES

According to a widely circulated independent study conducted by researchers at the [LBJ School of Public Affairs at the University of Texas](#), the results from the survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values. Data comes from a survey of 37 different appraisers across the U.S. and represents 23 states of the 42 to have utility scale solar facilities. Responses that indicated negative impact were primarily from properties with closer proximity to larger facilities i.e. homes studied within 100 feet of a larger facility (25MW -100MW in size). It is also important to note that assessors with experience assessing homes near solar installations perceived considerably smaller impacts than those without experience.

[Kirkland Appraisals, LLC](#) conducted a matched pair analysis of the property value of homes and agricultural land adjoining existing solar farms in North Carolina, South Carolina, Tennessee, Virginia, Mississippi, Texas, Oregon, New York and Maryland. The conclusion of this study was no indication of any impact on property values, positive or negative, of homes or vacant residential or agricultural land due to adjacency to a solar farm. Note that the average distance from a residential home to solar panels in this study was 150'.

Locally, [Chisago County](#) decided to study this independently. They released a report conducted by the County Assessor reviewing property value impacts due to the 100MW North Star solar project which covers approximately 1,000 acres. Note that North Star is approximately 100x the size of this project. Between January 2016 and October of 2017 fifteen (15) properties sold adjacent or near the solar array. After analyzing sales prices, they concluded no adverse impact due to the solar array was found.

In summary, all available data finds no negative impacts to property values of residential homes or agricultural land adjacent or near a solar array. This fact has been confirmed in decisions by the Minnesota Court of Appeals.

DECOMMISSIONING PLAN

The Solar Garden consists of many recyclable materials, including glass, semiconductor material, steel, aluminum, copper, and plastics. When the Solar Garden reaches the end of its operational life, the component parts will be dismantled and recycled as described below. We have a lease contract with the property owner, which requires us to decommission and restore the site at our expense. The decommissioning plan would commence at the end of the lease term or in the event of twelve (12) months of non-operation. At the time of decommissioning, the Solar Garden components will be dismantled and removed using minimal impact construction equipment, and materials will be safely recycled or disposed. USS Dressen Family Solar LLC will be responsible for all the decommissioning costs. USS Dressen Family Solar LLC will establish a bond, letter of credit, or an escrow account in the name of the landowner to ensure proper decommissioning. Carver County will also be listed on this surety.

REMOVAL PROCESS

The decommissioning of the Solar Garden proceeds in the following reverse order of the installation:

1. The solar system will be disconnected from the utility power grid
2. PV modules will be disconnected and removed
3. Electrical cables will be removed and recycled off-site
4. PV module racking will be removed and recycled off-site
5. PV module support posts will be removed and recycled off-site
6. Electrical devices, including transformers and inverters, will be removed and recycled off-site
7. Concrete pads will be removed and recycled off-site
8. Fencing will be removed and recycled off-site
9. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations; replace with soils as needed

The Solar Garden site may be converted to other uses in accordance with applicable land use regulations at the time of decommissioning. There are no permanent changes to the site, and it will be returned in terrific condition. This is one of the many great things about community solar gardens - if desired, the site can return to productive farmland after the system is removed.

DECOMMISSIONING CONSIDERATIONS

We ask that Carver County take note of 3 important considerations: 1) a community solar garden is not a public nuisance, 2) the resale and recycle value are expected to exceed the cost of decommissioning, and 3) Carver County and taxpayers are not at risk.

1) Our modules do not contain hazardous materials, and the Solar Garden is not connected to government utilities (water, sewer, etc.). The Solar Garden will be fenced. Additionally, almost all the land is permanent vegetation which improves erosion control, soil quality, and water quality. For these reasons, the Solar Garden, whether operational or non-operational, is not a public nuisance threat that would require government involvement in decommissioning or removal of the Solar Garden. Compare this to an abandoned home, barn, etc. that may regularly include hazardous materials and/or become a public nuisance.

2) Upon the end of the Solar Garden's life, the component parts may be resold and recycled. The aggregate value of the equipment is expected to exceed the cost of decommissioning and removal. Solar modules, for example, have power output warranties guaranteeing a minimum power output in Year 25 of at least 80% of Year 1. Since the value of solar panels is measured by their production of watts and the value of electricity, it is easy to calculate expected resale value. Even using extremely conservative assumptions, the value of the solar modules alone greatly exceeds the cost of decommissioning. This does not factor in the recycle value of other raw materials like steel, copper, etc. So, decommissioning is seen as a process that results in a net profit, incentivizing the Solar Garden owner to do it.

3) In the extremely unlikely, "worst-case" scenario where (1) the Solar Garden owner fails to decommission and neither our lender nor any power generation entities want the assets, and then (2) the landowner fails to decommission the Solar Garden (which the landowner would have the right to do under the Property lease), Carver County would have its standard police powers to enforce decommissioning. If that process ultimately resulted in Carver County gaining ownership of the property, Carver County could sell the parcel which would absolutely exceed the decommissioning cost.

DECOMMISSIONING CONSIDERATIONS

Despite the considerations of 1) the Solar Garden is not a public nuisance, 2) the resale and recycle value is expected to exceed the cost of decommissioning, and 3) Carver County and taxpayers are not at risk, we propose posting with Carver County a decommissioning financial surety of \$25,000, in line with all recent projects. The surety would be in the form of a cash deposit, a letter of credit, or some other form approved by Carver County.

This financial surety will provide an extra layer of security that the Solar Garden site will be returned to the appropriate condition at the end of the Solar Garden's useful life or earlier, should the Solar Garden cease operations for a twelve-month period. Carver County will be the designated beneficiary of the fund, and the landowner will be provided a copy of the document, thereby establishing the obligation before construction commences.

STRAY VOLTAGE

There is one dairy farm, owned by Scott Hoese, within a mile of the facility. To ensure Scott's peace of mind, US Solar is willing to test before and after construction of the solar facility to prove that our facility does not create any stray voltage.

That said, according to industry experts, public and co-op utilities, and Minnesota Licensed Electrical Engineers, there is absolutely no relationship between stray voltage and solar. In fact:

"Any new facility that could be built near a dairy farm, whether it was a storage warehouse, pole barn, manufacturing facility, residential development, another dairy operation, etc. would be more likely to have the potential to create stray voltage than a solar PV plant, given that they are more prone to exhibiting many of the common causes of stray voltage such as unbalanced or single phase loads, while often lacking the same attention to detail...It is the firm opinion of Westwood Professional Services that any concerns associating solar PV plants with increased risk of stray voltage are baseless.

It is true that there is a relationship between dairy operations and stray voltage. According to the Heartland Power Cooperative, who supplies electricity to numerous dairy operations, in their published

stray voltage guide, “because of high electrical usage, higher humidity, corrosive silage acids, urine, and manure, a dairy barn is not an ideal environment for electrical wiring and equipment.”

Dairy operations exhibit many of the common causes of stray voltage, and solar arrays do not. According to Heartland Power, “stray voltage is the common term used to describe neutral-to-earth voltage in a cow or livestock cow area, usually in the barn. Neutral-to-earth voltage is a low-level voltage (usually 10 volts AC) present on metal equipment that has been either grounded to the electrical system or connected to the grounded neutral conductor. Stray voltage occurs when the cow or livestock touches a contact point and the voltage drives a current through the cow, which causes a behavioral response for the cow or livestock.”

A solar array does not contain higher humidity, corrosive silage acids, urine, or manure. Moreover, a solar array does not contain low-level alternating current (AC). In short, none of the common causes of stray voltage are present on or within a solar array.

The applicant is required to follow the National Electric Code and the state electrical permit process. The state, Xcel Energy, and the applicant all perform many extensive tests to ensure the equipment was installed and grounded properly.

MINNESOTA STATE COURT OF APPEALS – STRAY VOLTAGE

The Minnesota State Court of Appeals has ruled twice on false claims over stray voltage and community solar gardens. The court found that most of the concerns over stray voltage directly contradicted scientific evidence and relied on a generalized concern about stray voltage from non-solar sources. In both cases, the court ruled that generalized concerns are insufficient to find that solar gardens pose any real possibility of causing stray voltage. After reviewing the scientific evidence and expert testimony, the court overturned a county’s denial of the use permit based on fear of a relationship between stray voltage and solar.

Upon request, we can provide the applicable rulings by the Minnesota State Court of Appeals.

INSURANCE INFORMATION

USS Dressen Family Solar LLC will be required to meet insurance requirements under long-term contracts with several parties, including the site landowner, Xcel Energy and its Solar Garden lenders and investors. USS Dressen Family Solar LLC will be listed on a policy that includes:

- Liability coverage that will include \$1,000,000 in coverage against damage to rented property
- Excess liability coverage of an additional \$1,000,000 per occurrence
- Property coverage in an amount necessary to cover the value of the Solar Garden and up to one year of lost revenue in the event the project is destroyed and needs to be rebuilt

PROJECT OWNERSHIP

The applicant of the CUP, USS Dressen Family Solar LLC, is a subsidiary of US Solar. USS Dressen Family Solar is the owner of the Project. Please find more information about US Solar at www.us-solar.com.

INTERCONNECTION WITH XCEL ENERGY

We received an Interconnection Agreement on January 5, 2022. Both public and private data shows that there is available capacity for this Solar Garden on this distribution infrastructure. We expect to have our Interconnection Application funded by February 18, 2022. Refer to Appendix II for more information.

Case #: 04328350

Status: Interconnection Agreement

Step: Submitted

Sub-Step:

App Owner: Your application is pending your signature on the interconnection agreement. Please sign the Interconnection Agreement within 30 business days.

Submit

Actions Finalized Actions Milestones Completed Milestones Application Details

TITLE	DESCRIPTION	RESPONSIBLE PARTY	START DATE	DUE DATE
Sign the Interconnection Agreement	App Owner: Please sign your interconnection agreement within 30 business days.	Applicant		2/18/2022 04:30 PM CST

MANUFACTURER'S SPECIFICATIONS

USS Dressen Family Solar LLC uses only Tier 1 solar modules. Tier 1 solar modules are manufactured to the highest quality, performance, and lifespan, produced by companies that have at least a five-year history in manufacturing them. Countless banks and financiers have vetted these modules. They are designed to absorb light and reflect less than 2% of the incoming sunlight, which is less than many natural features, including water, snow, crops, and grass. There will be no material impact from glare.

We are using Tier 1 string inverters for this Solar Garden installed throughout the site. The inverters and electrical cabinets are enclosed and will meet all applicable codes and requirements.

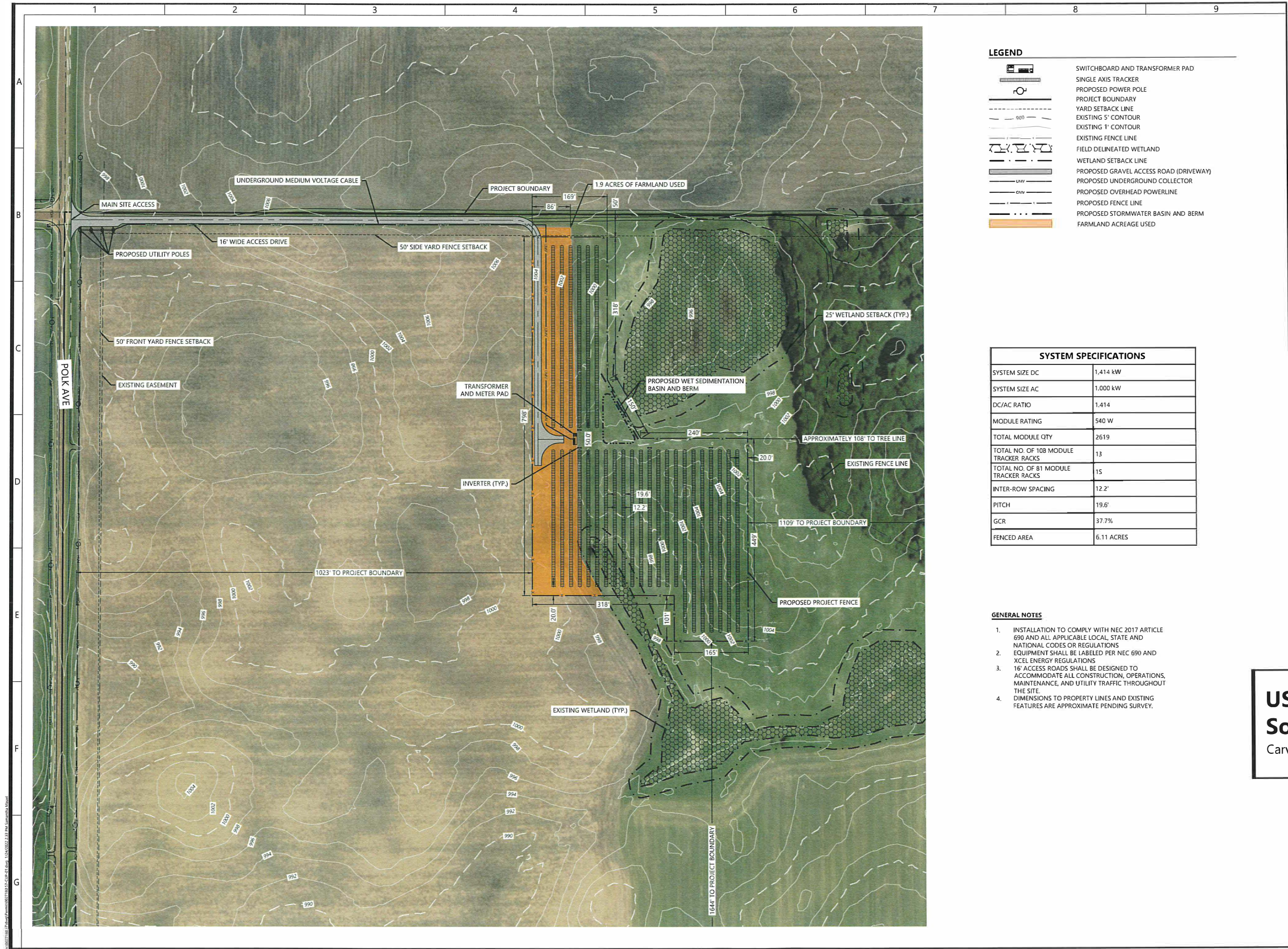
CONCLUSION

USS Dressen Family Solar LLC has complied with all criteria and requirements of the Carver County renewable energy ordinance, and we respectfully request that the Carver County Planning Commission recommends approval of this application.

APPENDIX I – SITE PLANS AND PROJECT MAPS

The attached site plans and project maps display the specifications of USS Dressen Family Solar LLC. The site plan includes project dimensions. The project maps provide detail into key environmental characteristics of the site.

OF 1
2-34



LEGEND

	SWITCHBOARD AND TRANSFORMER PAD
	SINGLE AXIS TRACKER
	PROPOSED POWER POLE
	PROJECT BOUNDARY
	YARD SETBACK LINE
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FENCE LINE
	FIELD DELINEATED WETLAND
	WETLAND SETBACK LINE
	PROPOSED GRAVEL ACCESS ROAD (DRIVEWAY)
	PROPOSED UNDERGROUND COLLECTOR
	PROPOSED OVERHEAD POWERLINE
	PROPOSED FENCE LINE
	PROPOSED STORMWATER BASIN AND BERM
	FARMLAND ACREAGE USED

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1,414 kW
SYSTEM SIZE AC	1,000 kW
DC/AC RATIO	1.414
MODULE RATING	540 W
TOTAL MODULE QTY	2619
TOTAL NO. OF 108 MODULE TRACKER RACKS	13
TOTAL NO. OF 81 MODULE TRACKER RACKS	15
INTER-ROW SPACING	12.2'
PITCH	19.6'
GCR	37.7%
FENCED AREA	6.11 ACRES

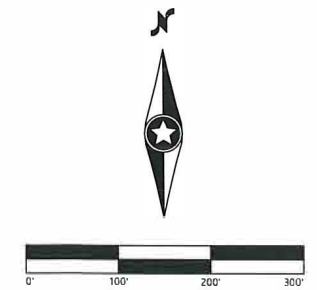
- GENERAL NOTES**
1. INSTALLATION TO COMPLY WITH NEC 2017 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS
 2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND XCEL ENERGY REGULATIONS
 3. 16' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
 4. DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.

PREPARED FOR:

US/SOLAR

100 N 6th St. #410b
Minneapolis, MN 55403

#	DATE	COMMENT
E	11/17/21	Conditional Use Permit
F	01/24/22	Conditional Use Permit



**USS Dressen
Solar LLC**
Carver County, MN

PV Site Plan

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 01/24/2022

SHEET: C.100



LEGEND

- SWITCHBOARD AND TRANSFORMER PAD
- SINGLE AXIS TRACKER
- PROPOSED POWER POLE
- PROJECT BOUNDARY
- YARD SETBACK LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING FENCE LINE
- FIELD DELINEATED WETLAND
- WETLAND SETBACK LINE
- PROPOSED GRAVEL ACCESS ROAD (DRIVEWAY)
- PROPOSED UNDERGROUND COLLECTOR
- PROPOSED OVERHEAD POWERLINE
- PROPOSED FENCE LINE
- PROPOSED STORMWATER BASIN
- DRAINAGE AREA BOUNDARY
- PROPOSED SILT FENCE
- PROPOSED BIOROLL
- PROPOSED CONSTRUCTION MATTING

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1,414 kW
SYSTEM SIZE AC	1,000 kW
DC/AC RATIO	1.414
MODULE RATING	540 W
TOTAL MODULE QTY	2619
TOTAL NO. OF 108 MODULE TRACKER RACKS	13
TOTAL NO. OF 81 MODULE TRACKER RACKS	15
INTER-ROW SPACING	12.2'
PITCH	19.6'
GCR	37.7%
FENCED AREA	6.11 ACRES

GENERAL NOTES

- INSTALLATION TO COMPLY WITH NEC 2017 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS
- EQUIPMENT SHALL BE LABELED PER NEC 690 AND XCEL ENERGY REGULATIONS
- 16' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
- DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.

Westwood

Phone (608) 821-6600 8401 Greenway Blvd., Suite 400
Middleton, WI 53562
westwoodps.com

Westwood Professional Services, Inc.

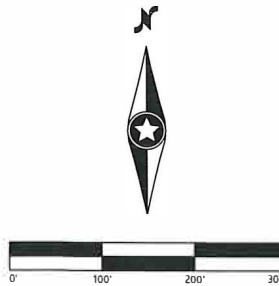
PREPARED FOR:

US SOLAR

100 N 6th St. #410b
Minneapolis, MN 55403

REVISIONS:

#	DATE	COMMENT
E	11/17/21	Conditional Use Permit
F	01/24/22	Conditional Use Permit



USS Dressen
Solar LLC

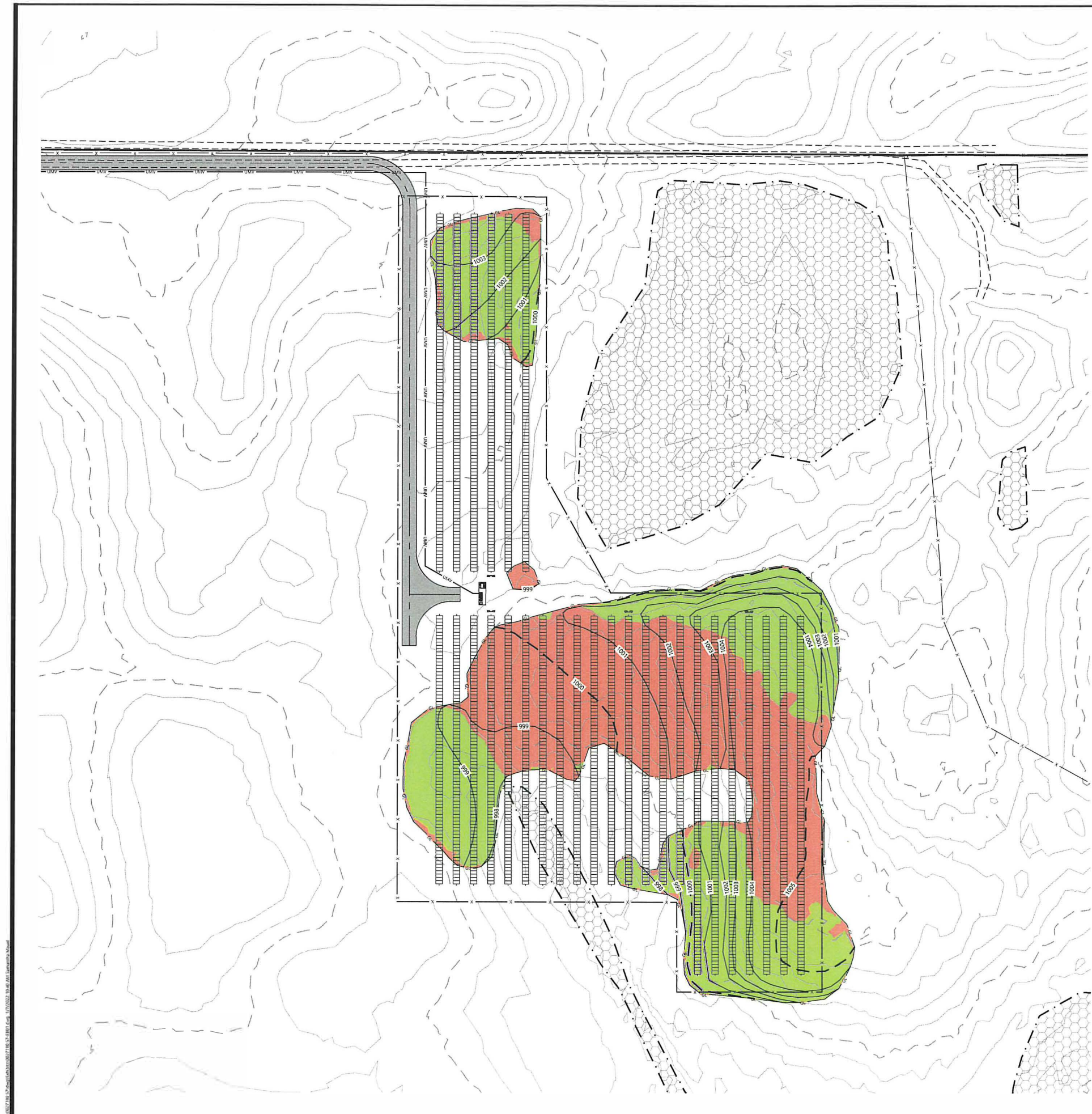
Carver County, MN

Site Hydrology

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 01/24/2022

SHEET: C.101



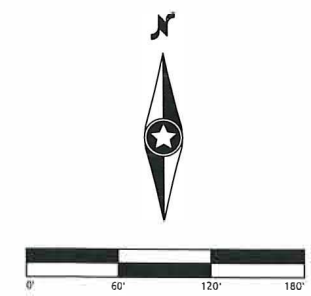
- LEGEND:**
- PROJECT BOUNDARY
 - EX. 5' INDEX CONTOUR
 - EX. 1' INTERVAL CONTOUR
 - EX. GRAVEL ROAD
 - EX. FENCE
 - EX. WETLAND
 - PROPOSED SOLAR ARRAY
 - PROPOSED ACCESS ROAD
 - PROPOSED SECURITY FENCE
 - PROPOSED ELECTRICAL EQUIPMENT
 - UNDERGROUND COLLECTION
 - PROPOSED 5' INDEX CONTOUR
 - PROPOSED 1' INTERVAL CONTOUR
 - PROPOSED GRADING LIMITS
 - PROPOSED GRADING AREA - CUT
 - PROPOSED GRADING AREA - FILL

GRADING QUANTITIES			
	CUT (CY)	FILL (CY)	NET (CY)
ARRAY	3,235	2,984	251

CONCEPTUAL RACKING TOLERANCES

- MINIMUM REVEAL: 5'
- MAXIMUM REVEAL: 6.5'
- E-W MAXIMUM SLOPE: 10%
- N-S MAXIMUM SLOPE: 10%

NOTE:
CUT/FILL QUANTITIES USED ARE RAW QUANTITIES AND DO NOT ACCOUNT FOR SITE EXCAVATIONS OR ANY UTILITY EXCAVATIONS. THE QUANTITIES SHOWN WERE DETERMINED USING THE ANTICIPATED GRADES AS SHOWN ON THE SITE PLAN AND ARE FOR ESTIMATING PURPOSES ONLY.



**USS Dressen
Solar LLC**
Carver County, MN

Preliminary Grading
Plan

NOT FOR CONSTRUCTION

DATE: 01/07/2022
SHEET: EB.01

APPENDIX II – INTERCONNECTION AGREEMENT DETAILS

We received our Interconnection Agreement from Xcel Energy on January 5, 2022. We will fund our Interconnection Agreement by February 18, 2022.

System Impact Study Results Date: September 29, 2021

Facilities Study Results Date: December 29, 2021

Interconnection Agreement Date: January 5, 2022

Case #: 04328350
Status: Interconnection Agreement
Step: Submitted
Sub-Step:
App Owner: Your application is pending your signature on the interconnection agreement. Please sign the Interconnection Agreement within 30 business days.

Submit

Actions

Finalized Actions

Milestones

Completed Milestones

Application Details

TITLE	DESCRIPTION	RESPONSIBLE PARTY	START DATE	DUE DATE
Sign the Interconnection Agreement	App Owner: Please sign your interconnection agreement within 30 business days.	Applicant		2/18/2022, 04:30 PM CST

To request a one-time milestone extension, please send an email to the Program.

APPENDIX III – MEMORANDUM OF LEASE AGREEMENT

Lessor: Bob & Brenda Dressen

Lessee: US Solar Development LLC

Note: US Solar Development LLC is a wholly owned subsidiary of United States Solar Corporation. Prior to construction, US Solar Development LLC will assign the lease to USS Dressen Family Solar LLC, the CUP applicant and project company.

Filed and/or Recorded on
Sep 2, 2021 12:08 PM

Office of the County Recorder/Registrar of Titles
Carver County, Minnesota
Kaaren Lewis, County Recorder

Deputy DL
Document Recording Fees \$ 46.00

Document Total \$ 46.00

Requesting Party: USS Minnesota LLC
Pages: 8

_____(Top 3 inches Reserved for Recording Data)_____

MEMORANDUM OF LEASE AND SOLAR EASEMENT

THIS MEMORANDUM OF OPTION TO LEASE, LEASE AND SOLAR EASEMENT (this "**Memorandum**"), dated as of February 12, 2021 (the "**Effective Date**"), is made by and between, Robert F. Dressen and Brenda L. Dressen, husband and wife, whose address is 6150 Polk Ave, Mayer, MN 55360 ("**Lessor**") and **US SOLAR DEVELOPMENT LLC**, a Delaware limited liability company, whose address is 100 N 6th St., Suite 410B, Minneapolis, MN 55403 ("**Lessee**").

A. Lessor is the owner of real property located in Carver County, Minnesota, that is commonly referenced as parcel identification number 10.033.0400 and is inclusive of the entirety of the Southeast Quarter of Section 33, Township 117, Range 25, less and except any portion thereof located south and west of Polk Avenue (the "**Lessor Property**").

B. Lessor and Lessee have entered into that certain Option to Lease, Lease and Solar Easement (the "**Lease**"), having an effective date of February 12, 2021, whereby Lessor leases to Lessee and Lessee leases from Lessor a portion of the Lessor Property depicted on Exhibit A with stripes (the "**Premises**") for the purposes of the Facility (as defined below).

C. Lessor and Lessee wish to give record notice of the existence of the Lease.

NOW THEREFORE, in consideration sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

PURPOSE OF LEASE. THE LEASE IS SOLELY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION AND RELATED PURPOSES, AND THROUGHOUT THE TERM OF THE LEASE, LESSEE SHALL HAVE THE SOLE AND EXCLUSIVE RIGHT TO USE THE PREMISES FOR SUCH PURPOSES. FOR

IN WITNESS WHEREOF, each of the parties hereto has executed and delivered this Memorandum as of the day and year first above written.

LESSEE: **US SOLAR DEVELOPMENT LLC,**
a Delaware limited liability company

By: _____

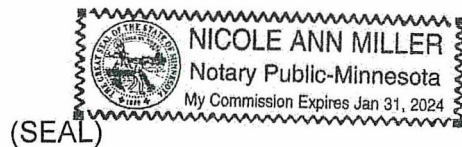
Name: Reed Richerson

Title: COO

STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me on 2/12/21 by Reed Richerson, the COO of US Solar Development LLC, a Delaware limited liability company, on behalf of the company

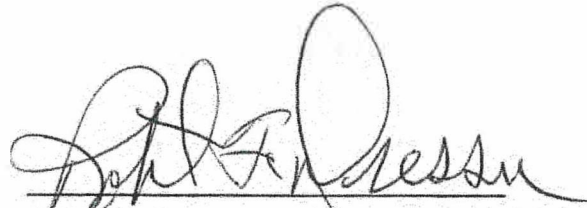


Name Printed:

LANDOWNER:

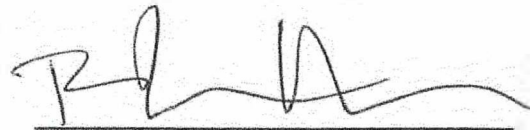
By:

Name:


Robert F. Dressen

By:

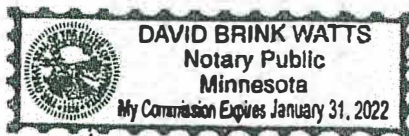
Name:


Brenda L. Dressen

STATE OF Minnesota

COUNTY OF Carver

This instrument was acknowledged before me on Feb 12, 2021 by Robert F. Dressen and Brenda L. Dressen, husband and wife.




Name Printed: David Watts

(SEAL)

THIS INSTRUMENT DRAFTED BY:

Bruce Bedwell
United States Solar Corporation
100 N. 6th St, Suite 410B
Minneapolis, MN 55403
612.260.2230

EXHIBIT A TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

Description of Premises, Lessor Property, and Access Premises

Lessor Property

One tract(s) in Carver County, Minnesota described as follows:

Property ID: 100330400

Deeded Acreage: 158.13

Legal Description: Real property in the City of, County of Carver, State of Minnesota, described as follows: The Southeast Quarter of Section 33, Township 117, Range 25 and that part of Government Lot 2, Section 33, Township 117, Range 25, Carver County, Minnesota, lying southerly of the following described line and its westerly extension: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North along the East line of said Government Lot 2 a distance of 754.73 feet to the point of beginning of the line to be described; thence South 79 degrees West a distance of 356 feet to the easterly shoreline of Goose Lake and said line there terminating.

EXCEPTING therefrom the following two tracts: Tract 1: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25 described as follows: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West along the east line of said Government Lot 2 a distance of 754.73 feet to the point of beginning; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet; thence South 72 degrees 48 minutes 38 seconds West to the shoreline of Goose Lake; thence northwesterly along said shore line to the intersection of a line which bears South 78 degrees 54 minutes 57 seconds West from the point of beginning; thence North 78 degrees 54 minutes 57 seconds East to the point of beginning. Tract 2: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25, Carver County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West, along the east line of said Government Lot 2, a distance of 754.73 feet; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet to the point of beginning; thence continue South 31 degrees 57 minutes 35 seconds East, a distance of 298.73 feet; thence South 67 degrees 08 minutes 26 seconds West to the shoreline of Goose Lake; thence northwesterly along said shoreline to the intersection of a line which bears South 72 degrees 48 minutes 38 seconds West from the point of beginning; thence North 72 degrees 48 minutes 38 seconds East to the point of beginning.

Watertown Township

3580 Co. Rd. 10 N.
Watertown, MN 55388
952-955-2446

For: U. S. Solar Corp

Dec 22, 2021

To: Luke Gildemeister, Project Developer

Please consider this document upon signature, as formal township approval of the use the field road approach off of Polk Avenue servicing the NW corner of Parcel ID 100330400, for solar garden const, with the following requirements:

- Access to the above field road approach shall be from the north only via State Highway 7
- Speed limit shall be 30 mph
- The road shall be kept clear of any debris, i.e. wheeled traffic mud, const debris etc.
- There shall be no parking of any project related vehicles along Polk Ave at any time.
- Extra road surface maintenance (grading/dust coating) resulting from solar garden project related construction traffic shall be at the expense of U.S. Solar.

Signed by:

Wayne Hubin *Wayne Hubin*

Watertown Township Clerk

Luke Gildemeister *Luke Gildemeister*

Project Developer, U. S. Solar Corp



Township Presentation & Recommendation Form

PARCEL #	100330400	Permit #	P220220003
Owner's Name:	Bob & Brenda Dressen	Owner's Mailing Address:	6150 Polk Avenue
City:	Mayer	Owner State:	Minnesota
		Owner Zip:	55360
Applicant (if other than owner):	Luke Gildemeister, US Solar Project Developer	Site Address:	6190 Polk Avenue

Type of Request:	☒ CUP	☐ IUP	☐ Preliminary Plat	☐ Final Plat	☐ Variance	☐ Appeal
Description of Request:						
United States Solar Corporation ("US Solar") is requesting that Watertown Township recommends approval to Carver County of our CUP application for USS Dressen Family Solar LLC project. This 1-megawatt (MW) community solar garden will be located on the land of Bob and Brenda Dressen at 6190 Polk Avenue, Mayer, MN 55360.						

Date of County Public Hearing:	180 Feb 15, 2022	Date of Township Meeting:	Feb 7, 2022 December 6, 2021
--------------------------------	------------------	---------------------------	--

Actions:

Township Action Taken:

- ☐ Recommends approval and use of the Township Road (if applicable) with the following comments:
- ☐ Recommends denial for the following reasons:
- ☒ No recommendation, but will comment on the request at the Planning Commission or Board of Adjustment hearing:

Township reserves the right to add stipulations regarding the application (CUP) to the county

Also approval from the township via an IUP which include ordinance 6-2021-I provision is required.

****Important:** I understand that I must appear at the Town Board meeting to present my request and obtain their recommendation prior to appearing before the County Planning Commission or Board of Adjustment.

Luke Gildemeister

Date Feb 7, 2022

Signature of Applicant

Luke Gildemeister

Date Feb 7, 2022

Signature of Township Official

From: Mike Sorensen
Sent: Wednesday, February 2, 2022 1:04 PM
To: Land Management
Subject: Dressen property

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

To whom it may concern:

Mike & Jeanne Sorensen do not oppose the conditional use permit for solar garden on their property.

Mike & Jeanne

From: Jane Heimerl
Sent: Sunday, February 6, 2022 1:51 PM
To: Land Management
Subject: RE: US Solar Conditional Use permit

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Carver County Planning Commission

Attn: Jason Mielke
Land Use Manger

Jason,

We are writing to you today regarding the notice we received for US Solar's conditional use permit application, which would like to construct a solar garden located on the Bob & Brenda Dressen property. We would like it known that we do not have an issue with this project or it's location, therefore, we do not have any objections.

The site location is a good distance from any of the neighbor's homes and, we feel, would not be an eyesore to anyone.

Sincerely,

Craig and Jane Heimerl

Statement of Support

There is a proposed community solar garden at 6190 Polk Ave, in the northeast corner of the field owned by Bob and Brenda Dressen. The signers below are residents of Watertown Township who are showing their support for the solar garden and asking the Watertown Township Board to approve the permit.

Sign Name	Print Name	Address
<i>Kathy Schwendinger</i>	Kathy Schwendinger	6110 Polk Ave
<i>C. A. —</i>	Craig & Jane Heimert	Mayer, MN 55360
<i>Jane Heimert</i>	Jane Heimert	12235 62nd St.
<i>Jon Zieroth</i>	Jon Zieroth	Waconia, MN 55387
		6080 Co. Rd 10 N
		Waconia, MN 55387
<i>William & Brock Ramsey</i>	WILLIAM D. ARCKINSMY	6040 Polk Ave
		Mayer, MN 55360
<i>Mia M. Waldera</i>	Mia M. Waldera	12125 62nd St
		Waconia, MN 55387
<i>Eva J. Waldera</i> (Mia - POA)	Eva J. Waldera	12125 62nd St
		Waconia, MN 55387
<i>Shauna & Aaron Ingenito</i>	Shauna and Aaron Ingenito	12195 62nd St
		Waconia, MN 55387
<i>Mark Stargat</i>	Mark Stargat	5680 Co. Rd 10 N.
	Prime Four LLP	Waconia, MN 55387

EXHIBIT "A" – LEGAL DESCRIPTION

PID NUMBER: 10-033-0400

File# PZ20220003

APPLICANT: Luke Gildemeister, representing US Solar

OWNER: Robert F Dressen

* * * * *

The Southeast Quarter of Section 33, Township 117, Range 25, and that part of Government Lot 2, Section 33, Township 117, Range 25, Carver County, Minnesota, lying southerly of the following described line and its westerly extension: Commencing at the southeast corner of said Government Lot 2; thence on an assumed bearing of north along the east line of said Government Lot 2, a distance of 754.73 feet to the point of beginning of the line to be described; thence South 79 degrees West, a distance of 356 feet to the easterly shoreline of Goose Lake and said line there terminating.

EXCEPTING THEREFROM the following two tracts:

Tract 1: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25, described as follows: Commencing at the southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West along the east line of said Government Lot 2, a distance of 754.73 feet to the point of beginning; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet; thence South 72 degrees 48 minutes 38 seconds West to the shoreline of Goose Lake; thence northwesterly along said shore line to the intersection of a line which bears South 78 degrees 54 minutes 57 seconds West from the point of beginning; thence North 78 degrees 54 minutes 57 seconds East to the point of beginning.

Tract 2: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25, Carver County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West, along the east line of said Government Lot 2, a distance of 754 .73 feet; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet to the point of beginning; thence continue South 31 degrees 57 minutes 35 seconds East, a distance of 298.73 feet; thence South 67 degrees 08 minutes 26 seconds West to the shoreline of Goose Lake; thence northwesterly along said shoreline to the intersection of a line which bears South 72 degrees 48 minutes 38 seconds West from the point of beginning; thence North 72 degrees 48 minutes 38 seconds East to the point of beginning.

COUNTY OF CARVER
PUBLIC SERVICES DIVISION
Department of Land Management

February 28, 2022

TO: Carver County Planning Commission & Watertown Town Board

FROM: The Land Management Department

SUBJECT: Application for a Conditional Use Permit (Energy Production – Large SES)

FILE #: PZ20220008

APPLICANT: Kate Larkin (OneEnergy Development)

OWNER: Calvin Ladd

SITE ADDRESS: 114XX Co Rd 20, MN 55388

PERMIT TYPE: Energy Production – Large SES

PURSUANT TO: County Code, Sections 152.057 (A), (C)(1), (C)(2)(b); 152.041

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 10-003-0710

STAFF ANALYSIS:

1. The subject property (approximately 49.9 acres) is owned by Calvin Ladd and is located in the West Half (W½) of the Southeast (SE¼) of Section 3, Watertown Township. The proposed energy production area is located on approximately 7.7 acres of the property, consisting of naturally vegetated land with some wetlands. The property is located in the Agricultural Zoning District, Shoreland Overlay District (Oak Lake), a very small area of Floodplain Overlay District (Oak Lake), and the CCWMO (Crow River Watershed).
2. The applicant, Kate Larkin of CEF Watertown Community Solar, LLC, a subsidiary of OneEnergy Development, LLC, is requesting to construct, operate (by lease), and maintain up to a one (1) Mega-Watt (MW) Community Solar Garden (CSG) as an energy production (Large – Solar Energy System) – Conditional Use Permit (CUP) on the subject property. The request is being proposed as part of Xcel Energy's Community Solar Garden Program, which was established by the State of Minnesota in 2013. The Energy contract with Xcel Energy for this program is for a minimum of 26 years.
3. The proposal is considered a Large Solar Energy System (LSES) based on the fact that the current (DC) rate capacity exceeds 100 kilowatts and would produce energy that would be added to Xcel Energy's existing grid system. A Large SES requires a CUP and development standards pursuant to Sections 152.057 (A), (2)(C)(1), and (C)(2)(b) of the Zoning Code, as follows:

§ 152.010 DEFINITIONS.

SOLAR ENERGY SYSTEM (SES). A set of devices whose primary purpose is to collect solar energy and convert and store it for useful purposes including heating and cooling buildings or other energy-using processes, or to produce generated power by means of any combination of collecting, transferring, or converting solar-generated energy. (See also: **LARGE SOLAR ENERGY SYSTEM** and **SMALL SOLAR ENERGY SYSTEM**).

SOLAR ENERGY SYSTEM, LARGE. Composed of multiple solar panels on multiple mounting systems (poles or racks), and generally have a direct current (DC) rated capacity greater than 100 kilowatts.

§ 152.057 ENERGY PRODUCTION.

(A) General provisions.

- (1) *Pre-application meeting required.* A pre-application meeting with county land management staff is required prior to application for a land development permit that requires a public hearing. The following items shall be reviewed and approved prior to the submittal of an application for a large energy production system:
 - (a) Existing conditions site plan;
 - (b) Proposed conditions site plan;
 - (c) Site plan showing the proposed operational area, access road(s), any accessory uses, and their dimensions in relation to the agricultural production land and/or environmentally sensitive land, as defined by this chapter, on the subject parcel;
 - (d) Written approval for road access from the applicable road authority (township, county, state, etc.);
 - (e) Proposed grading plan;
 - (f) Location for all permanent and temporary stormwater control measures, when applicable;
 - (g) Wetland delineation report, if required;
 - (h) Preliminary vegetation and seeding plan for all perennial vegetation; and
 - (i) Preliminary decommissioning plan.
- (2) No energy production system requiring a CUP is permitted on land enrolled in the Metropolitan Agricultural Preserve Program (M.S. Chapter 473H).
- (3) The conversion of existing wooded areas for the placement of an energy production system is prohibited.
- (4) No more than 75% of the operational area for any large energy production system shall be existing agricultural production land and/or environmentally sensitive areas. This standard applies to the operational area, all access roads, and any accessory uses/structures.
- (5) Operational area(s) of any large energy production system, including fencing, the base of a WECS, solar arrays, and any accessory uses shall be located a minimum of one mile from the operational area(s) of any other permitted large energy production system or wireless communication tower in the county.
- (6) All energy production systems and accessory equipment shall be in compliance with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended; and the Minnesota State Electric Code, as amended.
- (7) All energy production systems and accessory equipment shall be in compliance with Carver County Water Management Organization, Chapter 153.
- (8) *Application.* An application to the county for a conditional use permit under this section is not complete unless it contains the following:
 - (a) Site plan of existing conditions;
 - (b) Site plan of proposed conditions;
 - (c) Site plan showing the proposed operational area, access road(s), any accessory uses, and their dimensions, in relation to the agricultural production land and/or environmentally sensitive land, as defined by this chapter, on the subject parcel.
 1. Site plan shall include area calculations for agricultural production land and/or environmentally sensitive land, shown as a percentage of the overall project area.
 - (d) Manufacturer's specifications and recommended installation methods for all major equipment;
 - (e) A description of the method of connecting the array to a building or substation;
 - (f) A copy of the interconnection agreement with the local electric utility or a written explanation outlining why an interconnection agreement is not necessary; and
 - (g) A decommissioning plan to ensure that facilities are properly removed after their useful life. Decommissioning of an energy production system must occur within 180 days in the event the system is not in use for 12 consecutive months. All items associated with the discontinued use shall be defined as solid waste, in accordance with Chapter 50 of the Carver County Code of Ordinances. The decommissioning plan shall include a bond, letter of credit, or the establishment of an escrow account in the name of the landowner, to ensure proper decommissioning. Any cost incurred by the county for the decommissioning of a discontinued system, as a result of an inadequate financial surety, shall be assessed back to the landowner under M.S. § 375.18, subd. 14, as amended. The plan shall consist of the following:
 1. The removal of all structures and foundations.
 2. The removal of all power poles, cables/wiring and electrical devices associated with the project.

3. The removal of all access roads and parking areas.
4. The disposal of all power poles, cable/wiring, electrical devices, structures and/or foundations shall meet the provisions of the Carver County Solid Waste Ordinance or successor ordinance.
5. The permanent restoration of the site including the following:
 - i. Site cleanup followed by general surface grading and, if necessary, restoration or surface drainage swales, ditches, and tile drains (if present).
 - ii. Any excavation and/or trenching caused by the removal of building or equipment foundations, rack supports, and underground electrical cables will be backfilled with the appropriate material and leveled to match the ground surface.
 - iii. The roads and parking areas will be removed completely, filled with suitable sub-grade material, and leveled.
6. Further restoration of soil and vegetation of the site as necessary to minimize erosion.

(C) Solar energy system (SES).

(1) General provisions.

- (a) *Setbacks*. SES shall meet the structure setback requirements.
- (b) *Approved solar components*. Electric solar system components shall have an Underwriters Laboratory (UL) listing.
- (c) *Utility notification*. No grid-intertie photovoltaic system shall be installed until evidence has been given to the Department that the owner has notified the utility company of the customer's intent to install an interconnected customer owned generator. Off-grid systems are exempt from this requirement.
- (d) *Application*. An application to the county for a conditional use permit under this section is not complete unless it contains the following additional information:
 1. The number of panels to be installed;
 2. A landscaping/screening plan, including a narrative describing the overarching landscape architecture elements and how the design and placement of plant types and materials will complement the form and function of the developed site and blend into the surrounding environment, shall be prepared by a licensed landscape architect for submittal with the application. Applicants may also be asked to submit renderings of the landscape plan at year one, year three and year five.

(2) *Activities*.

(b) *Large SES*.

1. *Conditional use*. Large SES shall be no more than one megawatt (MW) alternating current (AC) rated capacity and shall be permitted with the issuance of a CUP pursuant to § 152.052.
2. *Standards*.
 - i. *Foundations*. The manufacturer's engineer or another qualified engineer shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.
 - ii. *Power and communication lines*. Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. Exceptions may be granted by the Department in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.
 - iii. Foundation posts shall be installed using noise mitigating equipment such as a vibrating post driver or any other noise reduction method as may be stipulated by the CUP.
 - iv. Operational areas(s), including fencing and solar array, shall be located a minimum of 50 feet from adjacent property lines and/or public rights-of-way and 500 feet from neighboring residences not on the same parcel of property existing at the time of application for the permit.
 - v. *Vegetation maintenance required*. All approved large SES shall be required to complete maintenance of all screening and vegetative cover no less than four times per calendar year for the duration of the permit. Written documentation of completed maintenance shall be provided to the county on a quarterly basis.
 - vi. *Screening*. Screening consisting of a berm (2:1 maximum slope with supplemental plant materials including trees, shrubs, and groundcovers) and/or a continuous evergreen vegetative buffer shall be provided and maintained at all times around the perimeter of the fencing that

faces: (1) public road right-of-way within 500 feet of the operational area; (2) an existing residence or farmstead within 750 feet of the operational area not on the subject parcel; or (3) residentially zoned or platted property within 750 feet of the operational area. When required, these distances shall be reviewed and possibly amended by the Planning Commission or County Board of Commissioners.

- vii. Financial surety shall be provided to insure the establishment and maintenance of any required screening pursuant to the Carver County Fee Schedule. Financial surety shall be held for at least two consecutive growing seasons or until such time where staff has deemed the screening vegetation to be established.
- viii. *Beneficial habitat.* The project site design shall include the installation and establishment of ground cover meeting the beneficial habitat standards consistent with M.S. § 216B.1642, or successor statutes and guidance as set by the Minnesota Board of Water and Soil Resources. Beneficial habitat standards shall be maintained on the site for the duration of operation, until the site is decommissioned.
- ix. *Annual inspection required.*

§ 152.041 SCREENING STANDARDS.

- (A) *Purpose.* The screening of activities conducted under a conditional use permit, interim use permit or variance issued under this chapter may be required as a condition of a permit or variance to break up the visual profile in an aesthetically pleasing manner.
- (B) If screening is required as a condition, the following standards shall be complied with:
 - (1) A planting strip shall consist of evergreens, deciduous trees, shrubs and/or plants of a sufficient density to compose a substantially opaque visual screen and reasonable buffer viewed at a 90 degree angle from the planting strip.
 - (2) A planting strip shall be designed to provide visual screening to a minimum height of six feet. The grade for determining height shall be the grade elevation of the building or use for which the screening is providing protection, unless otherwise established by the Land Management Department. An earth berm may be used but shall not be used to achieve more than eight feet of the required screen. The planting plan and type of plantings shall require the approval of the Planning Department.
 - (3) Plant material centers shall not be located closer than three feet from the fence line or property line and shall not be planted to conflict with public plantings, sidewalks, trails, fences, parking areas, and driveways based on the judgment of the Planning Department.
 - (4) Where massing of plants or screening is intended, large deciduous shrubs shall be planted four feet on center or closer, and/or, evergreen shrubs shall be planted eight feet on center or closer.
 - (5) Trees and shrubs shall not be planted in the right-of-way.
 - (6) Trees and shrubs shall not be planted in or across any recorded easement.
 - (7) All plants required as part of an approved screening plan shall be maintained and kept alive. Dead plants shall be replaced in accordance with the approved screening plan.
 - (8) All new plants shall be guaranteed for a full growing season from the time planting has been completed. All plants shall be alive, of good quality, and diseases free at the end of the warranty period or be replaced. Any replacements shall be warranted for a full growing season from the time of planting. The growing season is herein defined as the period from June 1 to September 30.
 - (9) Planting operations shall be conducted under favorable weather conditions during one of the following planting seasons as specified herein. For deciduous plant materials, spring planting should occur from April 1 to June 1; and fall planting from September 30 to November 15. For coniferous plant materials, spring planting should occur from April 1 to May 15; and fall planting from August 15 to October 15.
 - (10) Any proposed modifications to these landscape requirements must consider a site-specific design solution if site conditions are deemed appropriate and other functional requirements (screening, etc.) are met.
 - (11) Financial surety pursuant to the Carver County Fee Schedule may be required to insure the establishment of the required screening. If required, the following standards shall apply:
 - (a) The responsible party shall provide surety for the performance of the work described and delineated on the approved landscape plan and any related remedial work.
 - (b) The form and conditions of the surety shall be as follows:
 - 1. Deposit, either with the county or a responsible escrow agent, cash escrow. The financial assurance must

be in a form acceptable to the county and from a surety licensed to do business in the State of Minnesota.

2. The financial assurance shall be in favor of the county and conditioned upon the applicant's performance of the authorized activity in compliance with the permit and applicable laws, including this chapter, and the payment when due of any fees or other charges authorized or required by the permit and this chapter. The financial assurance shall state that in the event the conditions of the financial assurance are not met, the county may make a claim against it. The county shall be authorized to make a claim or draw against the surety after any default by the responsible party under the permit or these rules.
3. If at any time during the course of the work or the initial two growing seasons the financial surety amount falls below 50% of the required deposit, the responsible party shall make another deposit in the amount necessary to restore the cash deposit to the required amount.
4. If the responsible party does not bring the financial surety back up to the required amount within seven days after notification by the county that the amount has fallen below 50% of the required amount the county may take such legal action as specified in § 152.999 of this chapter.
5. The county shall be authorized to make a claim or draw against the surety after any default by the responsible party under the permit or this chapter.
6. The county may use funds from this surety to finance remedial work undertaken by the county or a private contractor and to reimburse the county for all costs incurred in the process of remedial work including, but not limited to, staff time and attorney's fees under the following circumstances:
 - i. The responsible party ceases land altering activities and abandons the work site prior to completion of the screening plan;
 - ii. The responsible party fails to conform to the screening plan as approved by the county;
 - iii. The screening techniques utilized under the screening plan are not maintained during site construction, for the initial two growing seasons after being planted; or
 - iv. The responsible party fails to reimburse the county for corrective action.
7. The surety deposited with the county for faithful performance of the screening plan and any related remedial work to finance necessary remedial work shall be released after the practices identified in the screening plan have been installed, two full growing seasons have elapsed from the time of planting, and a final inspection has been completed by the county.
8. The county may return a portion of the financial surety submitted to assure performance if the county determines that the entire amount is no longer required to ensure compliance with permit conditions and rules.

(Ord. 97-2021, passed 7-20-21)

4. The 2040 Carver County Comprehensive Plan recognizes the importance of providing access to solar resources. The County looks to ensure development of solar is in a manner which is efficient and follows all land use control. The development of solar energy systems is guided by Policy LU-20 Essential Services, Public and Quasi-Public, and Limited Private Uses that Serve a Community Purpose. This policy states that energy production is deemed essential to the public health and safety, welfare, or serves a public good of the community. In addition, Policy LU-37 under Solar Resources Policies states that "the County will avoid any undue restrictions on solar access". The use of agricultural land is temporary in nature and the impervious areas would be minimal. There is no existing agricultural production land utilized for the proposed Large SES project site. These factors are compatible with the 2040 Comprehensive Plan.
5. Kate Larkin has submitted a CUP application (dated: February 4, 2022) on behalf of OneEnergy Development, LLC, a business that coordinates solar projects including site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance. The property owner Calvin Ladd has entered into a minimum 26-year lease agreement with OneEnergy Development, LLC.
6. As shown in the submitted conceptual layout and site plan (dated February 8, 2022), the applicant is proposing to construct and operate up to a one (1) Mega-Watt (MW) solar garden on the 7.7-acre site. The major equipment components of the solar array include the solar modules, inverters, and racking. The panels would be on single-axis trackers, which rotate from east to west and will be a maximum of 9-feet in height depending on the tilt. There would be no permanent structures or external signage. The energy produced on the site would be transferred to the network interconnection location through underground, medium-voltage cable, to the interconnection point on a proposed utility

pole on the property. An overhead utility line located on the south side of Co Rd 20 would feed the energy into the existing distribution line. The project meets required setbacks from property lines. Consistent with Code, there is not a Large SES within 1-mile of the proposed project site.

7. Proposed site access is through the existing shared field access at the southeast corner of the parcel. The County has provided consent in an email correspondence (dated October 27, 2021) that the proposed location is acceptable. A proposed 16-foot wide gravel/asphalt road provides access from Co Rd 20 to the project site.
8. The surrounding land uses consist of agriculture and scattered residences, with about 14 homesteads within a half mile of the project. It appears that the closest residence is approximately 1,000 feet south of the proposed operational area. OneEnergy Development, LLC proposes a security fence, maximum 8' in height, composed of steel poles and wire, around the entire perimeter of the project site. Any fences over 7-feet in height require a building permit. With the exception of the graveled vehicle access area, the site would be planted with a "mix of native grasses and pollinator-friendly habitat." Due to the visibility of the project from the nearest home, about 1,000 feet to the south, the applicant is proposing landscape screening along the southern project site border, as identified in Appendix F. As part of the county Zoning Code update that the County Board adopted in July 2021, new screening standards for energy production facilities were adopted (Section 152.041). The proposed screening meets the intent of the standards set forth in the Screening section of the Zoning Code and at maturity would provide a seasonal opaque screen of the solar array. The Zoning Code requires a surety to be submitted by the applicant and held by the County until the screening is established.
9. Due to the presence of wetlands on the property, OneEnergy Development, LLC has completed a wetland delineation and has been in conversation with County Water and Planning staff. The project proposes a .1-acre impact on existing wetlands to construct the access road to the fenced solar array area. OneEnergy Development, LLC would be required to comply with all Wetland Conservation Act rules.
10. The submitted preliminary grading plan shows the amount of cut and fill proposed for the site to accommodate the rows of 2,300 solar panels. The proposed solar racking is noted to accommodate the existing terrain allowing for maintenance of the existing drainage and runoff patterns, minimizing the impact to surrounding lands. Any/all grading would be pursuant to Chapter 153 – Water Resource Management guidelines.
11. The applicant's narrative states that they conducted a glare analysis, which resulted in "No glare predicted" for the 22 adjacent and nearby residences.
12. During the estimated four to six-month construction period the hours of construction activity are proposed to be 7:00 a.m. – 7:00 p.m. After construction, the solar project would operate 24 hours a day, 365 days a year. Site operations (energy productivity) would be monitored remotely. There would be no daily traffic after completion of construction. Maintenance workers would visit the site one to three times per year to perform routine maintenance on equipment.
13. OneEnergy Development, LLC is proposing to drive piles (metal posts) into the ground to support the single-axis tracker racking system, a process they estimate will take two days or less. The Carver County Zoning Code includes a standard which requires foundation posts to be installed using noise mitigating equipment such as a vibrating post driver or any other noise reduction method.
14. OneEnergy Development, LLC reports that it has successfully completed three of the four studies that precede Xcel issuing an Interconnection Agreement. The submitted narrative states that Xcel is currently conducting a Facilities Study, the fourth study. When that study is completed, OneEnergy expects that Xcel would issue the Interconnection Agreement which would then be submitted to the County.
15. OneEnergy Development, LLC or its successors would take on the responsibility and costs of the decommissioning of the site at the end of the operational life of the solar array as noted in the Project Narrative. Decommissioning would commence after twelve (12) months of non-operation. The project site would be restored to pre-construction conditions after removal of the structures, foundations, and restoration of soil and vegetation. Fencing would be removed and recycled, the access will be reclaimed, and soils replaced where needed. CEF Watertown Community Solar, LLC, the entity that will control the project once construction begins, will establish a letter of credit in the amount of \$38,000 to

ensure proper decommissioning. The applicant has referenced the decommissioning process in their operations plan (dated: February 4, 2022) which appears to satisfy the decommissioning standard for an application submittal.

16. The applicant's project narrative references the public's concerns regarding stray voltage and property values. A condition of this permit should be that any stray voltage would be remediated within 30 days of detection and verification, and all test results would be sent to Carver County for reference and made publicly available.
17. The applicant has provided contact information for any maintenance and operation questions or concerns. The applicant would be required to submit (to the Carver County Land Management Department) the list of emergency contacts (during the construction phase) with an emergency plan prior to the issuance of any building permits. Updated contacts for post construction would be required to be submitted within 30 days of the issuance of the Building Permit Certificate of Occupancy (C.O.). The applicant would be required to provide signage with referenced contact information to be placed on the security fencing at this entrance to the operational area. All signage posted on site would be in compliance with Chapter 154 – Sign Regulations. Internal signage is required for labeling of electrical equipment to provide safety and support good practices.
18. The applicant has completed a preliminary grading analysis although, a full drainage report would be completed as part of the Stormwater and Pollution Prevention Plan (SWPPP) permit to be reviewed by the CCWMO as part of their stormwater management standards.
19. The Carver County Planning and Water Management Department (CCWMO) and Carver Soil & Water Conservation District (SWCD) would be reviewing the project with respect to the County Water Rules (Chapter 153), and for site stabilization requirements and Best Management Practices (BMP's). The applicant would be required to comply with any/all permitting requirements. As part of their formal review, they will also:
 - a. Review project plans to ensure that there are no upstream or downstream impacts caused by the project;
 - b. Review project plans to ensure that existing drain tile servicing the site has been identified and will be avoided during construction. Or, if any changes to the site's existing natural and subsurface drainage system are proposed, review changes to ensure that the proposed drainage system has the same capacity as the existing system;
 - c. Review proposed erosion and sediment control BMP's to ensure the site will be managed in a way that prevents offsite erosion or deposit of sediment during construction and is permanently stabilized following construction;
 - d. Review other items as needed to demonstrate compliance with County Water Rules (Chapter 153);
 - e. Collect a surety of \$1,000 per acre up to a maximum of \$50,000 to ensure for faithful performance of the approved plans and to finance any necessary remedial work. The surety shall be held until the following conditions are met (additional conditions may be added during review):
 - i. The project is complete;
 - ii. The site has been re-vegetated (90% vegetative cover across the site, 100% vegetative cover with no signs of erosion in areas of concentrated flows);
 - iii. All erosion and sediment control measures have been removed.
20. The applicant has committed to using pollinator-friendly and native grasses, sourced from within 175 miles of the project site, underneath the solar panels and in the surrounding areas. OneEnergy Development, LLC would control weeds and maintenance throughout the life of the project. Final implementation of the seeding plan shall be subject to review/recommendations by the CCWMO and Carver County SWCD to ensure the vegetative cover will meet or exceed the statewide standard for pollinator-friendly solar by scoring at least 70 points on the *BWSR Solar Site Pollinator Habitat Assessment*. OneEnergy Renewables would ensure ground cover at the site is maintained and mowed for the duration of the permit.
21. The application does not contain information regarding a liability insurance policy which will meet the applicable insurance coverage requirements. Minnesota state guidelines require the Permittee to maintain a comprehensive public liability insurance policy which is written by an insurance carrier and must be authorized by law.
22. This project proposal has been sent to Taylor Huinker, Area Hydrologist for the Minnesota Department of Natural Resources, for review. As of the writing of this staff report no comment was received. The project site area is not within the floodplain, which presumably would be the DNR's chief concern in reviewing this application.

23. In July 2021, the Watertown Town Board adopted a Watertown Solar Garden Ordinance regulating large scale solar array projects within Township boundaries. The Ordinance defines solar gardens as an interim use requiring the issuance of an Interim Use Permit from the Township. In addition to the County standards for solar gardens the Town Board added an additional condition: The owner of the property must reside and establish as their primary residence the property on the solar garden is located. Further, the IUP “shall expire at such time as the owner of such property no longer maintains such property as the owner’s primary residence.” It is the sole responsibility of the applicant to comply with all state and local regulations.
24. The Watertown Town Board reviewed the project at their January 3, 2022 meeting and recommended denial of the LSES application. The reasons stated for the denial were “Neighbor had concern and the fact that Watertown Township has in place an ordinance requiring the landowner to live on the property where the solar garden is proposed.”

PLANNING COMMISSION CONSIDERATION:

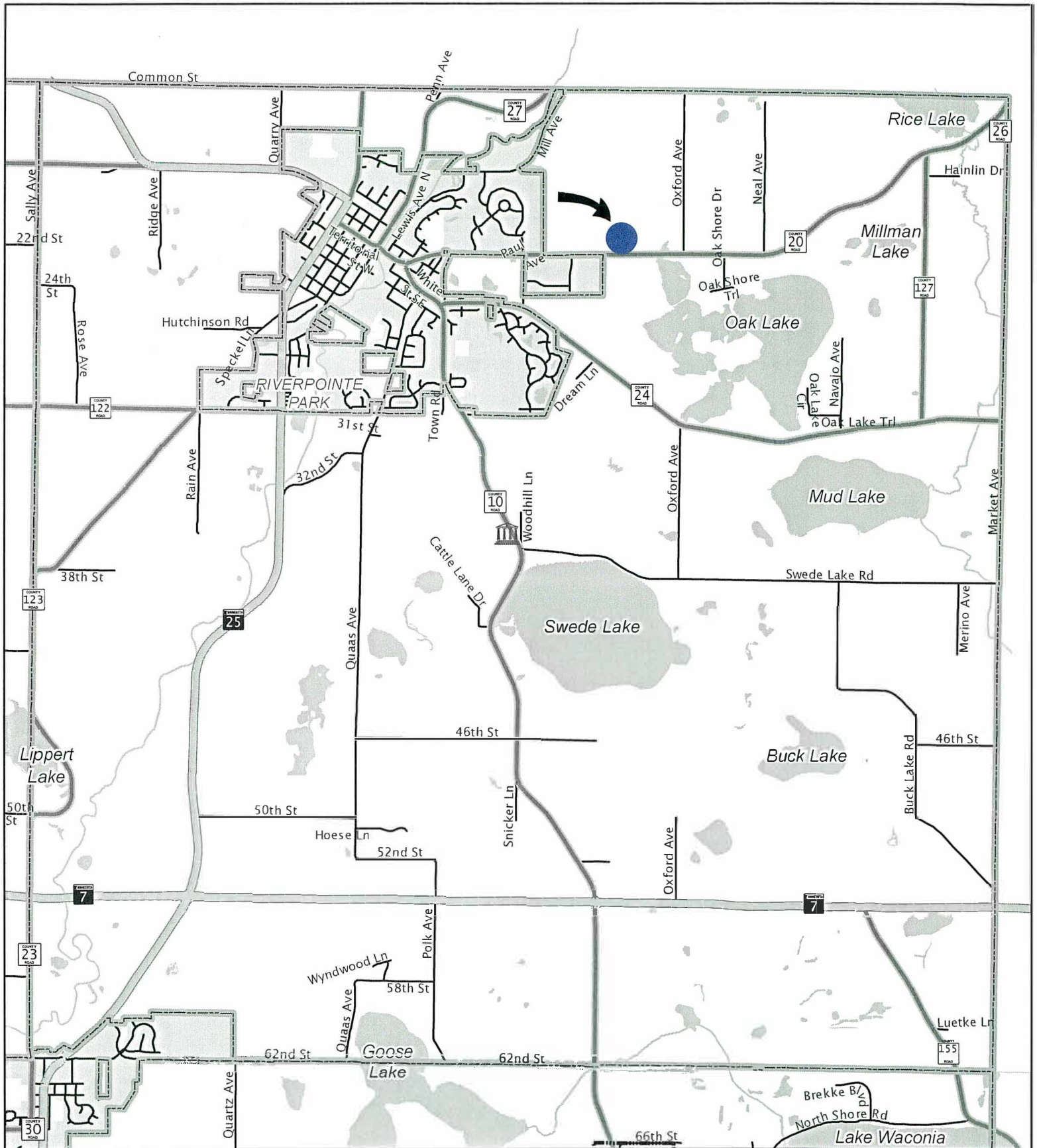
If the Planning Commission recommends approval of the Large – Solar Energy System (LSES) Conditional Use Permit application, the following conditions should be considered part of the permit:

1. The permit is subject to Compliance Review. The permit allows for a community solar garden on the subject 49.5± acre property (approx. 7.7-acre lease area) and it is not transferable to another parcel and/or another area of the parcel subject to the permit. Upon notice to the Carver County Land Management Department, the permit, including all rights and obligations therein, may be assigned, in whole or in part, to any Permittee affiliate and any party with experience owning and operating energy generation facilities. Any other proposed change in facility ownership shall be cause for the permit to be reviewed by the Carver County Land Management Department for a determination as to whether an application for an amendment or similar consideration is necessary, and any such proposed owners and/or operators of the solar site are encouraged to contact Land Management as early on in the timeline of the proposed change as possible.
2. Permittee shall operate in accordance with the submitted CUP Application operations plan (dated: February 4, 2022) and site plan (dated: January 20, 2022) and any/all CCWMO permit approval(s) (i.e. stormwater infiltration, BMPs, site vegetation and plantings, and site reclamation), and any/all Watertown Township conditions. These plans shall be considered a requirement of this permit. If there are any inconsistencies between previously submitted versions, the terms of the most recent shall prevail and shall be considered requirements of this permit. The CSG shall be installed and maintained in accordance with Section 152.057, including noise mitigation and decommissioning. Construction activities may occur 7am-7pm Monday through Saturday (no work is permitted on Sundays or nationally observed holidays)
3. All structures used in conjunction with the facility shall meet the applicable requirements of the Carver County Zoning Code and State Building Code. Any required building permits must be obtained prior to construction. The north property line of the subject parcel shall be surveyed to determine the operational area meets the minimum setback of 15 feet. The survey information shall be submitted to the Carver County Land Management Department with the building permit application.
4. The permit is subject to any/all County Public Works standards pertaining to access requirements.
5. Any grading and/or filling activity on the property shall be completed in accordance with the CCWMO Rules and the Wetland Conservation Act (WCA), if applicable. Any and all site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits.
6. The vegetative cover shall be implemented in accordance with the operational plan (dated: February 4, 2022), and site plan (dated: February 8, 2022), which shall be considered a requirement of this permit. The project shall be planned and developed in a way that is beneficial to pollinators – the vegetative cover will meet or exceed the statewide standard for pollinator-friendly solar by scoring at least 70 points on the *BWSR Solar Site Pollinator Habitat*

Assessment. The Permittee shall be responsible for maintaining any/all vegetative ground cover for the duration of the CUP and complying with MN Statutes Noxious Weeds Control and Management rules. In accordance with the 2022 Fee Schedule, the permittee shall submit to the County an escrow to ensure plant installation and survival. Final implementation of the plan(s) shall be subject to the CCWMO review and approval.

7. Permittee shall comply at all times with the County standards as detailed in Chapter 152 – Zoning Code and Chapter 154 – Sign Regulations.
8. Pursuant to the operational plan (dated: February 4, 2022), OneEnergy Development, LLC shall construct the facility according to the National Electrical Safety Code standards. The permittee shall conduct pre-construction and post-construction stray voltage testing. Results of any stray voltage data collection shall be submitted to the Carver County Land Management Department. Any stray voltage identified shall be remediated within 30 days of detection and verification.
9. Decommissioning of the solar facility shall be implemented in accordance with the Decommissioning Plan process (dated: February 4, 2022), at the end of the life of the community solar garden. The Permittee and property owner shall be responsible for all of the decommissioning costs and shall list Carver County as having access to the security, escrow, or letter of credit in the event decommissioning is required. The Carver County Land Management department shall receive a copy of the security document from the Permittee or property owner prior to issuance of the required building permit(s). The Permittee & Property Owner shall maintain this agreement for the duration of the solar energy array. The Permittee shall also provide the list of contractors including name(s), addresses and telephone numbers to Land Management Department for the decommissioning and reclamation once the essential service is no longer in use.
10. The Permittee shall provide the Carver County Land Management Department with the Operation & Maintenance agreement documenting the emergency/response plan containing contact name(s), addresses, and telephone number(s) for the responsible party(s) as it pertains to drainage, weed maintenance, screening, site maintenance, stray voltage, etc. The list of contacts shall also be posted and/or identified by a placard sign at the site with the contact name(s), addresses, and telephone number(s). The completed (construction) emergency/response plan shall be submitted to the Land Management Department prior to the issuance of any building permit(s), and/or prior to beginning any construction activities on the subject parcel, as well as an emergency plan (post-construction) listing contacts for the on-going maintenance/operations after construction is completed. This plan shall be submitted within 30-days of receiving the Building Permit Certificate of Occupancy (C.O.).
11. No later than the date that construction of the solar facility begins, the Permittee (including all Permittee affiliates) shall name Carver County as an additional insured on all policies of liability insurance. The Permittee shall annually file with the Carver County Land Management Department a certificate evidencing coverage. The certificate shall provide that the County must be given thirty (30) days written notice of the cancellation of insurance.
12. No later than the date that construction of the solar facility begins, the Permittee (including all Permittee affiliates) shall submit a copy of Worker's Compensation Insurance to the Carver County Land Management Department.

WATERTOWN TOWNSHIP

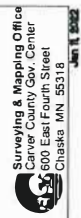


This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

S 1/2 SEC. 3, T.117, R.25



February 4, 2022

Carver County Planning Commission, County Board and Staff
600 E. 4th Street
Chaska, MN 55318

RE: Conditional Use Permit Application to Develop One-Megawatt Solar Project

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

CEF Watertown Community Solar, LLC - a wholly-owned subsidiary of OneEnergy Development, LLC - is excited to present the following application to the Carver County Planning Commission and Board for a one-megawatt (MW) solar project located in Watertown, Minnesota.

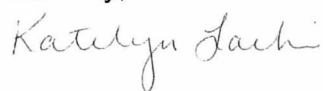
OneEnergy Development developed a series of ten (10) projects in 2019 for municipal utilities located throughout the region, which totaled 23MW and included the 2MW St. Charles Project and the 600kW Lanesboro Project. OneEnergy also developed and built two (2) one-megawatt community solar projects for Xcel Energy in central and northern Wisconsin, all of which has given us strong insights into how to efficiently develop, engineer, and construct solar projects in the Upper Midwest.

We believe that we have addressed and/or exceeded the conditions listed in the Carver County Code and the Conditional Use Permit Application for Large Solar Energy Systems. OneEnergy has worked with Xcel Energy to identify a location with a strong interconnection position relative to their distribution infrastructure and have secured a position in Xcel's Solar*Rewards Community® program that will result in significant savings to Xcel Energy customers in Carver County, and adjacent counties over the project's 25-year life. OneEnergy has also signed a Lease and Solar Easement with the Ladd family to enable construction and operations of the project.

OneEnergy builds all our projects with an eye towards integrating well to rural and agricultural settings, using deer exclusion, ag-style fencing and seeding perennial, pollinator friendly cover crops beneath and around the array. Once in operation, the project will not emit discernable noise beyond the perimeter fence and maintenance personnel will be on site an average of once quarterly for vegetation and equipment monitoring and maintenance.

OneEnergy is dedicated to preserving its reputation as a good solar neighbor. We look forward to working with County Staff, the Planning Commission and Board as you review our CEF Watertown Community Solar project for a Conditional Use Permit.

Sincerely,



Associate Director of Development

TABLE OF CONTENTS

Introduction	3
Parcel Attributes	4
Zoning and Land Use Characteristics	4
Floodplain	5
Shoreland Overlay District	5
Orderly Annexation/Transition Area Overlay District	5
Agricultural Preserve Program	5
Site Selection	5
Project Description	7
Racking	8
Inverters and Switchgear	9
Electrical Collection Systems	9
Electrical Interconnection Infrastructure	9
Other Utilities	9
Access Road	10
Parking	10
Storage	10
Ground Disturbance	10
Setbacks	11
Landscape Screening	11
Stray Voltage	11
Wildlife Habitat	12
Hazardous Materials	12
Impact on Property Values	13
Economic and Environmental Benefits	14
Construction, Operations, and Maintenance	15
Hours of Operation	15
Number of Employees	15
Number of Trips, Vehicles and Traffic Flow	16
Project Consultations	16
Land Management	16
Carver County Planning and Water Management	17
Wetlands	17
Stormwater	18
Public Works	18
Federal Aviation Administration	18
Minnesota Department of Natural Resources	19

Federal Emergency Management Agency	19
Interconnection Application Status.....	19
Stormwater Management Plan.....	19
Erosion and Sediment Control	20
Decommissioning and Financial Assurance Plan	21

TABLE OF APPENDICES

Appendix A – Land Lease
Appendix B – Existing Conditions Plan
Appendix C – Site Plan
Appendix D – Project Consultations
Appendix E – Preliminary Grading Analysis
Appendix F – Landscape Plan
Appendix G – Preliminary Seeding and Vegetation Installation and Management Plan
Appendix H – Property Value Impact Studies
Appendix I – Facilities Study Scope
Appendix J – Stormwater Management Plan

INTRODUCTION

The CEF Watertown Community Solar Project (the “Project”) is a proposed solar photovoltaic (“PV”) project with a maximum size of 1,000 kilowatts (“KW”) alternating current (“AC”) and is owned by CEF Watertown Community Solar, LLC (“Applicant”), a wholly-owned subsidiary of OneEnergy Development, LLC. The Project is proposed to be located on land with the parcel ID number 100030710. The Applicant has a Lease and Solar Easement to lease up to 10 acres with the Ladd family to enable construction and operations of the project. The Project’s proposed area of development (“Site”) will occupy up to approximately seven and 76/100 (7.76) acres as shown in Figure 1 below.

AT A GLANCE: CEF WATERTOWN COMMUNITY SOLAR

PROJECT AREA	7.76 acres
SITE CONTROL	3-year option for a 26-year lease with 10-year extension option
SYSTEM SIZE	1 MW-AC/1,000 KW-AC
SYSTEM TYPE	Single-axis tracking Solar Photovoltaic
PROJECTED OUTPUT	~2,300 MWh / Year
ESTIMATED ONLINE DATE	2022

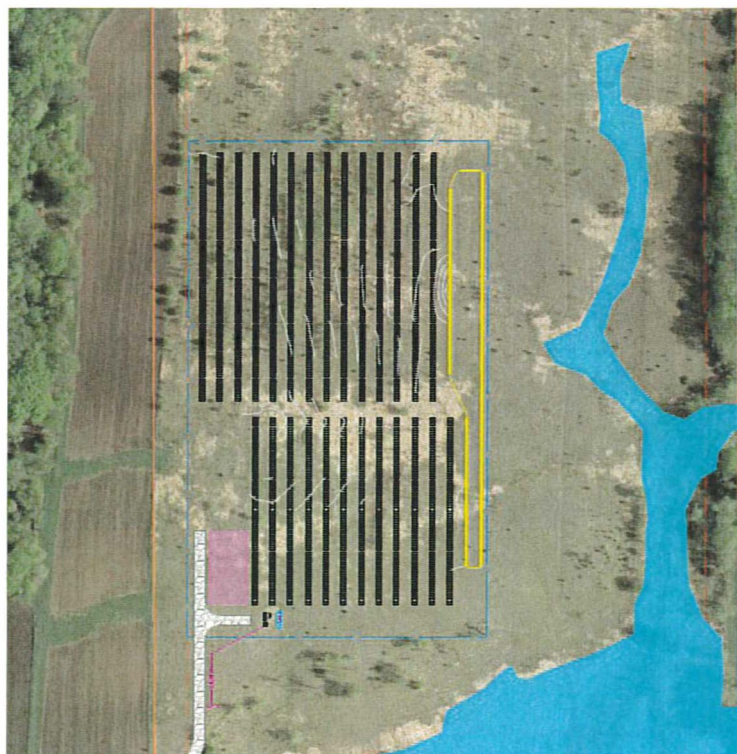


Figure 1. Project Area

The Project will provide low-cost renewable electricity to Xcel customers in the Carver County, and immediately adjacent counties via Xcel Energy’s Solar*Rewards Community® program and will connect directly to the distribution system of Xcel Energy. The project was designed so that most of the electricity produced would be used within the community, as the long-term owner’s cooperative business model centers local ownership. It is estimated the project will produce enough energy to meet the energy needs of over two hundred (200) average Minnesota households annually.

PARCEL ATTRIBUTES

ZONING AND LAND USE CHARACTERISTICS

The Project will be sited within the Agricultural (“A”) District as defined under the Carver County’s Zoning Code (“Code”). The Project is a Large Solar Energy System, which is classified as Essential Services and allowed in the A district subject to a Conditional Use Permit (“CUP”) per 152.050 and 152.057. The Project will be located on the property with the parcel ID number: 100030710 totaling 49.59 acres (the “Property”) located in Watertown Township. Coordinates for the approximate center of the Project are 44.967980° north latitude and 93.816185° west longitude.

AT A GLANCE: PARCEL ATTRIBUTES	
OWNER OF RECORD:	Calvin E Ladd 3636 Tonkawood Rd Minnetonka, MN 55345
PROJECT OWNER:	CEF Watertown Community Solar, LLC 2003 Western Ave, Suite 225, Seattle, WA 98121 Kate Larkin, Associate Director 206-900-9930
CURRENT ZONING	Agricultural
PARCEL SIZE	49.59 acres
PID	100030710

The Property is privately-owned by the Calvin E. Ladd. The Applicant has lease on a portion of the Property, which is provided in redacted form at Appendix A.

The Property is currently vacant and has not been utilized for agriculture for more than two decades. An existing conditions plan is included as Appendix B. The Property is bordered by County Road 20 to the south and privately owned agricultural and large-lot rural housing to the east, north, west, and southwest.

Floodplain

The Project will not be located within the Floodplain Overlay District. Portion of a FEMA designated "Zone AE" floodway is located on the Property, but outside the limit of disturbance of the Project.

Shoreland Overlay District

The Project will not be located within the Shoreland Overlay District. Part of the Property is within the Shoreland Overlay District, but that portion is outside of the proposed limit of disturbance.

Orderly Annexation/Transition Area Overlay District

The Property is outside of the Orderly Annexation area of the City of Watertown.

Agricultural Preserve Program

The Property is not part of the Agricultural Preserve Program.

SITE SELECTION

The Project site was selected in accordance with Carver County's Code and 2040 Comprehensive Plan. Carver County Code classifies the Project as an "Essential Service" (152.052.B.2.), (specifically as a "Large Solar Energy System" (152.057.C.)). Per County Policy LU-20, essential services that "serve a public need, or are deemed beneficial or essential to the public health and safety, welfare, or serving a public good of the community" may be located in any policy area with appropriate siting.

State legislation passed in 2013, requires investor-owned utilities to generate or procure at least 1.5% of their electricity sales from solar by 2020, with a goal of 10% from solar by 2030. This is in addition to the 25% renewable energy standard by 2025 under the State's Renewable Energy Standard. As such, the Project serves the public need for domestic, renewable energy production as mandated by these state laws. As discussed throughout this narrative, the Project will also contribute to public health, safety and the good of the community by reducing pollution associated with traditional energy resources and establishing acres of pollinator habitat, resulting in cleaner air, soil, and water.

Moreover, an estimated 49% of households are unable to host residential solar systems mainly because they are renters and/or they have inadequate roof space. As a Community Solar Garden (CSG), the Project aligns with County Policy LU-37 by providing all Carver County residents who subscribe, regardless of home ownership or roof space, a novel way to access and benefit directly from their local, renewable solar resource.

Numerous factors coincided to make the Property uniquely suited to host a CSG. First, the Property was located adjacent to existing, Xcel electrical infrastructure with enough capacity to safely absorb the solar energy produced. As a result, the Project was able to successfully secure up to 1.0 MW of capacity at the point of interconnection on-site and complete Xcel's required design and safety analyses, as discussed further below. Next, the Site had to have sufficient buildable acreage to locate an efficient, financeable project. This buildable acreage analysis included; 1) ensuring the Project could comply with the Code's setback and zoning requirements, 2) did not contain slopes or soils unsuitable for construction, 3) and was devoid of environmental concerns, such as floodplains, forest, and wetlands. Finally, the landowner also had to have interest in hosting the Project via a lease agreement.

The Project siting was further supported by the current use. Since the parcel is currently vacant and has not been utilized for agriculture for more than two decades, the Project is not displacing or disrupting any agricultural activities. Conversely, the Project's design calls for transforming acres of unmanaged land into productive pollinator habitat. These plantings will help support improved local soil and water quality, while also providing crucial habitat for pollinators.

Finally, the Project is also well suited for the Agricultural zone due to its size and location. The Project will occupy approximately 7.76 acres, which is only 15% of the Property's total acreage (of 49.59 acres). This limited footprint allowed siting of the Project more than 980 feet from the closest neighbor, almost doubling the County's Code required setback from adjacent residences. Moreover, the Project is compatible with the Agricultural zone because it will do not create or produce any impactful traffic, noise, smoke, fumes, glare or odors once operational, and will not add to any traffic, sewer, or water demands in the community. As such, the Project will be a largely benign addition to the surrounding area and zone.

PROJECT DESCRIPTION

This Application is for a Conditional Use Permit to construct a 1-megawatt solar PV project on approximately 7.76 acres of land. The Project will be constructed on vacant land. No forests or biologically sensitive areas will be impacted by the Project. In order to access and connect the Project to the existing distribution lines along County Road 20, approximately 0.15 acres of wetlands will be impacted. These impacts have been preliminarily approved by the Technical Evaluation Panel as discussed further herein. The Project will not produce any adverse impacts on surrounding properties, as it has been designed to avoid glare and noise, will not generate traffic or emissions once built, and will operate largely unseen by adjacent neighbors and rights-of-way. Additionally, the Project will not place any new burdens on County or Township infrastructure, as no new water or sewer utilities are required. Conversely, the Project will support healthier air and soils through local renewable energy generation and use of pollinator habitat in site stabilization.

The Project is expected to start construction and be completed in 2022. The Project will be constructed in compliance with any applicable local, state, and federal regulatory standards, including – but not limited to - the State of Minnesota's Uniform Building Code and the National Electric Code. A Site Plan is included as Appendix C and further details on the Project and its components are provided below.

PV MODULES

The Applicant proposes to install approximately 2,300 PV modules (final module count to be confirmed prior to building permit issuance and start of construction) to convert sunlight to electricity for local use. The PV modules installed will be consistent with the type, make, and size of PV module used in residential rooftop solar installations and will consist of individual solar cells encased in steel and glass with an anti-reflective coating as shown in Figure 2. The modules will be arranged in rows and the rows will be spaced apart approximately 15 feet to prevent inter-row shading and to allow for stormwater infiltration and maintenance equipment access.



Figure 2. Mounted PV Modules

RACKING

The PV modules will be mounted on single-axis trackers supported on stationary piles, as shown in Figure 2 above. Each row of solar panels will be strung together in a north-south orientation and the panels will tilt on a single-axis (facing east in the morning and tilting toward the west, following the sun, through the course of each day to maximize energy output). The top of the panels at their maximum tilt will stand no higher than 14 feet.

The racking system and panels are supported by steel piles driven to a depth of 5 to 9 feet below grade, as shown in Figure 3. No footings are required for the driven piles. Within 60 days of completion of construction, a professional engineer licensed in the state of Minnesota will certify in writing that the Project's foundation and design of the solar energy system is suitable per the County's Code for Energy Production by Solar Energy Systems (Section 152.057.C.2.(b)).



Figure 3. Driven Piles

INVERTERS AND SWITCHGEAR

The solar facility will include inverters to convert the variable direct current (DC) output of the solar panels into the alternating current (AC) power that utilities use to deliver power. Each of the inverters will be housed within a single purpose-built steel housing to be placed on top of a concrete slab. Switchgear will be installed for safety and maintenance to electrically control, protect, and isolate sections of the solar array. The switchgear will also be constructed on a concrete slab. While the exact size of these pads will be determined by final equipment selection and utility requirements, the current design calls for ~7' x ~12' concrete pads.



Figure 4. On-site electrical infrastructure

ELECTRICAL COLLECTION SYSTEMS

All the wiring for the solar panels and the low voltage runs to the inverter/switchgear station will be either underground or in a conduit mounted to the support structure of the solar racking. From the inverters and switchgear, an underground medium voltage electric line will be constructed to Xcel's electrical interconnection infrastructure.

ELECTRICAL INTERCONNECTION INFRASTRUCTURE

The Project will connect to the existing Xcel Energy distribution line and right-of-way located south of County Road 20. The Project proposes a line tap of the above ground distribution pole located at approximately 44.96307° north latitude and -93.81382 ° west. As shown in the Site Plan provided at Appendix C, the Applicant anticipates Xcel Energy will require up to three new aboveground poles for their electrical equipment to support the interconnection. The access road will be co-located with the point of interconnection to allow Xcel Energy access for maintenance.

OTHER UTILITIES

No other new utilities, such as water, sewage disposal, or waste management services are required for operations.

SECURITY FENCING

Security fencing will be installed and located as shown on the Site Plan to encompass all solar panels, the inverter and switchgear pads, and the temporary staging area, along with portions of the access road and underground medium voltage electrical line. To ensure the Project matches the character of the surrounding area an agricultural style security fence made of wooden posts and wire mesh is proposed (see Appendix C for fence detail).

ACCESS ROAD

One (16) foot gravel service road will be constructed using appropriate gravel and asphalt material to allow for vehicular access to the solar facility. The existing field entrance located to the southeast corner of the Property will be permitted for commercial access, as discussed and approved by Chad Braun via email on October 27, 2021, included in Appendix D. Wetland impacts associated with the access road are discussed below.

PARKING

No permanent parking spaces are proposed, however, temporary parking during construction will occur within the fenced site only.

STORAGE

No permanent storage facilities will be required on-site after construction. During construction, a temporary equipment stockpile area will be utilized as shown on the site plan.

GROUND DISTURBANCE

In order to install the racking support system, the grade along each row must be below the manufacturer's slope tolerance. Within several portions of the Project area, the site topography does not meet these requirements, therefore, site grading will be necessary prior to pile driving. A preliminary grading analysis is provided as Appendix E. This grading analysis identifies the areas where grading (either cut or fill) will be required, the revised grade lines, and approximate grading volumes. The proposed, revised grade lines are also shown on the Site Plan.

In addition, minor ground disturbance will be necessary across the Site to bury the necessary electrical wiring. Power and communication lines running between banks of solar energy panels and the Project's interconnection to the distribution system shall be buried underground to the greatest extent possible, as shown on the Site Plan. Best efforts will be taken to minimize the earthwork required for the construction of the concrete pads for the inverters and switchgear. As shown on the Site Plan, the Project area includes room for a temporary staging area at the end of the Project's access road. All appropriate measures will be taken during construction and operation to install and maintain necessary stormwater and sediment erosion control measures, as discussed in greater detail below.

SETBACKS

The Project meets the Code's setback requirement of at least 50 feet from adjacent property lines and public rights-of-way. The Project also exceeds the 500-foot setback from neighboring residences with the closest residence located over 980 feet from the Project's fence. The required setbacks are illustrated on the Site Plan.

LANDSCAPE SCREENING

Most of the views from adjacent properties are non-residential, primarily agricultural, or are currently blocked by local topography and vegetation. The closest residence located at 11470 County Road 20 is more than 980 feet from the Project fence. Despite this distance, this residence will have partially unimpeded views of the Project, as determined via a site visit. To mitigate this impact, the Applicant is electing to provide a Landscape Plan, provided as Appendix F, exceeding code requirements. All landscaping activities will conform with the Preliminary Seeding and Vegetation Installation and Management Plan provided as Appendix G.

STRAY VOLTAGE

All electrical equipment will be installed and grounded properly to the manufacturer's, the National Electric Code, and State electrical standards. The Project will also be required to pass extensive testing by Xcel prior to energization and will be remotely monitored 24/7 during operations. As a result, stray voltage will not occur on-site. Moreover, access to the Project will

be restricted by the perimeter fence and its remote location, more than 980 feet from the nearest neighbor and public right-of-way, will prevent any unintended contact with the Project's electrical components.

WILDLIFE HABITAT

The Project location was deemed appropriate for solar partially based on its minimal impact to local wildlife. This vacant property is not currently being managed or maintained so no valuable habitat will be disturbed by the Project. Review by the U.S Fish and Wildlife Service has confirmed that there are no critical habitats within their jurisdiction on-site. Additionally, based on the Minnesota County Natural Communities and Rare Species of Carver, Hennepin, and Scott Counties survey by the Department of Natural Resources, there are no rare species, rare animals or animal aggregations on-site.

Conversely, most of the area within the Project fence will be seeded with a purposefully designed pollinator habitat seed mix per the Landscape Plan (Appendix F). As noted in the Preliminary Seeding and Vegetation Installation & Management Plan (Appendix G), native prairie species provide low maintenance vegetation that will not require fertilizer, amended soils, or irrigation on the site. The seeds for the site will all be sourced within 175 miles of the site to achieve local genetic origin. The bunch grasses provide nesting habitat for native insects, and the forb mix is planned to provide blooms across each of the three seasons. As a result, the Project will be creating valuable, managed habitat for wildlife that is critical for the entire ecosystem.

HAZARDOUS MATERIALS

The photovoltaic solar cells are made from silica that comes from sand or quartz. These solar cells are the semiconductors that convert sunlight into electricity and are wired together with copper. The solar cells are sandwiched between two layers of tempered glass and enclosed in an anodized aluminum frame. The glass, aluminum, solar cells, and copper wiring, which comprise about 98% of a solar panel by volume, are all recyclable and non-toxic.

These panels do not leach any hazardous materials into the environment, as shown via Toxicity Characterization Leachate Profile (TCLP) tests. TCLP tests are done by crushing the solar panel into a powder, mixing this powder with water, and then examining the leachate to determine whether chemicals would leach from the panels in landfill conditions. Even with this overly conservative approach to the study, there is no chemical leaching that occurs, therefore, there is no concern with whole panels leaching chemicals during operations.

In addition, as found in the Decommissioning and Financial Assurance Plan section, all parts of the project will be removed at the end of the project. CEF Watertown Community Solar, LLC has included a financial security bond to ensure proper decommissioning occurs.

Decommissioning includes low impact dismantling of the project, as well as plans for properly recycling or disposing of all project components in compliance with local and national regulations. OneEnergy is a member of the Solar Energy Industry Association (SEIA). SEIA and its members are active in developing effective end of life processes for solar panels. The U.S. and Europe already have collection and recycling programs in place and these programs will grow as the solar industry continues to grow. The Applicant has experience working with these recyclers already, when panels were damaged during shipping and handling. There are several such active recyclers in the U.S. despite the relatively small number of panels currently needing to be recycled. Given the documented plan for decommissioning, including recycling, and the required financial security, the Project will be safely removed from the site at the end of its useful life further mitigating any hazardous material concerns.

IMPACT ON PROPERTY VALUES

Solar farms have no negative impact on the market values of surrounding or adjacent properties based on numerous field studies conducted throughout the Mid-West. The Chisago County Board reviewed the impact of a 1,000-acre solar project, one of the largest solar projects in the state. Their study analyzed the sales near or adjacent to this massive solar facility and found there were no adverse impacts on property sales.

SunVest Solar reviewed nine solar projects located in Minnesota, Illinois, and Indiana. The study compared adjacent property sales to comparable sales and found that there was no

difference in price, marketing periods, or demand for the homes located adjacent to the solar projects. This study reviewed projects in various urban/rural locations across a variety of zoning districts. These studies are provided as Appendix H.

The Project is sited hundreds of feet from its closest neighbors and has elected to provide thorough vegetative screening above code requirements. In comparison to the sites from the studies detailed above, the Project will therefore provide better visual protection for neighbors and from public rights-of-way. As a result, the Project will not impact nearby property values.

ECONOMIC AND ENVIRONMENTAL BENEFITS

As discussed above, the Applicant employs a rigorous site selection process to mitigate, to the largest extent feasible, negative environmental impacts, while partnering with landowners and local communities to generate positive economic and environmental benefits.

The Project will generate approximately 2,390 MW-hours of clean electricity each year, which is enough to power more than 200 average homes and will result in an annual emissions reduction of over 3.73 million pounds of CO₂. This is equivalent to removing roughly 365 passenger vehicles from the road annually.

The Project will also deploy pollinator-friendly vegetation as a ground cover underneath the array and within the security fence. Pollinator habitat co-located with solar serves the dual use of ground cover to prevent soil erosion, while also benefiting pollinator populations. Pollinators are a crucial component of all agricultural ecosystems, providing every third bite of food we eat, yet suitable habitat for these species has become increasingly sparse and fragmented.

Beyond promoting a healthy local environment, this Project will deliver numerous economic benefits. Chiefly, businesses and residents of Carver County will be able to purchase energy produced by the Project at a discounted rate, saving them money on their electrical bills. Unique to a small handful of CSGs, this Project will be cooperatively owned and managed by long-term

project-owner, Cooperative Energy Futures (CEF). This means Carver County residents can also partly own the Project and be eligible for profit distributions from CEF as the Project makes money. In addition, this project will create long-term monitoring and maintenance jobs, temporary construction jobs, and indirect jobs through local spending at hotels, restaurants, and construction materials suppliers, among others.

CONSTRUCTION, OPERATIONS, AND MAINTENANCE

Construction activities will include, installation of racking posts and assembly of the racking system, mounting of the solar modules, wiring the modules together, trenching of underground electrical cables, construction of concrete pads for the inverters, and construction of the project access roadways. During construction noise levels will be kept to the appropriate daytime hours and will be temporary. Racking posts will be installed using noise mitigating equipment such as a vibrating post driver, as required by Code. Construction is likely to be complete within four to six months.

Once constructed, solar facilities operate passively and have no moving parts, besides the tracking system. The only on-site activities that will occur during operations include periodic vegetative maintenance and equipment maintenance and monitoring. All vegetative maintenance activities will conform with the Preliminary Seeding and Vegetation Installation and Management Plan provided as Appendix G.

HOURS OF OPERATION

Construction activities will take place between 7am and 7pm. Following construction, the site will be operational during daylight hours.

NUMBER OF EMPLOYEES

The project will employ approximately 10-15 people during peak construction for approximately 4 to 6 months. After construction, there will be no on-site employees on a regular basis. Vegetation maintenance technicians will visit the site no less than four times per

calendar year as is required by code (Section 152.050), and in accordance with the Preliminary Seeding and Vegetation Installation & Management Plan. System maintenance technicians are expected to access the site for inspections and/or maintenance no more than one to three times per year. These maintenance crews will consist of no more than 2-4 employees. No one other than employees will access the site.

NUMBER OF TRIPS, VEHICLES AND TRAFFIC FLOW

Major material and equipment will be delivered by tractor-trailers and offloaded by construction vehicles (lulls, tracked vehicles, and front-loading equipment). Equipment utilized during construction of the Project may include dump trucks, trenching equipment, concrete trucks, front loaders, backhoes, post installation equipment, and excavators. A staging area will be utilized for unloading of equipment and materials.

During construction, traffic will consist of delivery trucks and personnel vehicles. It is expected that no more than 4 delivery trucks will arrive on-site per day during construction. Following construction, approximately one truck is expected to visit the site for maintenance work four to seven times per year.

PROJECT CONSULTATIONS

The Applicant has consulted several governmental agencies or affiliated third parties to complete due diligence of the site, determine how the proposed Project may impact the existing conditions, and confirm the site design conforms with the Code. A summary of the results of these consultations are below and consultation documentation is provided as Appendix D.

LAND MANAGEMENT

The Applicant has been in contact with the County's Land Management Department regarding the proposed Project since 2020 when an initial CUP application was submitted and reviewed. Comments from review of the 2020 submission noted field verification of wetlands would be required prior to acceptance of the CUP application, among other comments. Accordingly, OneEnergy completed the wetland delineations in Spring 2021, which identified a wetland within

the proposed area of development. (Additional wetland delineation details are discussed below.) In coordination with the landowner, the Project area was moved west of the original location to avoid wetland impacts. Upon completion of this layout redesign, the Applicant provided an updated site plan to Land Use Manager, Jason Mielke in Summer 2021. At that time, Mr. Mielke suggested additional consultations with the Planning and Water Management Department and Public Works. Additional details on these consultations are provided below. Following these consultations, the applicant applied for a pre-application meeting which was held on December 20, 2021 between the Applicant and Carver County Land Management and Planning and Water Management staff. Pre-application comments were minor in nature (and were documented via email, provided as Appendix D) and Carver County Land Management staff agreed the application was advanced sufficiently for submittal.

CARVER COUNTY PLANNING AND WATER MANAGEMENT

Wetlands

A Level 1 Wetland Delineation report was completed by Braun Intertec Corporation (Braun) in November 2020 that determined at least one wetland was likely located on site and a Level 2 Wetlands Delineation would be required to confirm the presence or absence of wetlands on the Property. A Level 2 Wetlands Delineation was completed and submitted to the Carver County Planning and Water Management Department (WMO) and US Army Corps of Engineers (USACE) in May 2021 via joint application for wetland delineation concurrence. The WMO provided their concurrence of the delineations via a Minnesota Wetland Conservation Act Notice of Decision (NOD) dated August 18, 2021, included as Appendix D.

Following the NOD, the site was redesigned so no portion of the solar facility is constructed within the wetlands. However, a wetland bisects the site, landlocking the project from nearby rights-of-way. After unsuccessfully reaching out to Project neighbors regarding alternative access points, the Applicant determined that the only viable access was through the on-site wetlands. As such, the applicant provided the revised site plan to the WMO in October 2021 and requested a preliminary review from the Technical Evaluation Panel (TEP). The Applicant and

TEP met on October 26, 2021, discussed the Project's sequencing, which resulted in a vote from the TEP to provide preliminary approval of the proposed wetland impacts.

Assuming CUP approval, the Project will submit a full Replacement Plan Application to the WMO, TEP, and USACE for review and approval prior to any construction activities.

Stormwater

At the suggestion of Mr. Mielke a similar preliminary review was requested from WMO for the Project's stormwater management plan. WMO's preliminary review comments are included as Appendix D and will be addressed, along with any additional comments received via the CUP application process, by a full Stormwater Pollution Prevention Plan submission following CUP approval. Additional details on stormwater management are provided below.

PUBLIC WORKS

Per Mr. Mielke's comments, the revised concept Site Plan was submitted to Mr. Chad Braun of Carver County Public Works for review of the proposed access driveway. Mr. Braun provided confirmation that Public Works approved access either via 1) the shared field entrance in the southwest corner of the Property or 2) by combining access with the neighboring Burris' property in the southwest corner of the Property. Mr. Braun also confirmed the later access option would require permission from the neighbor to relocate their driveway to the shared property line. Approval of these options for access is provided in Appendix D.

FEDERAL AVIATION ADMINISTRATION

The Applicant confirmed via the Federal Aviation Administration's ("FAA") Form 7460-1 that the proposed project poses no hazard to air navigation. Further, the Applicant prepared a glare analysis for the project using the FAA's approved, third-party vendor, Forge Solar, developed by the Sandia National Laboratory and widely considered the industry standard. The analysis indicated that the Project will have "No glare predicted" with the Project's current location and design to the 22 adjacent and nearby residences analyzed.

MINNESOTA DEPARTMENT OF NATURAL RESOURCES

The Applicant confirmed with the Minnesota Department of Natural Resources Biological Survey that the Project is not located within areas identified with moderate to high biological significance.

US FISH AND WILDLIFE

The Applicant confirmed with the US Department of Fish and Wildlife that no critical habitats are located on-site.

FEDERAL EMERGENCY MANAGEMENT AGENCY

The Applicant confirmed with the Federal Emergency Management Agency (FEMA) that the Project is not proposed within a floodplain.

INTERCONNECTION APPLICATION STATUS

Following application acceptance and deposit of \$100,000, but prior to issuance of an Interconnection Agreement (IA), Xcel completes multiple studies to determine that a proposed CSG is designed to Xcel's standards and is safe to interconnect onto the existing electrical grid. To date, the Applicant has successfully completed 3 of the 4 studies required including, the Initial Engineering Review, Supplemental Review, and System Impact Study. Xcel is currently performing the Facilities Study, which is the fourth and final study required. A scope of work fully executed by Xcel and the Applicant for Facilities Study is attached as Appendix I. Upon completion of the Facilities Study by Xcel, an IA will be issued and a fully executed copy will be provided to the County before issuance of the building permit and start of construction.

STORMWATER MANAGEMENT PLAN

Prior to issuance of a building permit and the start of construction, the Project will obtain (and comply with) the Minnesota Pollution Control Agency's (MPCA) NPDES Construction General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP), Notice of Intent submittal, and erosion and sediment controls. Additionally, the Project will apply to and comply with County's stormwater management and erosion and sediment control provisions.

Consistent with the MPCA's guidance on solar facilities, stormwater from new impervious surfaces will be treated through use of a vegetated groundcover, including pollinator plantings, and installation of an infiltration basin. A concept Stormwater Management Plan is included as Appendix J and provides the proposed location of this basin, along with the supporting design calculations.

EROSION AND SEDIMENT CONTROL

The Project is not expected to result in significant adverse impacts to soils, nor create any significant erosion. The Project will follow the guiding principles of the Minnesota Pollution Control Agency's Stormwater Best Management Practices Manual, using erosion prevention as the primary protection at the site, with sediment controls used as a secondary system.

Where possible and to the extent feasible, the erosion prevention methods to be deployed include:

- Preserve the existing vegetation.
- Design the Project to be compatible with the existing topography, soils, and vegetation.
- Schedule grading and construction to minimize soil exposure, especially during the rainy season.
- Inspection and maintain of control measures during construction.

The following Best Management Practices ("BMPs") will be used to prevent erosion and control sediment:

- Minimize concentrated flows and divert runoff away from exposed or critical areas.
- Minimize slope steepness and slope length.
- Keep runoff velocities low by using channel linings or temporary structures in drainage channels.
- Prepare drainage ways and outlets to handle concentrated or increased runoff.
- Use flagged poles or stakes to mark storm drains, catch basins, curb inlets, and other BMPs
- Vegetate and mulch disturbed areas.

In addition, the Project will utilize a mix of typical temporary and permanent erosion and sediment control best management practices during construction such as: stabilization (seeding, straw, hydro-mulch), silt fences, sediment logs, and stabilized construction exits. The Project's erosion and sediment control requirements will be confirmed with Carver County and documented via the NPDES Construction General Permit to be obtained prior to building permit issuance.

DECOMMISSIONING AND FINANCIAL ASSURANCE PLAN

The Project has an estimated useful lifetime of approximately 25 to 35 years with equipment replacement and repowering conducted as necessary. The Applicant shall decommission the project within 180 days in the event the system is not in use for twelve (12) consecutive months. Decommissioning the project shall involve the removal of all components of the Project. Once all solar facilities are removed from the Project Site, the land will be returned to the farmable conditions in place prior to construction of the Project.

The decommissioning steps including the following:

- Removal of the PV modules, racking, and piles.
- Removal of the electrical equipment.
- Removal of the below-grade conduits and associated cables.
- Removal of the concrete pads. Replace and grade with native soil.
- Removal of fences and any remaining equipment.
- Removal and haul-off of gravel contained in any roads added as part of the Project plus the underlying aggregate.

During decommissioning, the Project's components will be dismantled using low-impact conventional construction equipment and recycled, or disposed of, safely and in compliance with local and national regulations. Any trash or debris on the Project Site will also be removed during decommissioning. The Applicant aims to employ experienced, local subcontractors to decommission the Project.

The Applicant is committed to responsible management of the Project. As part of this commitment, the Applicant is dedicated to recycling or reselling as many of the Project

components as possible once the Project is no longer in operation. The Project's solar PV components, glass, steel, semiconductor material, and wiring material are all recyclable and contain valuable materials like trace silver and copper. Equipment with remaining useful life, such as the steel and solar panels, which will still have an estimated 80-85 percent efficiency, will be sold for other applications. As a result, waste from the decommissioning process is anticipated to be minimal.

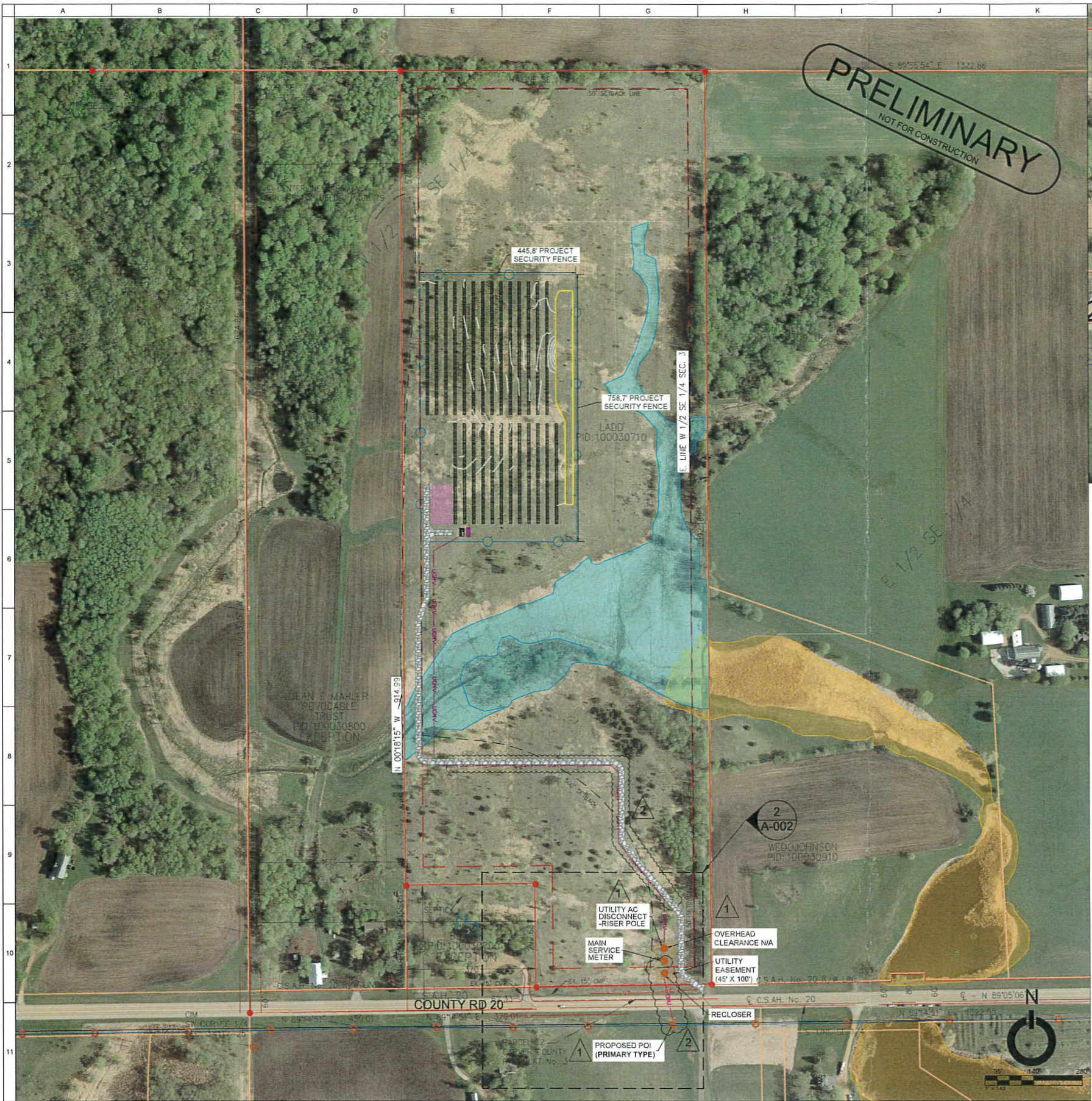
The estimated cost, salvage value, and net costs of decommissioning the project are shown in Table 1 below and will be reviewed and updated prior to issuance of the building permit for construction. Per this estimate, CEF Watertown Community Solar, LLC is proposing a financial security of \$38,000. The purpose of the proposed financial security is to ensure the landowner has sufficient funds to remove the project and return the Site to its original condition should the Project be unable or unwilling to implement the decommissioning plan.

CEF Watertown Community Solar, LLC proposes to provide the financial security in the form of a letter of credit to be established prior to the issuance of the building permit. The landowner will be the designated beneficiary of the fund.

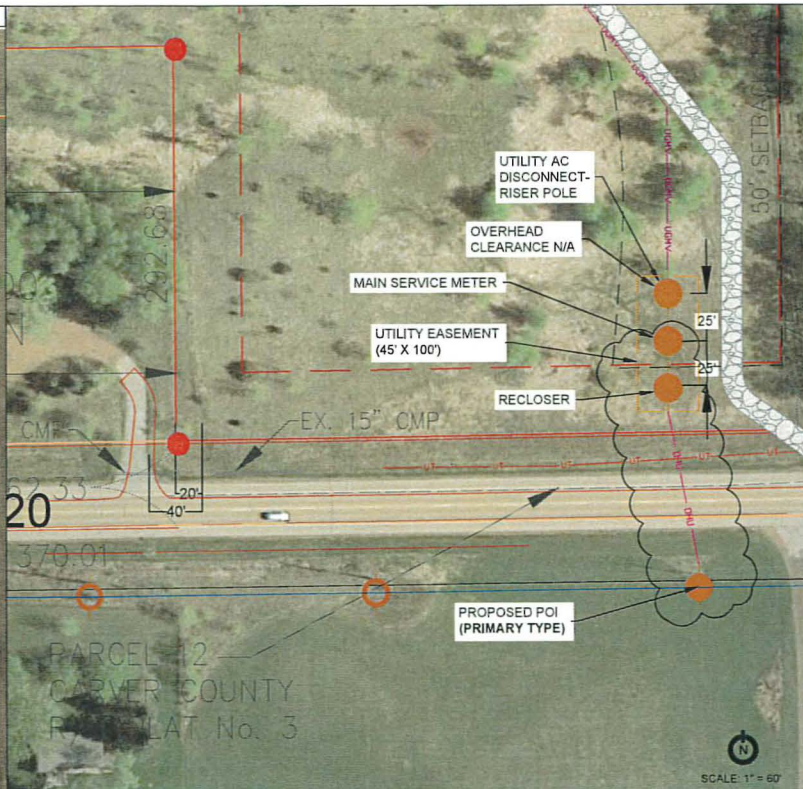
The utilization of the financial assurance instrument shall be restricted to decommissioning steps and requirements as detailed herein. Any residual funds (not spent specifically for reclamation or remediation) shall be returned to the Applicant once the decommissioning operations have been completed.

Table 1 – Decommissioning Estimate

Decommissioning Task	Estimated Quantity	Unit	Unit Cost	Total
<u>Mobilization/Demobilization</u>	1	Lump Sum	\$ 8,000.00	\$ 8,000.00
<u>Site Demolition</u>				
Remove Existing Fence	2,350	LF	\$ 5.20	\$ 12,220.00
Remove Existing Gravel Entrance	1,285	CY	\$ 4.80	\$ 6,168.00
Haul off for Existing Gravel Entrance	1,285	CY	\$ 5.80	\$ 7,453.00
<u>Racking and Module Removal</u>				
Pile Removal	490	Each	\$ 9.50	\$ 4,655.00
Table Removal	92	Each	\$ 120.00	\$ 11,040.00
PV Module Removal	2,300	Each	\$ 5.50	\$ 12,650.00
PV Module Haul Off	73	Ton	\$ 25.00	\$ 1,813.88
<u>Wiring Removal</u>				
Utility Pole Removal	3	Each	\$ 390.00	\$ 1,170.00
DC Collector System Cables Removal	1	Per MW	\$ 1,500.00	\$ 1,500.00
Underground AC Collector System Cables Removal	1	Per MW	\$ 2,500.00	\$ 2,500.00
<u>Power Conditioning Equipment Removal</u>				
Inverters	10	Each	\$ 900.00	\$ 9,000.00
Transformer	1	Each	\$ 500.00	\$ 500.00
SCADA Equipment	1	Each	\$ 280.00	\$ 280.00
Pad Removal	2	Each	\$ 500.00	\$ 1,000.00
<u>Site Restoration</u>				
Permitting	1	Lump Sum	\$ 1,000.00	\$ 1,000.00
ESC Controls	6,110	LF	\$ 5.00	\$ 30,550.00
Re-seeding	9	Acre	\$ 1,100.00	\$ 9,350.00
Decommissioning Subtotal				\$ 120,849.88
<u>Salvage Value</u>				
PV Modules	2,185	Each	\$ 28.00	\$ 61,180.00
Racking	70	Tons	\$ 178.00	\$ 12,460.00
Piles	25	Tons	\$ 178.00	\$ 4,361.00
Other (Fencing, electrical equipment)	1	Lump Sum	\$ 5,000.00	\$ 5,000.00
Salvage Value Subtotal				\$ 83,001.00
Decommissioning Total Net Cost				\$37,848.88



1 CEF WATERTOWN COMMUNITY SOLAR, LLC 1.000MWAC - SITE PLAN OVERALL



2 CEF WATERTOWN COMMUNITY SOLAR, LLC 1.000MWAC - INTERCONNECTION LAYOUT

PROJECT
CEF WATERTOWN COMMUNITY SOLAR, LLC
ONEENERGY DEVELOPMENT

ADDRESS
PARCEL ID NO 100030710

DRAWING
TITLE:
CONCEPTUAL LAYOUT
SHEET NUMBER:
A-002
SCALE:
AS NOTED
DRAWN BY:
CG
CHECKED BY:
OM
DATE:
02/08/2022
REVISIONS:

DESCRIPTION
THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 1.000MWac SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY OR MOUNTED AT A FIXED TILT FACING SOUTH. INTERCONNECTION TO BE COORDINATED WITH THE LOCAL UTILITY.

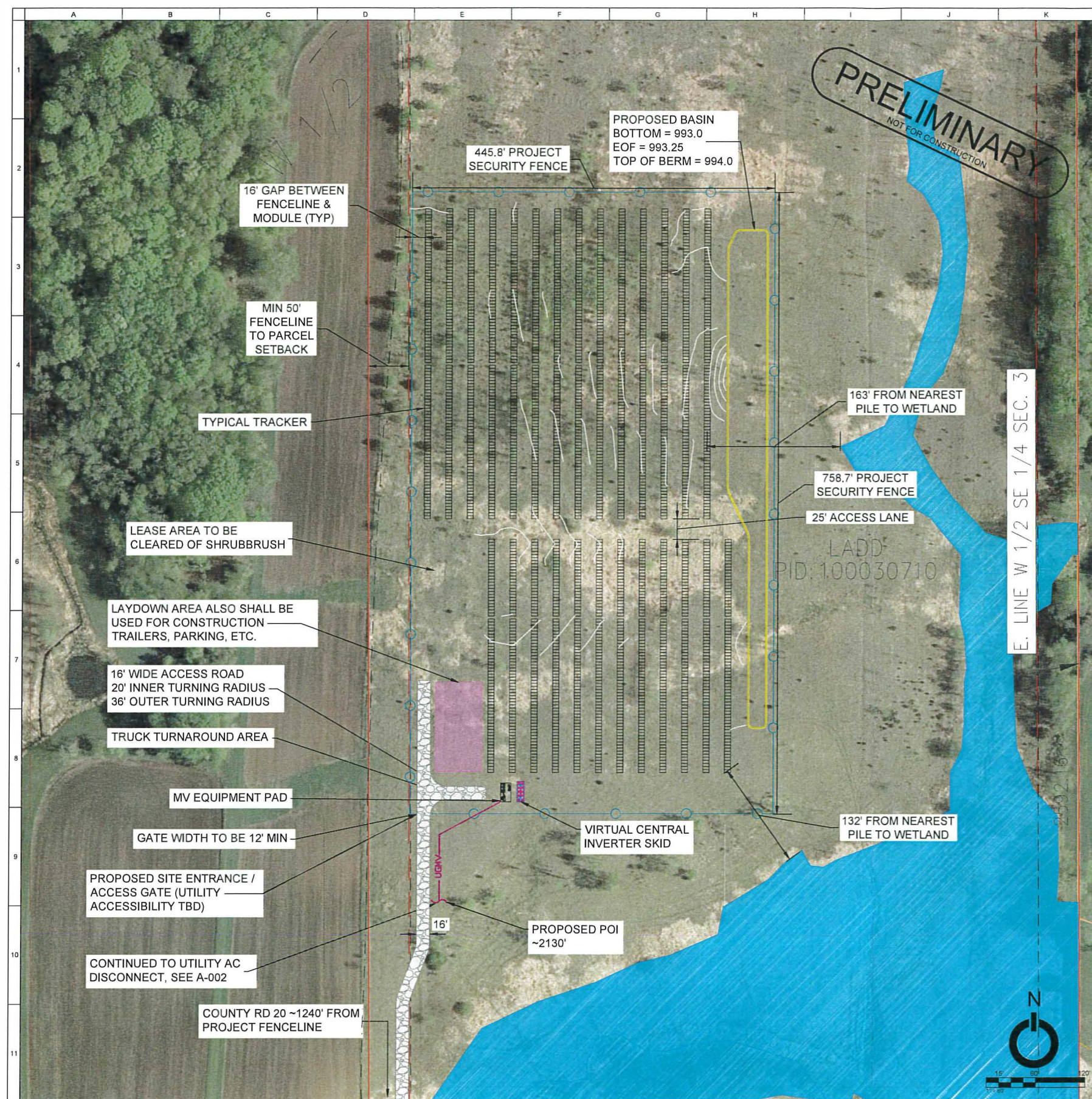
REVISION LOG:

1/11/2020	UPDATES PER XCEL NOTES
12/03/2021	UPDATED POWROAD LOCATION

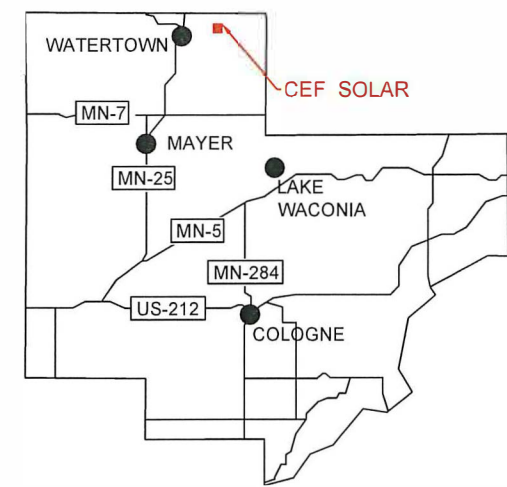
- LEGEND**
- LAYDOWN / PARKING AREA
 - DELINEATED WETLAND
 - FEMA FLOOD HAZARD ZONE
 - PROJECT ACCESS ROAD
 - PARCEL BOUNDARY
 - PARCEL SETBACK
 - NEIGHBOR PARCEL BOUNDARY
 - PROPOSED CONTOUR
 - PROJECT FENCELINE
 - UNDERGROUND MEDIUM VOLTAGE
 - OVERHEAD MEDIUM VOLTAGE
 - EXISTING OVERHEAD DISTRIBUTION LINE
 - NEW UTILITY POLE
 - EXISTING UTILITY POLE

OneEnergy
RENEWABLES

WRITTEN DISCLOSURES ON THIS PLAN SHALL SUPERSEDE SCALED DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS. THIS DRAWING, DESIGN, CONCEPT AND ARRANGEMENT REMAIN THE PROPERTY OF ONEENERGY RENEWABLES AND SHALL NOT BE COPIED, DISCLOSED OR REPRODUCED WITHOUT CONSENT.



1 CEF WATERTOWN COMMUNITY SOLAR, LLC 1.000MWAC - CONCEPTUAL LAYOUT



2 CARVER COUNTY VICINITY MAP

SITE DETAILS:
SITE LAT: 44.969039°
SITE LONG: -93.814501°
CASE NUMBER: 03939021
PARCEL ID: 100030710
OWNER: CALVIN E LADD
ACREAGE: 49.59 ACRES
EXISTING ZONING: VACANT FIELD
PROPOSED USE: SOLAR PV GENERATION

APPLICANT INFORMATION:
ADDRESS: 2003 WESTERN AVE
SUITE #225
SEATTLE, WA 98121
PHONE: 206-900-9930
EMAIL: KATE@ONEENERGYRENEWABLES.COM

DESIGN SUMMARY:
MODULE POWER: 540W
MODULE COUNT: 2,300
MODISTRING: 25
STRING COUNT: 92
ARRAY DC VOLTAGE: 1500V
INVERTER SIZE: 100KW
INVERTER COUNT: 10
TRACKER: NEXTracker
DC CAPACITY: 1,242MWdc
INVERTER CAPACITY: 1,000MWac
DC/AC RATIO: 1.242
GROUND COVERAGE RATIO: 28.0%
CODE: ASCE 7-16
RISK CATEGORY: II
GROUND SNOW LOAD: 50 PSF
WIND SPEED: 109 MPH

LAND USE SUMMARY:
TOTAL PARCEL AREA: 49.59 ACRES
TOTAL FENCED AREA: 7.75 ACRES
GRAVEL ACCESS ROAD: 34.715 SQFT

- GENERAL NOTES:**
1. PROPERTY BOUNDARIES BASED ON ALTA/NSPS LAND TITLE SURVEY CONDUCTED BY A CERTIFIED SURVEYOR.
 2. NO FEMA HAZARD ZONES ARE PRESENT WITHIN THE PROJECT'S PROPOSED LIMIT OF DISTURBANCE.
 3. 2 FT CONTOURS SHOWN.
 4. WETLAND BOUNDARIES SHOWN ARE BASED ON THE FIELD SURVEYED AND COUNTY-APPROVED LEVEL 2 WETLAND DELINEATION.
 5. THE PROJECT WILL COMPLY WITH ALL ZONING, CITY AND COUNTY REQUIREMENTS.
 6. LOCATION OF ALL PROPOSED FACILITIES ARE SUBJECT TO CHANGE DUE TO PERMITTING CONSTRAINTS, SITE CONDITIONS, EQUIPMENT SPECIFICATION AND UTILITY COORDINATION.
 7. XCEL ENERGY SHALL BE GRANTED KEYLESS, UNESCORTED, 24/7 ACCESS TO THE METER AND UTILITY DISCONNECT.
 8. OVERHEAD LINES SHALL MAINTAIN ADEQUATE CLEARANCE TO COMPLY WITH GUIDELINES OUTLINED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION (MnDOT).

PROJECT
CEF WATERTOWN COMMUNITY SOLAR, LLC
ONEENERGY DEVELOPMENT
ADDRESS
PARCEL ID NO 100030710

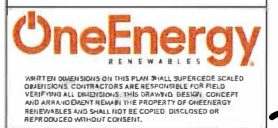
DRAWING
TITLE:
CONCEPTUAL LAYOUT
SHEET NUMBER:
A-001
SCALE:
1" = 80'
DRAWN BY:
CG
CHECKED BY:
OM
DATE:
02/08/2022
REVISIONS:

DESCRIPTION
THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 1.000MWac SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY OR MOUNTED AT A FIXED TILT FACING SOUTH. INTERCONNECTION TO BE COORDINATED WITH THE LOCAL UTILITY.

REVISION LOG:

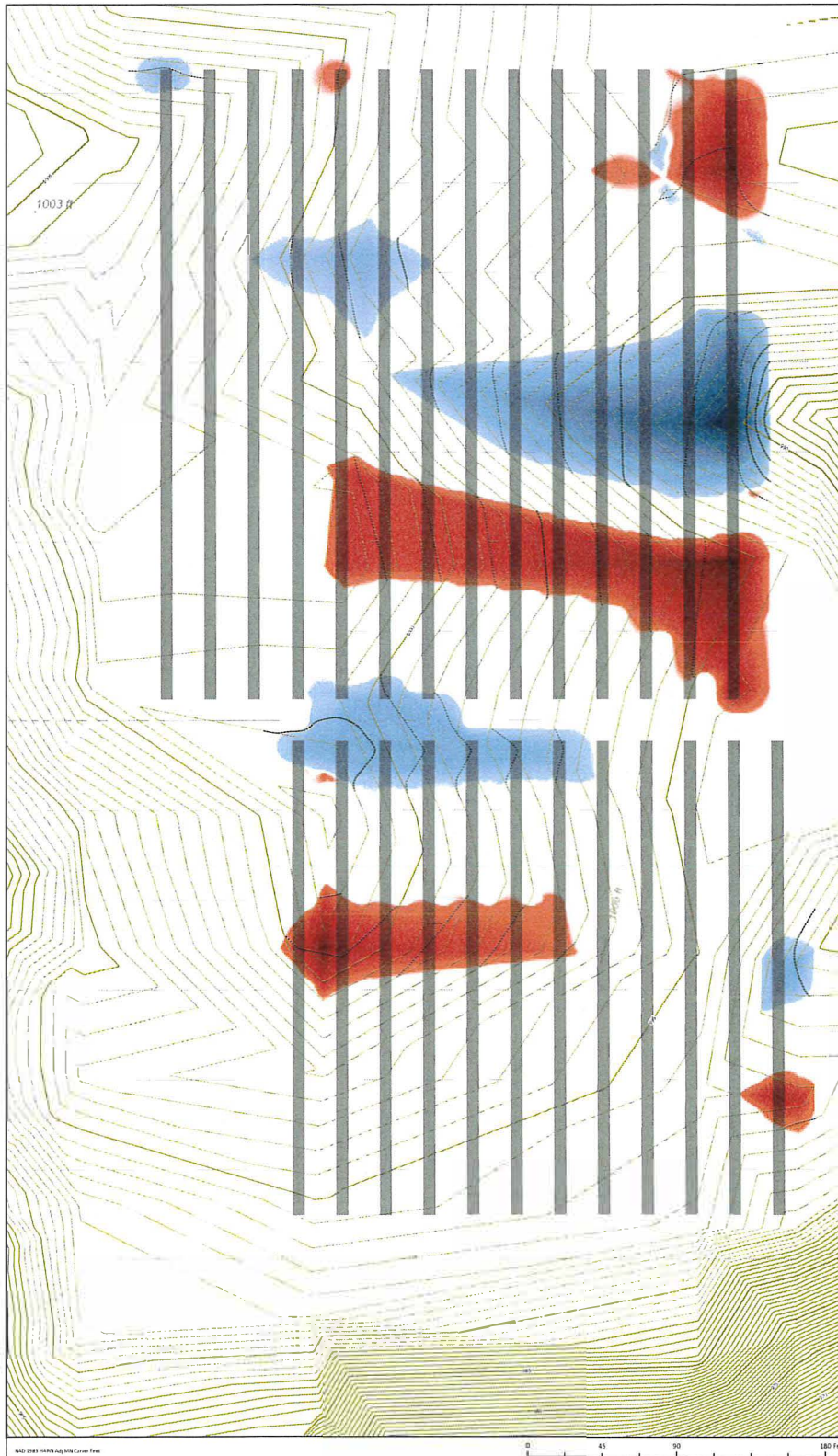
11/1/2020	UPDATES PER XCEL NOTES
12/03/2021	UPDATED POWERLINE LOCATION

- LEGEND**
- DELINEATED WETLAND
 - LAYDOWN / PARKING AREA
 - PROJECT ACCESS ROAD
 - PARCEL BOUNDARY
 - PARCEL SETBACK
 - NEIGHBOR PARCEL BOUNDARY
 - PROPOSED CONTOUR
 - PROJECT FENCELINE
 - UNDERGROUND MEDIUM VOLTAGE

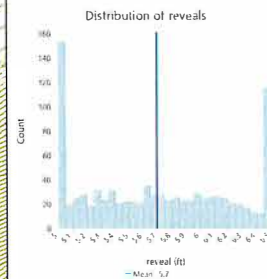
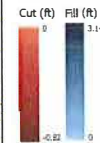


Lovellette Solar Grading Analysis

7-11-2017
10:00 AM
10:00 AM



TRACKER SPECIFICATIONS	
Tracker Type	Alt
Aspect Ratio	1P
Row-to-Row Spacing (ft)	26.4
Ground Cover Ratio (%)	28.0
Pile Row or Max (ft)	6.5
Pile Row or Min (ft)	5.0
TOTAL PROJECT GRADING SUMMARY	
Cut Volume (y ³)	294
Fill Volume (y ³)	858
Cut/Fill Ratio	0.45
Net Volume (y ³)	564
Total Volume (y ³)	852
Graded Area (acre)	1.23



Provided grading analysis is conceptual only. Results are subject to survey and system design choices (or detailed) status.
Pile counts and locations are indicative and are not representative of the final design.



Project Title: Lovellette Solar	
Site Address: Carver County, MN	
Prepared By: Matthew Gagne	Date: 02/09/2018
Checked By: John Williams	Date: 02/09/2018
Project Manager: John Williams	Date: 03/09

Sheet Title

Lovellette Solar
Grading Analysis
PRELIMINARY

Changes and Revisions:
1. No Description
2. Initial Issue
3. Corrected row length
4. Updated layout

Date:
02/09/2018
02/09/2018
02/09/2018

Stamp/Seal



PROJECT

CEF WATERTOWN
COMMUNITY SOLAR, LLC

ADDRESS

PARCEL ID NO. 100030710
WATERTOWN, MN 55388

DRAWING

TITLE:
LANDSCAPE SCREENING

SHEET NUMBER:
L-1.0

SCALE:
AS SHOWN
DRAWN BY:
JRS
DATE:
03/02/2021
REVISIONS: 01/17/2022

DESCRIPTION

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF A PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY. TRACKERS ARE TO BE ORIENTED SOUTH, INTERCONNECTED TO BE COORDINATED WITH THE LOCAL UTILITY.

REVISION LOG:

LEGEND

PROJECT

CEF WATERTOWN
COMMUNITY SOLAR, LLC

ADDRESS

PARCEL ID NO. 100030710
WATERTOWN, MN 55388

DRAWING

TITLE:
LANDSCAPE SCREENING

SHEET NUMBER:
L-1.0

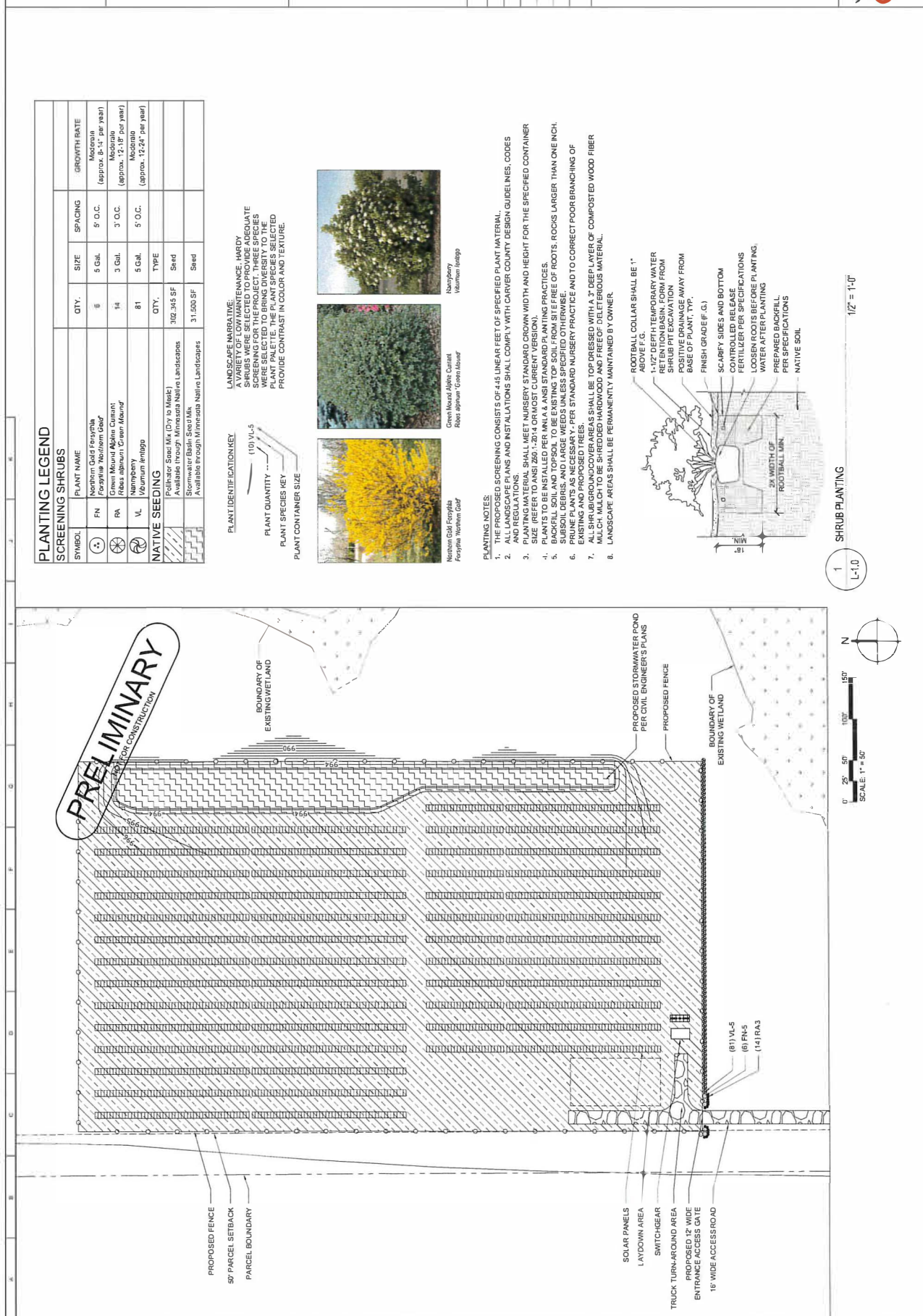
SCALE:
AS SHOWN
DRAWN BY:
JRS
DATE:
03/02/2021
REVISIONS: 01/17/2022

DESCRIPTION

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF A PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY. TRACKERS ARE TO BE ORIENTED SOUTH, INTERCONNECTED TO BE COORDINATED WITH THE LOCAL UTILITY.

REVISION LOG:

LEGEND



PLANTING LEGEND

SCREENING SHRUBS

SYMBOL	PLANT NAME	QTY.	SIZE	SPACING	GROWTH RATE
FN	Northern Gold Forsythia <i>Forsythia viridifolia</i> (dwarf)	6	5 Gal.	5' O.C.	Medium (approx. 8-12" per year)
RA	Green Mound Alpine Currant <i>Ribes alpinum</i> 'Green Mound'	14	3 Gal.	3' O.C.	Medium (approx. 12-18" per year)
VL	Nannyberry <i>Viburnum lentago</i>	81	5 Gal.	5' O.C.	Medium (approx. 12-24" per year)

NATIVE SEEDING

Pollinator Seed Mix (Dry to Moist)

Available through Minnesota Native Landscapes

Stormwater Basin Seed Mix

Available through Minnesota Native Landscapes

LANDSCAPE NARRATIVE:

A VARIETY OF LOW MAINTENANCE, HARDY SHRUBS WERE SELECTED TO PROVIDE ADEQUATE SCREENING FOR THE PROJECT. THREE SPECIES WERE SELECTED TO PROVIDE CONTRAST IN COLOR AND TEXTURE. THE PLANT SPECIES SELECTED PROVIDE CONTRAST IN COLOR AND TEXTURE.

PLANT IDENTIFICATION KEY

(10) VL-5

PLANT QUANTITY

PLANT SPECIES KEY

PLANT CONTAINER SIZE

Northern Gold Forsythia
Forsythia viridifolia (dwarf)

Green Mound Alpine Currant
Ribes alpinum 'Green Mound'

Nannyberry
Viburnum lentago

PLANTING NOTES

1. THE RECOMMENDED SCREENING CONSISTS OF 446 LINEAR FEET OF SPECIFIED PLANT MATERIAL.

2. LANDSCAPE PLANTS AND INSTALLATIONS SHALL COMPLY WITH CARVER COUNTY DESIGN GUIDELINES, CODES AND REGULATIONS.

3. PLANTING MATERIAL SHALL MEET NURSERY STANDARD CROWN WIDTH AND HEIGHT FOR THE SPECIFIED CONTAINER SIZE (REFER TO ANSI Z60.1-2014 OR MOST CURRENT VERSION).

4. PLANTS TO BE INSTALLED PER MNL A AND STANDARD PLANTING PRACTICES.

5. PLANTS SHALL BE PLANTED WITH A 2" DEEP LAYER OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DERRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE.

6. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

7. ALL SHRUBS AND SPECIES SHALL BE TOP DRESSED WITH A 2" DEEP LAYER OF COMPOSTED WOOD FIBER MULCH TO REDUCE WEEDS AND PREVENT SOIL EROSION.

8. LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED BY OWNER.

ROOTBALL COLLAR SHALL BE 1" ABOVE F.G.

1-1/2" DEPTH TEMPORARY WATER RETENTION BASIN, FORM FROM BASE OF PLANT, TYPE FINISH GRADE # 6.1

SCARIFY SIDES AND BOTTOM CONTROLLED RELEASE FERTILIZER PER SPECIFICATIONS LOOSEN ROOTS BEFORE PLANTING WATER AFTER PLANTING PREPARED BACKFILL PRODUCE OPERATIONS NATIVE SOIL

1

SHRUB PLANTING

L-1.0

1/2" = 1'-0"



CEF Watertown Community Solar, LLC
Preliminary Seeding and Vegetation Installation & Management Plan



Overview of Vegetation for CEF Watertown Community Solar

Economical production of clean energy is the foremost goal of any solar site. There is a parallel opportunity to capitalize on the long-term, low maintenance needs of native vegetation while providing critically important native habitat, grasses and forbs.

The CEF Watertown Community Solar Project (the "Project"), located in Carver County, is a relatively level 8-acre site that has not been cultivated for nearly 20 years. It contains loam soils throughout and will benefit from the deep, complex root systems of natives, as they return nutrients and carbon into the soils. A small stormwater basin is planned for east of the array. The recommended seed mixes for the array and non-array areas consist of species that thrive in loam soils.

Native prairie species provide low maintenance vegetation that will not require fertilizer, amended soils or irrigation on this site. The seeds for this site will all be sourced within 175 miles of the site to achieve local genetic origin.

Native grasses and forbs will be selected based on their ecological appropriateness to the conditions of this site, with consideration to their mature height as to not interfere with panel productivity. The bunch grasses provide nesting habitat for native insects, and the forb mix is planned to provide blooms across each of the three seasons. The use of native species eliminates the need for insecticide on this site, except in the case of wasp or hornet nests interfering with service and safety.

A screening of native shrubs is planned for the southern edge of the array.

Installation

Site Preparation

1. Grading of the project area will be completed prior to seeding or soil preparation activities being completed (to be completed by owner or general contractor).
2. Construction debris, garbage and building materials will be removed and/or staged outside the intended seeding areas (to be completed by owner or general contractor).
3. Complete an herbicide application, using glyphosate (Round-up® or equivalent) as per manufacturer's directions in areas with undesirable vegetation growing. Allow a minimum of 10 days before disturbing the soil or completing seeding activities.
4. When broadleaf vegetation is present a triclopyr herbicide will be added (Garlon 3A® or equivalent) as per manufacturer's directions. When a broadleaf herbicide is used allow a minimum of 30 days before disturbing the site or completing seeding.
5. Disk soil within the project area in preparation for seeding.
6. Harrow or rake the soil to achieve the proper seedbed.

Seed and Seeding

1. All native grass seed, sourced from within 175 miles of this location, will be applied using a mechanical broadcast spreader.
2. A cover crop (season dependent) may be seeded to aid in rapid green-up and site stabilization.
3. Raking and harrowing will be completed after all grass seeding, if completed.
4. If grass seeding is completed, wildflower and sedge seed will then be applied by hand or using a mechanical spreader.
5. Areas inaccessible to equipment will be hand broadcast.

Preliminary Seed Mix (To be finalized prior to Construction)

OPEN AREA SEED MIX

GRASSES	
CRIMSON CLOVER (<i>TRIFOLIUM INCARNATUM</i>)	0.80 LBS./ACRE
PHACELIA (<i>PHACELIA TANACETIFOLIA</i>)	0.30 LBS./ACRE
ANISE HYSSOP/FRAGRANT GIANT HYSSOP (<i>AGASTACHE FOENICULUM</i>)	0.03 LBS./ACRE
BLACK-EYED SUSAN (<i>RUDBECKIA HIRTA</i>)	0.04 LBS./ACRE
BLANKETFLOWER (<i>GAILARDIA ARISTATA</i>)	0.15 LBS./ACRE
BLUE VERVAIN (<i>VERBENA HASTATA</i>)	0.03 LBS./ACRE
BUTTERFLY MILKWEED (<i>ASCLEPIAS TUBEROSA</i>)	0.04 LBS./ACRE
CANADA GOLDENROD (<i>SOLIDAGO CANADENSIS</i>)	0.003 LBS./ACRE
CANADA MILKVETCH (<i>ASTRAGALUS CANADENSIS</i>)	0.07 LBS./ACRE
COMMON MILKWEED (<i>ASCLEPIAS SYRIACA</i>)	0.06 LBS./ACRE
CULVER'S ROOT (<i>VERONICASTRUM VIRGINICUM</i>)	0.002 LBS./ACRE
CUP PLANT (<i>SILPHIUM PERFOOLIATUM</i>)	0.02 LBS./ACRE
EVENING PRIMROSE (<i>OENOTHERA BIENNIS</i>)	0.03 LBS./ACRE
FALSE BONESET (<i>BRICKELLIA EUPATORIODES</i>)	0.009 LBS./ACRE
FALSE SUNFLOWER/EARLY SUNFLOWER (<i>HELIOPSIS HELIANTHOIDES</i>)	0.14 LBS./ACRE
FOXGLOVE BEARDTONGUE (<i>PENSTEMON DIGITALIS</i>)	0.02 LBS./ACRE
GIANT GOLDENROD (<i>SOLIDAGO GIGANTEA</i>)	0.006 LBS./ACRE
GOLDEN ALEXANDERS (<i>ZIZIA AUREA</i>)	0.05 LBS./ACRE
GRAY GOLDENROD/DWARF GOLDENROD (<i>SOLIDAGO NEMORALIS</i>)	0.005 LBS./ACRE
GRAYHEAD CONEFLOWER/YELLOW CONEFLOWER (<i>RATIBIDA PINNATA</i>)	0.05 LBS./ACRE
HEATH ASTER (<i>SYMPHYOTRICHUM ERICOIDES</i>)	0.006 LBS./ACRE
HOARY VERVAIN (<i>VERBENA STRICTA</i>)	0.045 LBS./ACRE
ILLINOIS BUNDLEFLOWER (<i>DESMANTHUS ILLINOENSIS</i>)	0.25 LBS./ACRE
IRONWEED (<i>VERNONIA FASCICULATA</i>)	0.02 LBS./ACRE
LANCELEAVED COREOPSIS/SAND COREOPSIS (<i>COREOPSIS LANCEOLATA</i>)	0.15 LBS./ACRE
MAXIMILIAN SUNFLOWER (<i>HELIANTHUS MAXIMILIANI</i>)	0.11 LBS./ACRE
MOUNTAIN MINT (<i>PHYCANTHEMUM VIRGINIANUM</i>)	0.002 LBS./ACRE
NEW ENGLAND ASTER (<i>SYMPHYOTRICHUM NOVAE-ANGLIAE</i>)	0.015 LBS./ACRE
PALE PURPLE CONEFLOWER (<i>ECHINACEA PALLIDA</i>)	0.04 LBS./ACRE
PARTRIDGE PEA (<i>CHAMAECRISTA FASCICULATA</i>)	0.30 LBS./ACRE
PLAINS COREOPSIS (<i>COREOPSIS TINCTORIA</i>)	0.025 LBS./ACRE
PRAIRIE CINQUEFOIL (<i>POTENTILLA ARGUTA</i>)	0.008 LBS./ACRE
PRAIRIE CONEFLOWER (<i>RATIBIDA COLUMNIFERA</i>)	0.08 LBS./ACRE
PRAIRIE TREFOIL (<i>LOTUS UNIFOLIOLATUS</i>)	0.025 LBS./ACRE
PURPLE CONEFLOWER (<i>ECHINACEA PURPUREA</i>)	0.20 LBS./ACRE

OPEN AREA SEED MIX - CONTINUED

PURPLE PRAIRIE CLOVER (<i>DALEA PURPUREA</i>)	0.18 LBS./ACRE
ROUGH BLAZINGSTAR (<i>LIATRIS ASPERA</i>)	0.02 LBS./ACRE
SAWTOOTH SUNFLOWER (<i>HELIANTHUS GROSSESERRATUS</i>)	0.01 LBS./ACRE
SHELL LEAF PENSTEMON (<i>PENSTEMON GRADIFLORUS</i>)	0.02 LBS./ACRE
SHOWY MILKWEED (<i>ASCLEPIAS SPECIOSA</i>)	0.02 LBS./ACRE
SHOWY TICK TREFOIL (<i>DESMONDIUM CANADENSE</i>)	0.06 LBS./ACRE
SKY BLUE ASTER (<i>SYMPHYOTRICHUM LAEVE</i>)	0.01 LBS./ACRE
SMOOTH BLUE ASTER (<i>SYMPHYOTRICHUM LAEVE</i>)	0.02 LBS./ACRE
STIFF GOLDENROD (<i>OLIGONEURON RIGIDUM</i>)	0.02 LBS./ACRE
STIFF SUNFLOWER/SHOWY SUNFLOWER (<i>HELIANTHUS PAUCIFLORUS</i>)	0.02 LBS./ACRE
SWAMP MILKWEED (<i>ASCLEPIAS INCARNATA</i>)	0.013 LBS./ACRE
TALL BONESET (<i>EUPATORIUM ALTISSIMUM</i>)	0.009 LBS./ACRE
WESTERN YARROW (<i>ACHILLEA MILLEFOLIUM</i> VAR. <i>OCCIDENTALIS</i>)	0.015 LBS./ACRE
WHITE PRAIRIE CLOVER (<i>DALEA CANDIDA</i>)	0.08 LBS./ACRE
WILD BERGAMOT (<i>MONARDA FISTULOSA</i>)	0.037 LBS./ACRE
BIG BLUESTEM (<i>ANDROPOGON GERARDII</i>)	0.40 LBS./ACRE
CANADA WILD RYE (<i>ELYMUS CANADENSIS</i>)	0.60 LBS./ACRE
LITTLE BLUESTEM (<i>SCHIZACHYRIUM SCOPARIUM</i>)	0.40 LBS./ACRE
PRAIRIE JUNEGRASS (<i>COELETERIA MACRANTHA</i>)	0.03 LBS./ACRE
SIDE OATS GRAMA (<i>BOULELOUA CURTENDULA</i>)	0.40 LBS./ACRE
BROWN FOX SEDGE (<i>CAREX VULPINOIDEA</i>)	0.005 LBS./ACRE
PLAINS OVAL SEDGE (<i>CAREX BREVIOR</i>)	0.02 LBS./ACRE
TOTAL	5.52 LBS./ACRE

ARRAY AREA SEED MIX

GRASSES	
ALSIKE CLOVER (<i>TRIFOLIUM HYDRIDUM</i>)	0.05 LBS./ACRE
ARROWLEAF CLOVER (<i>TRIFOLIUM VESICULOSUM</i>)	1.00 LBS./ACRE
BLACKEYED SUSAN (<i>RUDBECKIA HIRTA</i>)	0.08 LBS./ACRE
BLANKETFLOWER - G. PULCHELLA (<i>GAILLARDIA PULCHELLA</i>)	0.40 LBS./ACRE
CRIMSON CLOVER (<i>TRIFOLIUM INCARNATUM</i>)	2.80 LBS./ACRE
GRAY GOLDENROD (<i>SOLIDAGO NEMORALIS</i>)	0.008 LBS./ACRE
LAOINO OR WHITE CLOVER (<i>TRIFOLIUM REPENS</i>)	0.50 LBS./ACRE
MISSOURI GOLDENROD (<i>SOLIDAGO MISSOURIENSIS</i>)	0.01 LBS./ACRE
RED CLOVER (<i>TRIFOLIUM PRATENSE</i>)	0.80 LBS./ACRE
RICE HULLS (FILLER FOR LOW PLANTING RATE MIXTURES)	2.00 LBS./ACRE
TOTAL	8.10 LBS./ACRE

Vegetation Management

Maintenance of a site's vegetation plays a vital role in the eventual success of any native landscape installation, especially during the establishment period. Active management of all areas of the Project site are similar: dry and wet areas of the solar array are inspected annually, followed by maintenance necessary to encourage healthy native species while discouraging non-native/invasive species.

1. During the germination year, mow the project area, including the infiltration basin, to control annual weed development and to aid in the growth of the prairie seedlings by reducing competition. Mowing may also be necessary if the weeds are about to set seed. Optimum cutting height is typically 4 to 6 inches. The mowing shall finely mulch the clippings to prevent smothering of young plants.
2. In years following the first growing season, Integrated Vegetation Management (IVM) services are utilized to control annual, biennial and perennial weed species within the developing native landscape. Typical IVM services include spot herbicide spraying, spot mowing, and herbicide wicking. The equipment we use on sites this size are small tractors and ATVs mounted with the proper equipment.

A detailed timeline and corresponding procedures are on the following page.

Installation & Management Timeline

Year	Project Management Procedures
2022	Site to be seeded with temporary seeding prior to construction, as needed. Final seeding with approved native pollinator friendly seed mix will follow installation of panels, final grading, and most of the wiring. Based on array completion timing, seeding is planned for early fall. Project site inspection monitoring for erosion; repair/re-seed, as necessary. SWPPP forms to be completed and submitted to Carver County SWCD and solar site owner/O&M following final seeding. Scorecard supplied to MN BWSR.
2023	Initial site visit May 2023; determine acceptable germination rate, inspect for erosion and/or winter equipment rut damage; repair/reseed as needed. Subsequent visits include the first mowing in June followed by mowing trips in July and Sept, timing adjusted for local, seasonal conditions. Infiltration basin mowed during these trips. Project monitoring for erosion; repair/reseed as needed.
2024	May site inspection. Summer site review to include complete site mowing, timing based on local site conditions. Additional visits as needed to include <i>Integrated Vegetation Management</i> (IVM). Techniques utilized: Spot spraying, spot mowing, wicking, hand weeding and other methods used to control invasive species and weeds.
2025	May site inspection. IVM as defined in 2024, above. Project monitoring. 3rd-year scorecard supplied to MN BWSR.
2026	Spring/early summer site inspection. IVM as defined in 2024. Project monitoring.
2027	One Spring Dormant Mowing to mulch biomass. IVM as defined in 2024, above. Project monitoring. Years 6 - 25: Vegetation management during years 6-25 include annual spring site inspection followed by any necessary spot spraying or spot mowing, as needed. Complete site mowing using flail mower may be implemented every three years to reduce biomass, more frequently if needed but not to exceed once per year, based on local site needs. Equipment used for site vegetation management includes zero turn mowers, tractor mounted flail mowers and UTVs mounted with customized spray equipment.

Shrub Installation and Management Plan

The Project includes a variety of low maintenance, hardy shrubs. The three species were selected to bring diversity to the plant palette and to provide visual contrast in color and texture. They will be arranged in accordance with the approved Landscape Plan, providing nesting sites and early spring forage for native bees, insects and songbirds creating a live, natural screening between the solar panels and the closest resident located more than 980 feet to the south.

The species planned are:

- 6 Northern Gold Forsythia (Forsythia 'Northern Gold'), 5 gal., 5 feet on center spacing
- 14 Green Mound Alpine Currant (Ribes alpinum 'Green Mound'), 3 gal., 3 feet on center spacing
- 77 Nannyberry (Viburnum lentago), 5 gal., 5 feet on center

At the time of installation, shrubs will be watered and top dressed with a composted wood fiber mulch ring to aid in moisture retention at the soil level.

It is anticipated that with a Fall 2022 planting, the shrubs may need an additional two to three waterings prior to freeze-up to assure establishment heading into winter. Watering in the summer of 2023 will be as needed with another two to three trips likely as the plants make their transition.

An inspection of the shrubs will occur annually to review overall health of the screening and assess for mortality.

Vegetation growing in and among the trees and shrubs will be inspected at each array maintenance trip during the growing season. Noxious weeds or woody invasive species will be cut and/or sprayed with an appropriate herbicide; typically used is glyphosate (such as Round-Up®,) and Garlon 3A® or similar for woody stemmed plants.



Township Presentation & Recommendation Form

PARCEL # 100030710	Permit # RZ20220008	
Owner's Name: Calvin E Ladd	Owner's Mailing Address: 3636 Tonkawood Rd	
City: Minnetonka	Owner State: MN	Owner Zip: 55345
Applicant (if other than owner): OneEnergy Development, LLC	Site Address: Approx. intersection of County Rd 20 and Oxford Ave	

Type of Request: ☒ CUP ☒ IUP ☐ Preliminary Plat ☐ Final Plat ☐ Variance ☐ Appeal

Description of Request:
Requesting an IUP to construct, own, operate, and maintain a 1.0 megawatt alternating current community solar garden that will provide low-cost renewable electricity to Xcel customers in Carver County, and immediately adjacent counties via Xcel Energy's Solar*Rewards Community* program. The Project will consist of photovoltaic solar panels, racking, electrical equipment and wiring, interconnection infrastructure, security fencing, access road, and landscape screen.

Date of County Public Hearing: 3/15/22 **Date of Township Meeting:** Jan 3, 2022

Actions:

Township Action Taken:

- ☐ Recommends approval and use of the Township Road (if applicable) with the following comments:
- ☒ Recommends denial for the following reasons:
- ☐ No recommendation, but will comment on the request at the Planning Commission or Board of Adjustment hearing:

*Neighbors have concern
& the fact that Watertown Township
has in place an ordinance
requiring the landowner to live on
the property where the solar garden is
proposed.*

****Important:** I understand that I must appear at the Town Board meeting to present my request and obtain their recommendation prior to appearing before the County Planning Commission or Board of Adjustment.

[Signature]

Date: 1/3/2022

Signature of Applicant

[Signature]

Date: 1/3/2022

Signature of Township Official

EXHIBIT "A" – LEGAL DESCRIPTION

PID NUMBER: 10-003-0710

File# PZ20220008

APPLICANT: CEF Watertown Community Solar, LLC
Kate Larkin, representative

OWNER: Calvin E Ladd Trust

*** * * * ***

The West Half of the Southeast Quarter (W $\frac{1}{2}$ of SE $\frac{1}{4}$) EXCEPT the West 450 feet thereof; and ALSO EXCEPT the South 355 feet of the East 370 feet of the West 820 feet thereof. All in Section 3, Township 117 North, Range 25 West, according to the United States Government Survey thereof.

COUNTY OF CARVER
PUBLIC SERVICESW DIVISION
Department of Land Management

March 2, 2022

TO: Carver County Planning Commission & San Francisco Town Board

FROM: The Land Management Department

SUBJECT: Application for a Conditional Use Permit (Additional Density- Conservation & High Amenity)

FILE #: PZ20220009

APPLICANT: Roger Falkenstein

PROPERTY OWNER: Roger W. and Julie W. Falkenstein

SITE ADDRESS: 15105 Halsey Ave, Carver, MN 55315

PERMIT TYPE: Additional Density (High Amenity & Conservation)

PURSUANT TO: County Code, Chapter 152, Section(s) 152.078(C) & (D)

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 08-036-0100

STAFF ANALYSIS:

1. Roger and Julie Falkenstein own approximately 75 acres located in Section 36, San Francisco Township. The property is improved with a house, attached garage, and two (2) detached accessory buildings. The parcel also includes agricultural production land, small pocket wetlands, woods, as well as an existing pipeline easement (i.e. Northern Natural Gas). It is located within the Agricultural Zoning District and the CCWMO (Carver Creek watershed).
2. Mr. Falkenstein is proposing to create and develop three (3) residential parcels and one (1) agricultural parcel. The proposed development would result in a total of five (5) single family dwellings, and approximately 30.2 acres of conservation area. The applicant is requesting a Conditional Use Permit (CUP) pursuant to Section 152.78 of the Carver County Zoning Code, which reads as follows:

§ 152.078 CONDITIONAL USES – ADDITIONAL DENSITY OPTIONS.

(A) General provisions.

- (1) Effect on 1/40 or lot of record building eligibility. Residential building eligibilities pursuant to this provision are in addition to and shall have no impact on residential building eligibilities available as a permitted use. This provision shall not prohibit the transfer of 1/40 building eligibilities pursuant to the provisions of this chapter.
- (2) Limitation on density. No more than four homes shall be located on a quarter-quarter section (40-acre parcel) based on the configuration of the parcel on July 1, 1974; homes subdivided from a parcel prior to July 1, 1974 shall not be considered in this calculation. In cases where the land does not follow the quarter-quarter section configuration, the shape most nearly approximating a quarter- quarter section containing 40 acres shall be used.
- (3) Limitation on use of density options. The issuance of a conditional use permit pursuant to “wooded and lakeshore lots” or “high amenity” provisions is prohibited on any parcel that was of record as of July 1, 1974 or any parcels derived therefrom, if at any time since December 7, 1982 a conditional use permit was issued or a rezoning occurred which provided residential density greater than that provided by the basic one per 40 or one per quarter-quarter section provisions of this chapter.

- (4) Compliance with township chapter of the comprehensive plan. The additional density options provided in this section shall be available only in townships which specifically provide for the option in their township chapter of the comprehensive plan. Residential development pursuant to these options shall be subject to and limited by any additional criteria or standards contained in the township plan chapter. Applications for conditional use permits pursuant to this section shall not be considered complete unless a written statement is received from the affected township stating that the application complies with the township comprehensive plan chapter.
- (5) Road access requirement. All lots created under the additional density options shall have frontage on: a public road existing at the time of application; or the applicant must submit evidence that the township will accept the road as a township road at some point after it is constructed in accordance with township standards; or a road will be constructed that is privately maintained but with the right-of-way dedicated to the township. All roads shall be constructed to meet the standards in the comprehensive plan, the subdivision regulations, the standards manual, and the water plan.
- (6) Notice pertaining to agricultural uses. A notice or acknowledgment will be required regarding the “odors, dirt dust, insects, noises, long hours of operation and other factors associated with agriculture and feedlot activities.

C) High amenity areas

- (1) A maximum of three residential building lots may be subdivided from eligible high amenity land. This provision may be exercised only once for each parcel that was of record as of July 1, 1974. The parcel from which the lots are to be subdivided was a parcel of record of 40 acres or more, a complete quarter-quarter section or a complete government lot on July 1, 1974.
- (2) The maximum density in any area shall not exceed four single-family dwelling units per forty acres.
- (3) Only land within the amenity area shall be used to calculate additional density. In no case shall land currently enrolled in the agricultural preserve program be included in a density calculation that exceeds 1 per 40 (1 per $\frac{1}{4}$ - $\frac{1}{4}$). Any residential lots that have been subdivided after July 1, 1974, and/or existing homes on the parcel shall be considered 1 per 40-acre (or lot of record) eligibilities and shall be included in the density calculations. Remnant pieces not included in the additional density calculations shall have building eligibilities based on the applicable regulations of the “A” District.
- (4) Eligible land:
 - (a) Wooded pasture. A contiguous area of land which has trees that are confirmed to be of a desirable species, healthy and mature, 20 years or older, shade or evergreen trees with a minimum height of 10 feet. The distribution of the trees is such that at least 50% of the total amenity area is covered by canopy in the summer months;
- (5) General criteria:
 - (a) Eligible land considered wooded, wooded pasture, and areas consisting of a mixture of wooded land and native grasses shall not be in agricultural production for the past 20 years, and shall include soils suitable for an SSTS (land enrolled in a state or federal program is in agricultural production).
 - (b) The Comprehensive Plan policy allowing for no more than four homes per 40 (4 homes per $\frac{1}{4}$ - $\frac{1}{4}$) shall not be violated.
 - (c) All building lots created must meet the general criteria and the criteria specific to the lot eligibility type (wooded and/or lakeshore). Inability to meet one or more of those criteria shall negate the eligibility for additional lots under this provision.
 - (d) The high amenity building sites are to be considered residential lots, not agricultural parcels. The minimum lot size shall be $2\frac{1}{2}$ acres and able to accommodate a minimum one-acre building site having at least two SSTS (primary and alternate), a house, garage and detached storage structure, while maintaining all required setbacks. Although each lot shall contain at least two and one-half acres of land that meets the criteria for eligible land, wetlands and/or non-wooded steep slope (12% and over) land may be added to individual lots as determined to be necessary during the permitting process. These lands shall not be counted as part of the two and one-half acres needed to qualify as a high amenity lot.
 - (e) Building sites shall be clustered in the amenity area as much as possible.
 - (f) There may be no more than two acres of long-term agricultural crop production land included in any residential lot. The road right-of-way setback as required by this chapter shall not be included in the calculation nor shall any required setbacks be included in this calculation.
 - (g) The maximum amount of long-term agricultural land shall be preserved for continued agricultural use.

The long-term agricultural land shall be retained in a large parcel(s) suitable for agricultural purposes. The long-term agricultural land shall not be split up and attached to each residential sized parcel unless the amount of agricultural land is so small that it is not reasonably farmable. One of the residential sites and the agricultural land may be combined to form a 20+ acre farm.

- (h) All lots that contain a building eligibility shall include a building site as defined by this chapter. No remnant parcels of less than 20 acres shall be created as a stand-alone parcel.
 - (i) High amenity areas shall be located to provide the most effective buffering from through roads, agricultural areas and feedlots within the context of the other requirements and general criteria.
 - (j) A road to serve the lots may be constructed over production land as defined by this chapter.
- (6) Minimum conditions of high amenity lots:
- (a) The keeping of animals, with the exception of dogs, cats and similar animals kept as household pets, is prohibited on any residential lot.
 - (b) All conditional use permit activities shall be prohibited on any residential lot. Agricultural parcels and/or lots shall be subject to the "A" District regulations.
 - (c) A statement that the area is rural and that commercial agriculture and other rural land use activities will likely be occurring in the area. A notice should be provided regarding the odors, dirt, dust, insects, noises, long hours of operation and other factors associated with agriculture and feedlot activities. Complaints relating to these activities shall be considered unwarranted so long as the activities are being conducted in accordance with existing standards.
 - (d) The protection of environmentally sensitive land shall be addressed in the conditions. Protections can include, but are not limited to, restrictions on clear cutting or vegetation removal; erosion control plan to control erosion during and after building construction; designation of specific building sites or areas with buildings prohibited; requiring certain management practices.

D) Conservation incentive

- (1) A This section provides an opportunity for landowners to protect, preserve, enhance, or restore natural resources on their property in exchange for one or more additional building eligibilities. Density shall be a maximum of four homes per 40 acre parcel as defined by the CUP with the intent to provide flexibility with the configuration of the quarter-quarter or 40 acres. However, it is not the intent of this provision alone or in combination with the other density options, to provide for the development of the land generally at a 4/40 density; nor is it in the intent of the provision to generate exclusively large lot subdivisions, such as dividing a 40 acre parcel into four, ten-acre lots.
- (2) Eligible land:
 - (a) A minimum of 30 acres that can support the proposed conservation activity, ag land preservation and clustering of homes as defined by the CUP:
 - (b) Land that has received another permanent incentive is not eligible for the conservation incentive. Land that is receiving a temporary incentive is not eligible until the temporary incentive period has ended: and
 - (c) The conservation incentive is available only in townships that provide for it in their chapter of the comprehensive plan.
- (3) General criteria:
 - (a) The minimum lot size shall be 1½ acres.
 - (b) Lots should be either small and clustered or 20 plus acres to support a farming activity.
 - (c) Conservation activity shall generally require ten acres for a building eligibility and may consist of a combination of one or more of the following: permanent preservation, restoration, or enhancement of: wetlands, forest or woodlands, prairie, bluffs, or shoreline. In determining the number of additional building eligibility(s) to be granted, the proposed conservation activity shall be evaluated using a guide developed by the Department which may include, but is not limited to, the following criteria: natural resource assessment priority, size of easement/area preserved, public use value, value of restoration proposed by landowner, restoration plan submitted by landowner, adjacent to other protected land, adjacent to protected water or wetland, adjacent to impaired water, and unique characteristics. The guide will be provided at the time of application or upon request.
 - (d) Preference will be given to subdivision plats that include the natural area to be protected with a conservation easement as a separate platted outlot, rather than covering portions of individual lots.

(e) If at all possible, long term agricultural land should remain in large, farmable parcels.

(4) Additional criteria:

(a) A conservation easement proposal shall be submitted for review to the Department, SWCD, affected township and any other agency deemed appropriate. The proposal shall identify the qualified conservation easement holder, easement terms and restrictions, any land management, monitoring and enforcement responsibilities, and maintenance plans which shall include, but are not limited to: a description (inventory) of baseline conditions, a schedule of maintenance activities, identification of roles and responsibilities as well as funding sources. The schedule of maintenance activities shall be appropriate to sustaining the type and quality of the plant community existing at the time of dedication or pertaining to the establishment and maintenance of the target plant community determined by the restoration assessment.

(b) Conservation easement areas must be shown on the preliminary plat. Easement documents must be recorded simultaneously with the final plat.

3. San Francisco Township has provided for both Conservation Incentive and High Amenity options in its chapter of the Comprehensive Plan. The Falkenstein property having bluffs, steep slopes, wetlands, and area for prairie restoration (for permanent preservation) is considered to be eligible land under the conservation incentive. The property also has an area of wooded pasture, not in agricultural production which is considered eligible land under the high amenity option. The proposed development would comply with the limitation of 4 homes per 40 acres (i.e. no more than 4 per ¼¼). In addition, a CUP has not been previously issued for additional density on the subject property; therefore, allowing the site to be considered eligible for the additional density provision.
4. The subject property has been owned by Roger & Julie Falkenstein for over 25 years as three separate parcels, which were combined via a quit claim deed recorded on February 2, 2022. Based on historic GIS aerial photography, the use of the land over the years has not changed from how it is currently being utilized. The areas that are in agricultural production have remained in production and the areas not in agricultural production may be due to topographic limitations such as sandy soils, wetlands, steep slopes, or low-lying drainage swales not suitable for farming.
5. The applicant is proposing three (3) conservation incentive lots that would range in size from approximately 3.41 acres (i.e. residential Lots 4 & 5) to approximately 58.88 acres (i.e. agricultural Lot 1). Each newly created lot would exceed the 1.5-acre minimum lot size. The proposal also includes one (1) high amenity option (Lot 2) that would consist of approximately 5.45 acres (i.e. residential lot). This newly create lot would exceed the 2.5-acre minimum lot size. The existing 1 per 40 single family dwelling lot would be reconfigured as part of the platting process. Each lot would meet road frontage and width to depth requirements. All lots would utilize the entirety of the 76.72 acres, with approximately 30.2 acres to be in 2 separate conservation easements. A total of four (4) buildable lots and the reconfiguration of one (1) existing 1 per 40 residence are proposed as part of the development (plat). Additionally, each building site has been chosen to be outside of an established 500-foot setback from the operational area of the WM Mueller & Sons -Lundquist gravel mining operation located to the west. Note: the required 500-foot setback only applies from a new mining operation boundary to an existing residence and not vis verse.
6. As a requirement for the creation of three (3) conservation lots, the applicant needed to identify the establishment of a preservation, restoration, or enhancement are consisting of a minimum of ten (10) acres in order to be granted one (1) additional building eligibility. With that being said Mr. Falkenstein has identified and proposed two conservation easements of at least 30 acres in total. The easement language would need to be submitted to the Land Management Department for review and approval prior to preliminary plat approval. The applicant shall provide a plan for restoration to native plant community, including method of restoration (seeding, planting, etc), a list of establishment and maintenance activities detailing how the plant community will be established over the next 2-3 years, and how the community will be maintained in the future.
7. During the preliminary platting process, the applicant must document a suitable one (1) acre building site for each lot. The concept plan illustrates the potential locations for Subsurface Sewage Treatment Systems (SSTS) on each lot. A licensed SSTS professional would need to provide appropriate soils reports for the County's review. The applicant stated that Lots 1 & 2 have established SSTS locations with soil borings, and soil borings for Lots 4 & 5 are to be completed this spring.

4-4

The existing home site (Lot 3) would need to complete a SSTS compliance review as part of the preliminary plat process.

8. Each lot would meet the requirements for public road frontage; therefore, no additional township roadway design or construction is being proposed. All future driveway access point locations serving each building site would need to be reviewed and approved by the San Francisco Town Board, as the road authority.
9. On February 22, 2022, this request was reviewed by Kristen Larson, Water Resources Program Specialist, who stated that the development falls under the CCWMO Water Rules provision, which is required to be reviewed and approved by the Carver County Planning & Water Management Department. The property includes a number of wetlands, including on the lots proposed for development. The applicant must complete a wetland delineation and address any wetland impacts and/or degradation in accordance with the Wetland Conservation Act (WCA) and also submit a Stormwater Pollution Prevention Plan (SWPPP). A pre-application meeting is recommended with Water Rules permit review staff to discuss concept plans and permit review requirements.
10. The entire layout as proposed would properly be addressed during the preliminary plat process.
11. The San Francisco Town Board reviewed and recommended approval of the request during their February 14, 2022, Town Board meeting, without any additional conditions.

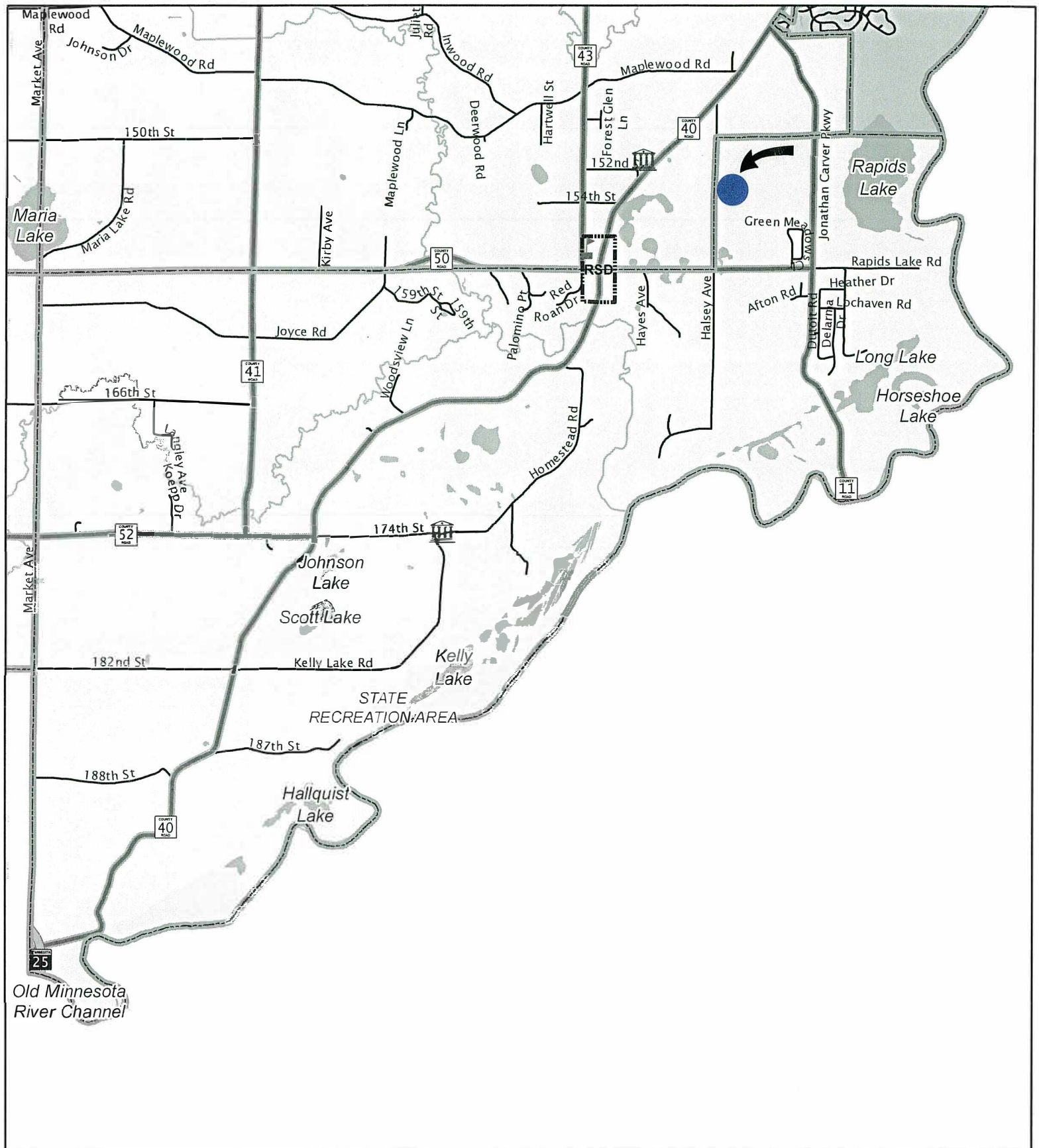
PLANNING COMMISSION CONSIDERATION:

If the Planning Commission recommends approval of the permit application, the following conditions should be considered part of the permit:

1. Three (3) residential lots, one (1) agricultural lot, and one (1) re-configured 1 per 40 lot are permitted (i.e. one 1-per 40 existing home, one High Amenity lot, and three Conservation incentive lots of which one B.E. shall be retained in the agricultural area), provided the building site requirements and minimum lot standards are satisfied. A total of four (4) buildable lots and the re-configuration of one (1) 1 per 40 parcel are being proposed as part of the plat. The entire subject property shall be platted in accordance with M.S. Chapter 505, the Carver County Subdivision Ordinance, and the Carver County Zoning Code. Any lots not meeting the required minimum standards shall not be platted.
2. The lots shall be laid out on the preliminary plat substantially as agreed upon by the Township, the County, and the developer during the Conditional Use Permit (CUP) process. The CUP shall be redrafted and recorded with the final plat stipulating, at a minimum, the building eligibility status for each parcel, the restrictions in the conservation and agricultural areas, a statement regarding agricultural uses in the area, and the protection of environmentally sensitive land(s). The potential for future easement(s) shall be evaluated during the preliminary platting process.
3. The conservation easement proposal must be drafted for review and submitted with the preliminary plat application. Easement documents must be recorded simultaneously with the final plat.
4. Access permits must be approved by San Francisco Township (road authority) prior to any work occurring within the road right-of-way.
5. Each additional density lot within the plat must show a designated building site as defined by the Zoning Code. Soil borings for the two SSTS locations on each building site must be submitted with the application for preliminary plat. The building sites must be located so that all buildings and sewer systems will meet County Code setback requirements.
6. As a part of the platting process the applicant will develop covenants to be filed with the plat. The covenants will address at least the following:
 - A. A covenant must clearly state the building eligibility status for each parcel in the development. The keeping of animals, with the exception of dogs, cats and similar animals kept as household pets, is prohibited on any lot in the residential area.

- B. A covenant stating that the area is rural and that commercial agriculture and other rural land use activities will likely be occurring in the area. A notification must be provided regarding “odors, dirt, dust, noises, long hours of operation and other factors associated with agriculture and feedlot activities”. Complaints relating to these activities shall be considered unwarranted so long as such activities are being conducted in accordance with existing standards. A condition clearly stating and restricting the use of the land in the agricultural area to agriculture and to certain conditional uses listed in the “A” district.
 - C. If the home sites include any environmentally sensitive land then restrictions must be placed in the covenants addressing: clear cutting of land, vegetation removal, plus the development and implementation of an erosion control plan to control erosion during and after building construction.
 - D. A covenant must be added requiring that the alternative sewer site must be preserved for a future sewer site. No buildings can be erected on the alternative site and no trees can be planted on the site. Heavy equipment must be kept off the site. If the lot owner must build on the site, he will have to submit percolation tests and soil borings for another site before any building permit will be issued.
 - E. A covenant must be included to provide notice and restrictions pertaining to the conservation easement on the existing wooded bluff area, existing wetland area, and proposed prairie restoration areas.
7. The above-required covenants shall become part of the permit.
8. A completed CCWMO Water Rules application with required attachments, shall be submitted with the preliminary plat application. A drainage plan, erosion control plan, and storm water management plan shall be submitted with the preliminary plat.
9. The boundaries of any possible wetlands must be included on the preliminary plat so appropriate drainage easements may be determined. A wetland delineation shall be completed for the site prior to submitting the preliminary plat.

SAN FRANCISCO TOWNSHIP



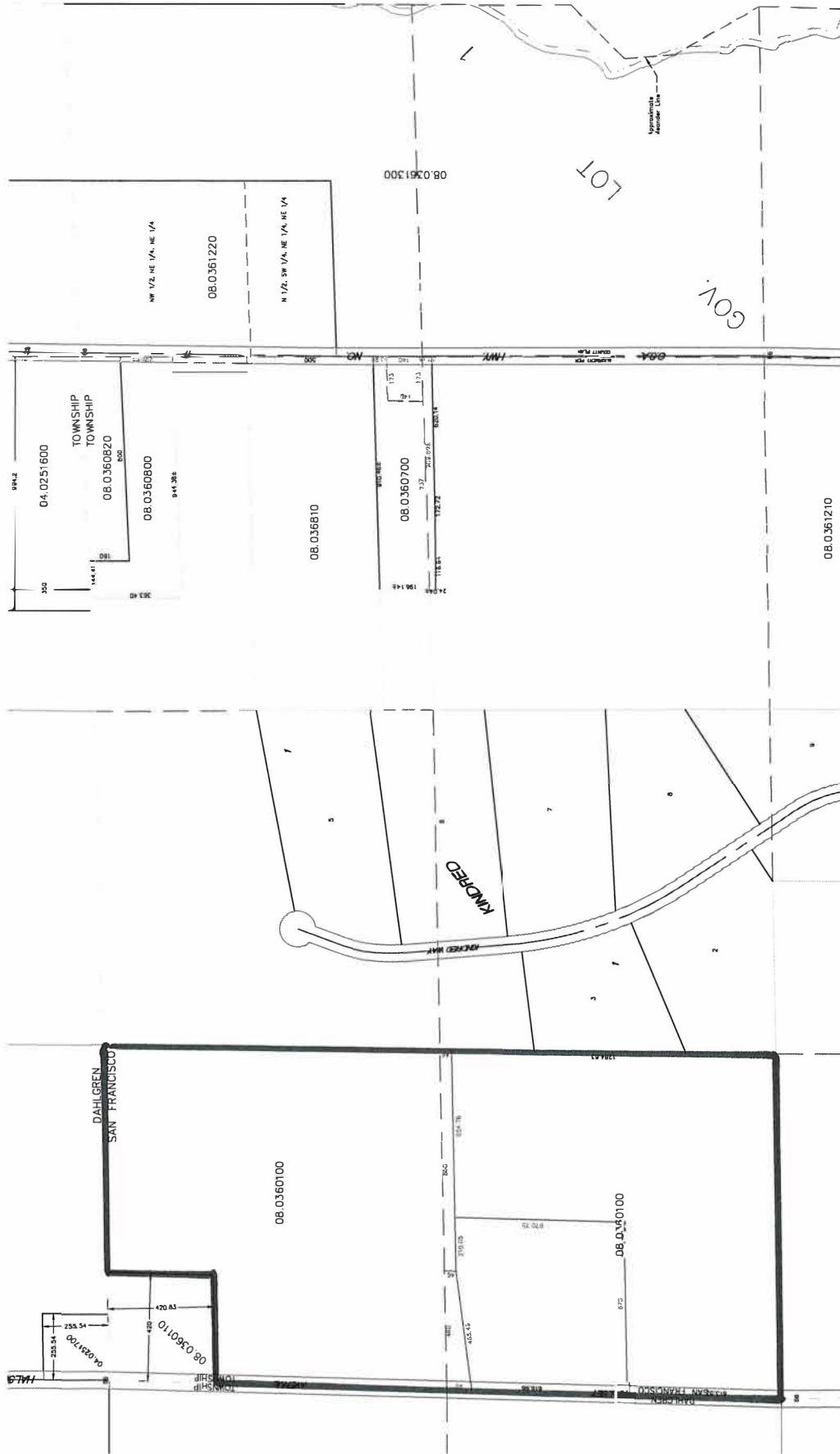
This map was created using Carver County's Geographic Information Systems (GIS); it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

N 1/2 SEC. 36, T.115, R.24

THIS IS NOT A LEGALLY RECORDED PLAT
THIS MAP IS A COMPILED OF RECORDS
FROM THE COUNTY RECORDS, THE COUNTY
OFFICES AND OTHER SOURCES. THIS MAP
IS FOR INFORMATIONAL PURPOSES ONLY.
FOR OFFICIAL PURPOSES, THE COUNTY AND ITS AGENTS
RECOMMENDS CONTAINED THEREIN.



February 14, 2022

Carver County Planning Commission
600 E. 4th Street
Chaska, MN 55318

RE: Falkenstein Conditional Use Permit Applications for Additional Density Lots

Dear Planning Commission,

Roger & Julie Falkenstein seek approval of our CUP application for (4) additional building lots, tentatively titled "Serenity Place". Our application is based on the current provisions of Section 152.078 Conditional Uses – Additional Density Options, Carver County Code of Ordinances.

The following key considerations are in support of our Conditional Use Permit Application.

Kindred Prairie Development: This development CUP was approved in 2019 under additional density code and is adjacent to our entire eastern border. Therefore, our proposed development would complement the Kindred Prairie neighborhood with low density housing and natural habitat to be established with the conservation easement.

Conservation Incentive Lots: The lot numbers 1, 4 & 5 would be included in this CUP based on (3) conservation incentive lots. There will be two conservation easement areas – one approximately 21.6 acres on the south side of the property and the other 8.6 acres on the north side of the property totaling just over 30 acres. Current additional density code and San Francisco Township allow for 1 lot per 10 acres of conservation easement. We will work with county land management to establish compliant conservation native vegetation plantings and maintenance plans.

High Amenity Lot: If you will refer to the attached Serenity Place Site Plan, the lot #2 has been determined to be compliant with the wooded pasture high amenity with just over 2.6 acres of net buildable area.

Lot sizes: Lot #1 will comprise 60 acres, including 30 acres of conservation easement and where our future primary residence will be located. Our current residence will become lot #3 and that will have approximately 3.9 acres. Lots 4 and 5 will contain 3.4 acres each. Lot #2 will include 5.5 total and 2.6 net acres with 190' of road frontage on Halsey Avenue.

Gravel Mine Impacts: The Mueller – Lundquist gravel mine is on the western border of this property, along the western side of Halsey Avenue. In this proposed plan we have located the new home sites in each lot with over 500' separation from the mine perimeter, thus not impacting the existing mine operation setbacks.

SSTS Compliance: For lots 1 & 2 we have established SSTs locations and completed soil borings and perc tests, confirming suitability. We have allocated SSTs locations for lots 4 and 5 and expect the soils to be similar to the soils in lots 1 & 2. We will complete those additional soil borings and perc tests as soon as possible after spring thaw.

Falkenstein Additional Density Lots CUP

Access to Halsey Avenue Township Roadway: The proposed driveways for all four lots could use existing approaches to Halsey Avenue. We have provided a setback areas to the south and east of lots 4 and 5 to create a driveway entrance which will include an easement for both lots providing them an option to build their entrance from the east side of each lot instead of directly from Halsey Avenue. Lots 1 and 2 will have their own private driveways as indicated on the proposed plan. Therefore, this plan will require no additional township roadway design and construction.

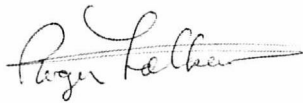
NOT Prime Farmland: This farm property has very light and sandy soils which provided poor crop yields in 2021 and would not be considered prime ag production land. Thus, the conservation easement incentive option provides good long-term use for this land.

Carver County Land Management: We have consulted with the Carver County Land Management team throughout the development of this plan to ensure this CUP application and associated plans are in alignment with Carver County code and in the best interest of our community.

We look forward to a public hearing to review this proposal with county planning and our community.

Please review this information and contact me with any questions.

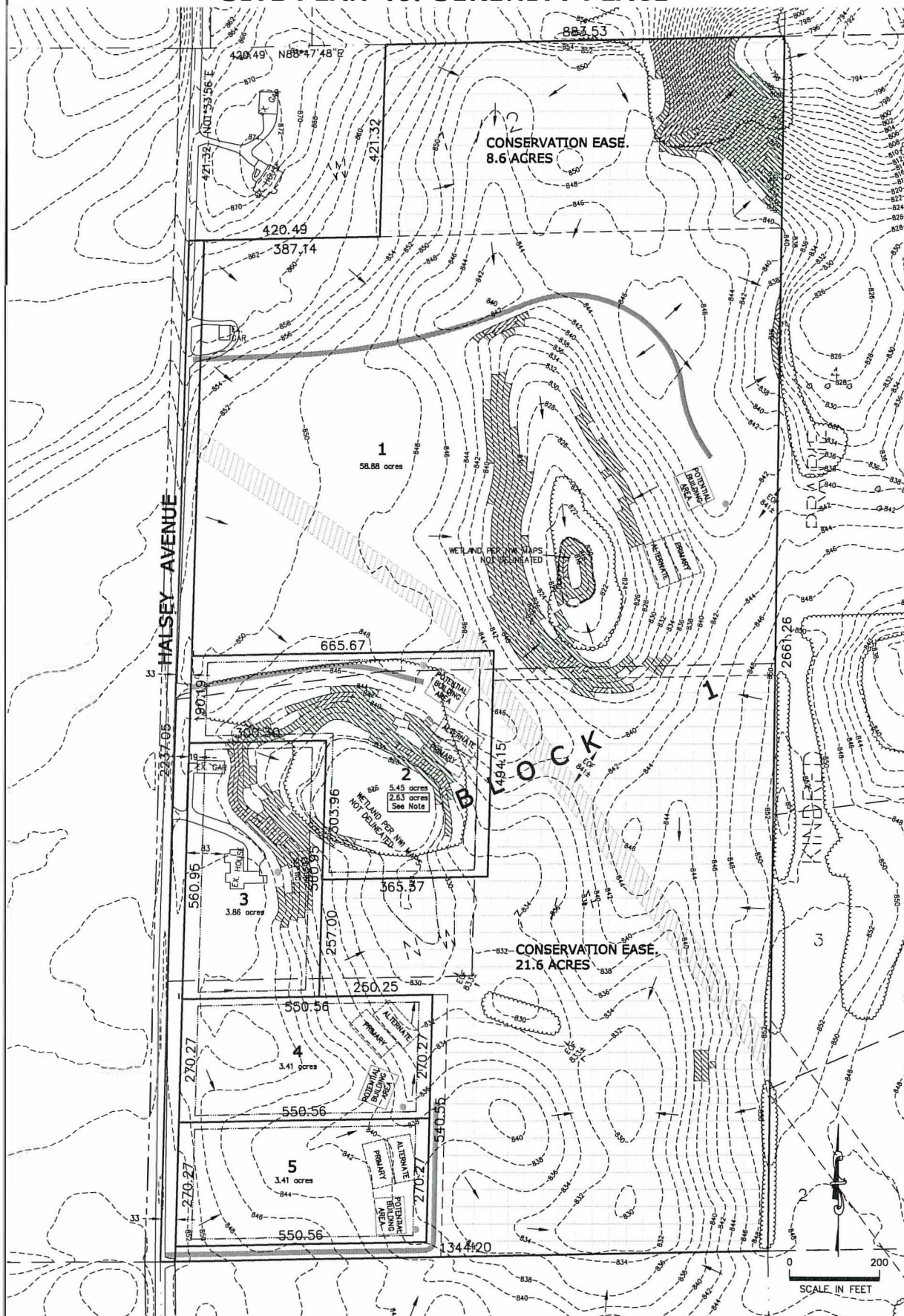
Sincerely,

A handwritten signature in black ink, appearing to read "Roger Falkenstein", with a long horizontal flourish extending to the right.

Roger Falkenstein

SITE PLAN for SERENITY PLACE

2/12/2022



TOWNSHIP/DISTRICTS
 SAN FRANCISCO TWP.
 RSD 112
 CARVER COUNTY WMO

LOT INFORMATION
 TOTAL PLAT AREA = 76.7 ACRES

● EXISTING/POTENTIAL WELL

□ POSSIBLE BUILDING AREA
 □ EXISTING/POTENTIAL SEPTIC SITE
 — PROPOSED LOT LINES
 ~ TREE LINE
 — POSSIBLE DRIVEWAY

▨ 12% TO 18% SLOPES
 ▨ >18% SLOPES
 □ CONSERVATION EASEMENT
 ▨ PIPELINE EASEMENT

2.63 ACRES = LOT 2 WOODED/GRASSED AREA
 CANOPY AREA = 1.52 ACRES (NON WETLAND, NON SLOPES >12%)
 GRASS = 1.11 ACRES (NON AG, NON WETLAND, NON SLOPES >12%)
 DOES NOT INCLUDE AG LAND ALONG NORTH LINE NORTH OF CANOPY

PREPARED FOR:
 Roger Falkenstein
 15255 Halsey Ave.
 Carver, MN 55315

Land Surveying
 2580 Christian Dr.
 Chaska, MN 55318
 612-418-6828



Township Presentation & Recommendation Form

PARCEL #	08.036100	Permit #	PZ 20220009		
Owner's Name:	Roger Falkenstein	Owner's Mailing Address:	15255 Halsey Ave.		
City:	Carver	Owner State:	MN	Owner Zip:	55315
Applicant (if other than owner):		Site Address:			

Type of Request:	☒ CUP	☐ IUP	☐ Preliminary Plat	☐ Final Plat	☐ Variance	☐ Appeal
Description of Request: A CUP for adding (4) lots under the Additional Density Lots provisions of the Carver County Code section 152.078 (Additional Density Options). (1) lot will be based on wooded lot high amenity and (3) lots will be based on the Conservation Easement incentive provisions.						
Date of County Public Hearing:	02-14-2022	Date of Township Meeting:	02-14-2022			

Actions:

Township Action Taken:

- ☒ Recommends approval and use of the Township Road (if applicable) with the following comments:
- ☐ Recommends denial for the following reasons:
- ☐ No recommendation, but will comment on the request at the Planning Commission or Board of Adjustment hearing:

Full Approval as listed in Presentation

****Important:** I understand that I must appear at the Town Board meeting to present my request and obtain their recommendation prior to appearing before the County Planning Commission or Board of Adjustment.

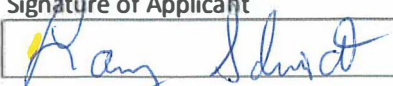
	Date	2-3-2022
Signature of Applicant		
 Chairman	Date	2-12-2022
Signature of Township Official		

EXHIBIT "A" – LEGAL DESCRIPTION

PID NUMBER: 08-036-0100

File# PZ20220009

**APPLICANTS/OWNERS: Roger W Falkenstein &
Julie W Falkenstein**

*** * * * ***

The West Half of the Northwest Quarter of Section 36, Township 115, Range 24, Carver County,
Minnesota, EXCEPT the North 420.93 feet of the West 420.00 feet thereof.