



GOODHUE COUNTY MINNESOTA

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

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

Virtual Meeting Notice

Virtual Meeting Notice: The Goodhue County Planning Advisory Commission will be conducting a meeting on September 20, 2021 at 6:00 p.m. Due to concerns surrounding the spread of COVID-19, the meeting and all public hearings will be conducted by telephone or other electronic means.

The public may monitor the meeting from a remote site by logging into <https://global.gotomeeting.com/join/160781285> or calling 1 877 309 2073 beginning at 5:50 PM or any time during the meeting. Access Code: 160-781-285

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, September 20, 2021. To submit your comments please email them to samantha.pierret@co.goodhue.mn.us or mail them to the Land Use Management Department at 509 West 5th Street, Red Wing, MN 55066. Comments received by this deadline will be read into the record during the public hearing for that item, including name and address.

6:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. August 16, 2021 PAC Meeting Minutes

Documents:

[MINUTES_AUGUST2021_PAC_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: CUP Request For A Utility-Scale Solar Energy System (SES) Request submitted by Pivot Energy (MN Solar 18 LLC, Applicant) and David Wickum (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres. Parcel 36.011.0200. TBD 50th Avenue Kenyon, MN 55946. SE ¼ and the W ½ of the NE ¼ of Section 11 TWP 109 Range 18

in Kenyon Township. A-1 Zoned District.

Documents:

[PACPACKET_WICKUM.PDF](#)

Other-Discussion

Adjourn

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

Goodhue County Land Use Management

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

**PLANNING COMMISSION
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The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Marc Huneke in the 3rd Floor Board Room of the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Marc Huneke, Tom Gale, Richard Miller, Darwin Fox, Chris Buck, Howard Stenerson, Todd Greseth, Carli Stark, and Richard Nystuen

Commissioners Absent: None

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Kathy Bauer

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Gale to approve the meeting agenda.

Motion carried 9:0

2. Approval of Minutes

²Motion by Commissioner Stark; seconded by Commissioner Buck to approve the previous month's meeting minutes.

Motion carried 9:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. **TABLED: Request for CUP for Non-Metallic Mineral Extraction Facility (Herrick Properties, LLP)**

Request for CUP, submitted by Herrick Properties, LLP (Doug Herrick, Applicant/Owner) for a Non-Metallic Mineral Extraction Facility. Proposed activities include a limestone quarry and associated processing/transport equipment and facilities. Parcels 30.034.0400 and 30.027.0800. TBD 94th AVE West Concord, MN 55985. The N 1/2 of the NW 1/4 of Section 34 and the S 1/2 of the SW 1/4 of Section 27 TWP 109 Range 17 in Cherry Grove Township. A1 Zoned District.

Pierret presented the staff report and attachments. She noted there will not be a public hearing on this agenda item as it was held at the July PAC Meeting.

Commissioner Stenerson questioned if they are changing the setbacks of the mine.

Pierret replied they are not. The new survey decreased the area to be mined from 37 acres to 34 acres.

Commissioner Nystuen asked who would take the letter of credit to the attorney's office.

Pierret stated it would be in cooperation with the applicant and the Land Use staff in getting necessary documents to the attorney's office.

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Pierret invited SWCD water planner Chad Hildebrand to address the board regarding supplemental documents submitted for the meeting.

Hildebrand spoke of the location of stream testing. SWCD staff recommends water sampling on the west side of the 94th AVE bridge instead of the east side for more accurate water samples. Also noted the potential for dewatering given the existing pond from previous mining operations and existing wetlands. There was a revision to the submitted reclamation maps and plans to achieve a 3:1 slope of the entire reclaimed area.

Commissioner Nystuen questioned how often the water samples would be taken.

Luke Lunde with WSB Engineering, stated water samples are proposed to be taken quarterly.

Commissioner Stenerson stated there is a lot of concern from Soil and Water of where all of the runoff will go. Asked if there was a design issue.

Hildebrand stated that there are always runoff concerns when a project impacts this much land area, especially given the existing stream and wetlands in the vicinity. He noted the contributing watershed to the stream is quite large. The Applicants have addressed these concerns by adding stormwater ponds to the north. He noted that the ponds were designed to contain a 10-year rain event, which is becoming more common and overflow would be expected.

Lunde noted that if/when the ponds overflow, the overflow would run into the mine. He added that in the event water runs into the mine it may need to be pumped out and that before that water goes to the creek it may need to be treated. The two infiltration basins were added that would have berms along the edges with rock outlets that would then flow out into the mine area. Water would not escape into the creek but would stay in the mine area. Stated that there are a lot of watershed districts putting in these large basins to help improve the quality of the watershed.

3It was moved by Commissioner Stenerson and seconded by Commissioner Nystuen for the Planning Advisory Commission to:

APPROVE the request from Herrick Properties, LLP (Doug Herrick Applicant/Owner) for a Conditional Use Permit to operate a Non-Metallic Mineral Extraction Facility. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of Operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 12:00 p.m. Saturday. Any exceptions for special projects must comply with Article 14, Section 6, Subd. 4;
3. Seismic blasting records shall be submitted to the Zoning Administrator within 10 days of receiving the blast analysis;
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Evidence shall be provided to the County of all required permits prior to the start of Mining Operations;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 14 Mineral Extraction and Article 21 Agricultural Protection District;
6. Site Reclamation after completion of mineral extraction shall be performed according to submitted plans, specifications, and narrative in accordance with Article 14 Section 6 Subd. 4S;
7. The operation shall be annually registered with Goodhue County in accordance with Article 14 Section 6 Subd. 2;

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8. Security. The applicant/owner (Doug Herrick) of the property on which the mineral extraction is occurring, shall post a letter of credit, bond, or cash escrow of \$100,000. If the required Security is provided in the form of a "Letter of Credit" or a "Performance Bond", it shall be subject to review and approval by the County Attorney prior to the start of Mining Operations. Goodhue County shall be listed as the eligible party to access the Security to reimburse the following costs upon failure of the Applicant/Owner to comply with requirements of this Conditional Use Permit;
9. Mineral Extraction and related activities are limited to the 37.69 acres as legally described on the Certificate of Survey for Herrick CUP Bruening Rock Products, Inc. WSB Project No. 017322;
10. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing any structures on the property

Pierret noted staff would recommend adding condition 11 regarding stream testing.

Commissioner Stenerson acknowledged staff's recommendation, noting that was intentionally omitted from the motion.

Pierret added water quality monitoring is one of the requirements in the mineral extraction ordinance. It is required when a mineral extraction facility is within 600 feet of any known springs, streams, or lakes.

Commissioner Nystuen stated monitoring January through March seems excessive.

Commissioner Miller stated he agreed with staff's recommendation for stream monitoring, noting that 2 times per year may be sufficient. He questioned what the SWCD would recommend.

Hildebrand stated that the SWCD would like to see as much testing as possible however the determination for frequency was up to the Board.

Commissioner Gale asked with weather or rain events, what happens as far as the water flow in the stream.

Lunde replied they collect flow data once or twice a year.

Commissioner Nystuen questioned who does the monitoring.

Lunde answered WSB Engineering does the monitoring.

Commissioner Stenerson questioned whether stream monitoring would include monitoring the flow of water or the volume of water.

Lunde explained their water quality monitoring process including water sampling, installation of stream monitoring equipment intermittently throughout the year.

Ron Fadness with Bruening Rock Products, Inc., stated the Applicants proposed monitoring quarterly however they would be okay with performing water testing twice yearly and not permanently installing equipment but allowing WSB to perform stream monitoring twice yearly.

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Discussion continued regarding the amount of water testing and monitoring and times of year that may prove difficult to perform testing (winter months, months when the mine is not operating, etc.)

It was moved by Commissioner Miller and seconded by Commissioner Fox to amend the resolution proposed by Commissioner Stenerson and seconded by Commissioner Nystuen and for the Planning Advisory Commission to:

Add condition 11 to the proposed resolution:

11. Stream monitoring and water quality testing shall be performed semi-annually in April and October by the Applicant. Results shall be provided to the Zoning Administrator upon request. Baseline testing shall be performed prior to beginning mining operations and be submitted to the Zoning Administrator.

The proposed amendment was agreed upon by Commissioners Stenerson and Nystuen. Chair Huneke called a vote on the amended motion to:

APPROVE the request from Herrick Properties, LLP (Doug Herrick Applicant/Owner) for a Conditional Use Permit to operate a Non-Metallic Mineral Extraction Facility. Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Hours of Operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 12:00 p.m. Saturday. Any exceptions for special projects must comply with Article 14, Section 6, Subd. 4;
3. Seismic blasting records shall be submitted to the Zoning Administrator within 10 days of receiving the blast analysis;
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations. Evidence shall be provided to the County of all required permits prior to the start of Mining Operations;
5. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 14 Mineral Extraction and Article 21 Agricultural Protection District;
6. Site Reclamation after completion of mineral extraction shall be performed according to submitted plans, specifications, and narrative in accordance with Article 14 Section 6 Subd. 4S;
7. The operation shall be annually registered with Goodhue County in accordance with Article 14 Section 6 Subd. 2;
8. Security. The applicant/owner (Doug Herrick) of the property on which the mineral extraction is occurring, shall post a letter of credit, bond, or cash escrow of \$100,000. If the required Security is provided in the form of a "Letter of Credit" or a "Performance Bond", it shall be subject to review and approval by the County Attorney prior to the start of Mining Operations. Goodhue County shall be listed as the eligible party to access the Security to reimburse the following costs upon failure of the Applicant/Owner to comply with requirements of this Conditional Use Permit;
9. Mineral Extraction and related activities are limited to the 37.69 acres as legally described on the Certificate of Survey for Herrick CUP Bruening Rock Products, Inc. WSB Project No. 017322;
10. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to constructing any structures on the property; and
11. Stream monitoring and water quality testing shall be performed semi-annually in April and October by the Applicant. Results shall be provided to the Zoning Administrator upon request.

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Baseline testing shall be performed prior to beginning mining operations and be submitted to the Zoning Administrator.

Motion carried 9:0

PUBLIC HEARING: Request for CUP to Establish a Feedlot Outside of a Farmyard (O'Reilly)

Request for CUP, submitted by Zachary O'Reilly (Owner) for an existing 540 animal unit dairy to be split from an existing dwelling creating a feedlot outside of a farmyard. Parcel 31.032.0500. 33656 County 6 BLVD Goodhue, MN 55027. The E ½ of the SW ¼ and the SE ¼ of Section 32 TWP 112 Range 15 in Featherstone Township. A1 Zoned District.

Pierret presented the staff report and attachments.

Stenerson questioned the survey and the details of the shed partially on both parcels; if there should be conditions in the event there would be future ownership changes.

Pierret answered the applicants are addressing the setbacks with a Variance request at the next Board of Adjustment Meeting Monday, August 23rd. The Board of Adjustment will consider the storage structure as it is partially on the two parcels. The hay storage building would be partially on the farm property and partly on Zachary O'Reilly's property.

Commissioner Stark questioned whether future buyers would be made aware of the Feedlot.

Pierret stated that future buyers would have the opportunity to be made aware of the Feedlot as the CUP and Variance would be recorded against the properties.

Commissioner Stenerson stated a survey showing a building with a property line running through it could be creating future legal issues.

Pierret replied that at this meeting, the request is addressing the feedlot outside of the farmyard which is Parcel A. The other items will be discussed at the Board of Adjustment meeting on August 23rd.

Commissioner Stenerson stated he is not in favor of Feedlots Outside of Farmyards. Future buyers in the vicinity may take issue with the Feedlot even if it is recorded against the properties. Preserving agricultural operations is important in Goodhue County.

Hanni stated this is why we do public meetings like these, to put items on record and allow neighbors or citizens to speak.

Commissioner Greseth said we can't deny the owner to not move forward and create farm ownership issues that may result in the dissolution of the farm altogether.

Commissioner Buck agreed and referenced other area farms where familial property holdings led to the cessation of the farm operation.

Chair Huneke Opened the Public Hearing.

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No one spoke for or against the request.

4After Chair Huneke called three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Nystuen to close the Public Hearing.

Motion carried 9:0

5It was moved by Commissioner Nystuen and seconded by Commissioner Fox for the Planning Advisory Commission to:

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

Recommend the County Board of Commissioners **APPROVE** the CUP request from Zachary O'Reilly (Owner) for an existing dwelling to be split from an existing 540.6 animal unit dairy feedlot creating a Feedlot Outside a Farmyard.

Motion Carried 8:1 Commissioner Stenerson opposed.

PUBLIC HEARING: “Lang Addition” Preliminary and Final Plat Review

Request submitted by Steven and John Lang (Owners) for Preliminary and Final Plat review of the proposed Lang Addition Plat comprising approximately 38.03 acres. Parcels 31.001.6100 and 31.001.6200. 23849 289th ST Red Wing, MN 55066. Part of Government Lots 1 and 2 and part of the SW ¼ of the SE ¼ of Section 01 TWP 112 Range 15 in Featherstone Township. R1 Zoned District.

Pierret presented the staff report and attachments.

Commissioner Stenerson stated there are a lot of homes in this area and the number of septic systems is an ongoing concern and planning should be done to address these issues.

Chair Huneke Opened the Public Hearing

No one spoke for or against the request.

6After Chair Huneke called three times for comments it was moved by Commissioner Stenerson and seconded by Commissioner Gale to close the Public Hearing.

Motion carried 9:0

7It was moved by Commissioner Miller and seconded by Commissioner Nystuen for the Planning Advisory Commission to:

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

Recommend that the County Board of Commissioners **APPROVE** the request submitted by Steven and John Lang (owners) for Preliminary and Final Plat approval of the proposed “Lang Addition” comprising 38.03 acres (PIDs: 31.001.6100 and 31.001.6200).

Motion carried 9:0

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Other Discussion

There were no other items for discussion.

⁸ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Buck to adjourn the Planning Commission Meeting at 7:11 p.m.

Motion carried 9:0

Respectfully Submitted,

Kathy Bauer, Zoning Administrative Assistant

¹APPROVE the PAC meeting agenda.

Motion carried 9:0

²APPROVE the previous month's meeting minutes.

Motion carried 9:0

³ APPROVE the CUP request for Non-Metallic Mineral Extraction Facility

Motion carried 9:0

⁴Motion to close the Public Hearing

Motion carried 9:0

⁵APPROVE the CUP request from Zachary O'Reilly

Motion Carried 8:1

⁶Motion to close the Public Hearing

Motion Carried 9:0

⁷APPROVE Preliminary & Final Plat request for "Lang Addition"

Motion carried 9:0

⁸ADJOURN. Motion to adjourn the meeting.

Motion carried 9:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

Goodhue County Land Use Management

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

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

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

To: Planning Commission
From: Land Use Management
Meeting Date: September 20, 2021
Report date: September 10, 2021

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

Request submitted by Pivot Energy (MN Solar 18 LLC, Applicant) and David & Mary Wickum (Owners) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres.

Application Information:

Applicant: Pivot Energy (Applicant) and David & Mary Wickum (Owner)
Address of zoning request: TBD 50th AVE Kenyon, MN 55946
Parcel(s): 36.011.0200
Abbreviated Legal: The SE $\frac{1}{4}$ and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 11 TWP 109 Range 18 in Kenyon Township
Zoning District: A-1 (Agricultural Protection District)

Attachments and links:

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

Site Map(s)

Goodhue County Zoning Ordinance (GCZO):

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

Background:

The Applicant has submitted a CUP request to construct and operate a 1 Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 8-acres of leased land located in Kenyon Township that is owned by David and Mary Wickum. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a "Utility-Scale SES" within the County's A-1 zoned districts.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

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

Project Summary:

Property Information:

- The 8-acre (approximate) area to be leased by the Applicant is situated on a 120-acre parcel owned by David and Mary Wickum. The proposed lease area and a majority of the remainder of the property are currently used for row-crop agriculture.

The Wickum property also includes a dwelling and registered Feedlot in the northwest portion of the property away from the proposed SES site.

- Adjacent land uses include primarily row-crop agriculture. The nearest residence is located approximately 0.30 miles from the proposed array to the northwest (Sharon Parsons). The City of Kenyon is approximately 1.45 miles west of the proposed site.
- All adjacent parcels are zoned A-1 (Agriculture Protection District) Section 11 of Kenyon Township is considered “full” for dwelling development (4 dwellings where a maximum of 4 are allowed).

Solar Array:

- The solar array is proposed to include 800 (460W) single-axis tracker panels installed in 10 rows spaced 12.77-feet apart. Steel and aluminum racks will hold up the solar panels, reaching 12 feet above grade at the maximum tilt configuration.

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

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

- A new 12-foot wide access driveway for access to 50th AVE composed of crushed aggregate will be established to serve the site.

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

- Ample space exists within the project area to provide off-street parking, turnaround, unloading, and storage space for workers and materials during the construction phase.
- Once constructed, traffic to the site would be limited to periodic visits by maintenance and landscaping personnel to perform routine maintenance, in addition to any unplanned maintenance.
- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

Landscaping/Drainage:

- The site slopes generally from northeast to southwest with stormwater runoff draining towards the lower areas in the northwest and southwest portions of the parcel.
- A preliminary grading and erosion control plan has been provided for this project. The plan notes that stormwater management will include the use of best management practices and perimeter control devices (silt fencing/bio logs) to prevent erosion until the site is re-vegetated. A stormwater infiltration trench is proposed on the west side of the project area. No wetland or Bluffland features have been identified on this site.

Chad Hildebrand (Goodhue SWCD Water Planner) reviewed the proposal and offered the following comments:

The erosion control measures taken by them should be adequate and help control any runoff potential from the site downslope. The infiltration basin proposed should capture the water and the bio logs for temporary erosion control should help during construction. They stated in the application that no wetlands are in the area. Reviewed the site with Beau [Kennedy, SWCD Director] and we agree and would say that wetlands are not an issue here with the solar array.

- An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application. An NPDES (National Pollutant Discharge

Elimination System) and SWPPP will be required for this project and will need to be submitted by the Applicant prior to Building Permit approvals.

- There is no vegetative screening existing at the site or proposed. The Planning Commission should consider whether any screening of the proposed SES is warranted.
- Apart from the meter pad (typically less than 500 square feet), the entire area within the project boundary will be seeded with an approved seed mixture.
- The Applicant has indicated that the project may be designed as “sheep-friendly” to use sheep grazing for vegetation management. The type of vegetation to be established would be “grazing friendly” if sheep are utilized on-site. The Soil and Water Conservation District has reviewed this proposal and indicated that:

The seed mixture identified in the plan is a low growing fescue seed mixture with a small amount of pollinator's (clover). It is between a native grass and pasture mixture due to sheep grazing. The seed mixture will help control erosion from the area before reaching the infiltration basin. The Applicant should plan to reseed vegetation if there are any bare spots.

- The Applicant has proposed to install an 8-foot tall chain-link or game fence around the perimeter of the project area for security.
- Construction is expected to last approximately 3 months and is anticipated to begin in the spring of 2022.

Maintenance/Decommissioning:

- The project is subject to the issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- The Applicant has prepared a Decommissioning Agreement between Pivot Energy MN Solar 18 LLC and David and Mary Wickum. The plan includes the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads, and other ancillary facilities owned by the solar garden.
- Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The County has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board should consider if the County should require financial assurance to cover anticipated decommissioning costs. The Applicant has proposed decommissioning costs to be \$19,800.

Kenyon Township:

- The Applicant obtained approval from Kenyon Township in April 2021.
- Kenyon Township is the road authority for 50th AVE and required a \$50,000 construction bond for road protection.
- A Township Zoning Approval permit will need to be acquired by the Applicant as part of the Building Permit submittal package.

Draft Findings of Fact:

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

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The Solar Garden is located within a primarily agricultural area. The nearest dwelling is located approximately 0.30 miles northwest of the site.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses. The proposal is located

in an A-1 Zoned section that is considered “full” for dwelling development.

3. A review of the Applicant’s submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available or will be provided to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance’s parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

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

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

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

Recommend that the County Board of Commissioners **APPROVE** the request for a CUP, submitted by Pivot Energy (MN Solar 18 LLC, Applicant) and David Wickum (Owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 8.0 acres.

Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and Pivot Energy (MN Solar 18 LLC) shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. A copy of the NPDES and SWPPP shall be submitted for administrative review as part of the Building Permit Application for the project;
6. Applicant should specify the seed mix to be used during the Building Permit approval process and shall submit “seed tags” to the Land Use Management Department prior to final inspection;
7. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
8. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 21 (Agricultural Protection District). The Applicant shall request a final inspection by the Zoning Administrator for compliance with applicable zoning requirements upon completion of the project;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
10. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

Permit#

Solar Energy System Application

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
David T. Wickum and Mary D. Wickum Joint Revocable Trust	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
4578 County 12 Blvd Kenyon, MN 55946	()
	EMAIL:
	N/A
APPLICANT OR AUTHORIZED AGENT'S NAME:	
Pivot Energy Minnesota Solar 18 LLC	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
Pivot Energy 1750 15th Street, Suite 400 Denver, CO 80202 c/o Liz Reddington	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:	PARCEL #:
4578 County 12 Blvd, Kenyon, MN 55946 (access will be off of 50th Avenue)	36-011-0200
LEGAL DESCRIPTION:	Attached <input type="checkbox"/>
Sect-11 Twp-109 Range-018 120.00 AC ID#36-0000-088-00 SE1/4 OF	

3. Supporting information

NUMBER OF SOLAR COLLECTORS TO BE INSTALLED	TOTAL SIZE OF PROJECT
800 panels	368 kWdc / 300 kWac
DESCRIBE METHOD OF CONNECTING THE ARRAY TO A BUILDING OR SUBSTATION	Attach signed interconnection agreement <input type="checkbox"/>
Single line diagram is attached	

4. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

1. The undersigned is the owner or authorized agent of the owner of this property.
2. The information presented is true and correct to the best of my knowledge.
3. Other information or applications may be required.

Signature: ER

Date: 8/26/2021

Print name: Elizabeth Reddington

County Section				
SES Application Fee:	SES Zoning Permit: \$200	SES CUP/IUP: \$1000	Receipt Number	Date
Building permit #:				
Shoreland _____		Lake/Stream Name _____		Zoning District _____
Conditions:				
Zoning Administrator Signature				

PROJECT SUMMARY

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

1. Visual Impact Analysis. Is the project anticipated to adversely effect visual sightlines of neighboring dwellings, properties or public rights-of-way. Identify measures to avoid, minimize or mitigate visual effects.

See attachment

2. Proposed stormwater management measures. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after construction. An NPDES permit may be required.

See attachment

3. Maintenance plan for grounds surrounding the system(s).

See attachment

4. Anticipated wetlands impacts. Has a wetlands impact study been completed?

See attachment. A desktop environmental review has been completed, and no wetlands were found

5. Proposed decommissioning procedures.

See attachment

TOWNSHIP ZONING APPLICATION

TOWNSHIP NAME Kenyon

Goodhue County

Parcel # 360110200

APPLICANT INFORMATION

Last Name <u>Pivot Energy Minnesota Solar 18 LLC</u> First _____	M.I. _____
Street Address <u>1750 15th Street, Suite 400</u>	Phone _____
City <u>Denver</u> State <u>CO</u>	ZIP <u>80202</u>
Email Address _____	
Township <u>109</u> Range <u>018</u>	Section <u>11</u>

PROJECT INFORMATION

Site Address 4578 County 12 Blvd

Zoning District A1 Lot Size Leased Area - 10 acres Structure Dimensions SES - 5.75 acres

Type of Project Solar Energy System (SES) Proposed Use Community Solar Garden

Structure Type Commercial SES Replacement? YES NO

Variance # _____ Conditional Use Permit # _____

GPS Coordinates 44°15'53.63"N, 92°56'29.98"W

DISCLAIMER AND SIGNATURE

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

Signature Elizabeth Reddington Date 4/8/2021

TOWNSHIP APPROVALS

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

Signature Joyce E Anderson Title Clerk Date 4/14/2021

Signature _____ Title _____ Date _____

Application fee _____ Receipt Number _____

Kenyon township requires a \$50,000 construction bond for road protection.



August 25, 2021

Ms. Samantha Pierret
Goodhue County
Land Use Management
509 W 5th Street, Suite 103
Red Wing, MN 55066

RE: Pivot Energy Minnesota Solar 18 LLC: Request for Conditional Use Permit

Dear Ms. Pierret:

Thank you for providing the opportunity to apply for a Conditional Use Permit with Goodhue County. The following letter will provide a summary of the proposed project, followed by various documentation required by the Goodhue County Zoning Ordinance, Article 19.

Project Summary

Pivot Energy is excited to bring renewable energy to Goodhue County. We are participating in the Xcel Energy Solar*Rewards Community Program to bring clean energy to Minnesota residents who otherwise cannot install solar equipment on their own home. This program, and our proposed project, help the State of Minnesota reach their Renewable Portfolio Standard, adopted as Minnesota Statute, section 216B.1691, known as the Renewable Energy Standard. The standard created a community solar garden program, in which an electric utility and a solar developer can deploy solar energy for local communities and utility customers. For those utility customers that cannot meet their own energy needs by installing a renewable energy system onsite, a community solar subscription is the solution to provide enough energy to offset consumption without large upfront costs.

Pivot Energy is an experienced solar developer based in Denver, with locations across the country. We currently have about 50 employees experienced in all aspects of solar development. We have combined 100+ years of experience in the renewable development field. We have licensed NABCEP professionals, in house engineers, and we work closely with other licensed engineers on all our projects.

Pivot Energy is developing similar projects across Minnesota and the Midwest. This location was chosen due to its proximity to Xcel Energy's electrical infrastructure, both substations and distribution grid, its flat and manageable land, and access to the sun (ample without shading obstructions).



Our project, Pivot Energy Minnesota Solar 18 LLC, is under lease for approximately 8 acres of land, owned by the David T. Wickum and Mary D. Wickum Joint Revocable Trust, and is currently zoned for agricultural use. The project site sits south of County 12 Blvd, and east of 50^h Ave, within Kenyon Township.

Pivot Energy is currently in the interconnection study process with Xcel Energy. Our array will have 800 solar panel modules mounted on single-axis trackers. The solar panels will be facing east in the morning, be flat at noon, and be facing west in the afternoon. They will follow the path of the sun throughout the day to maximize their efficiency. The approximate height of the solar equipment will be 6-10' above the existing grade. The entire project will be surrounded by an 8' tall chain link fence or agricultural/game fence.

Construction will likely begin in Spring 2022, depending on weather conditions and necessary utility upgrades, and will last approximately three months. Construction crews will be a combination of general labor workers, certified electricians, and an on-site general contractor. Once complete, there will be no full-time personnel on site. There will be a small crew (1-4 people) visiting the site 2-4 times annually to complete our routine maintenance.

We look forward to working with Township & County Staff, the Planning Commission, and County Board to make this project a success. We believe the community solar project will both directly and indirectly benefit the local residents and organizations.

Sincerely,

A handwritten signature in black ink, appearing to read "ER".

Liz Reddington
Director of Development
Pivot Energy

Conditional Use Request

The Applicant is requesting a conditional use permit for a Solar Energy System. The proposed project will be a 368 kWdc / 300 kWac single axis tracker ground mount solar photovoltaic array. The estimated generating capacity of the system will be approximately 626 megawatt hours per year (MWh/year). The estimated amount of electricity generated from the system will be equivalent to powering 50 residential homes. The proposed solar farm will be utilized as a community solar garden, under the Solar*Rewards Community Program with Xcel Energy.

A community solar garden is an off-site solar project which generates electricity that is sent to metered accounts through a participating electric utility. For those utility customers that cannot meet their own energy needs by installing a solar energy system on-site, a subscription to a community solar garden provides utility customers with an ability to participate in the green energy economy while potentially hedging on future energy escalation. Pivot Energy intends on subscribing residential, small businesses, government entities, school districts, and/or commercial and industrial electricity users to the proposed garden.

A site plan of the proposed community solar garden is depicted on the following page, in Photo 1. The solar array project boundary will be approximately 1,300' south of the intersection of County 12 Blvd and 50th Avenue on land currently zoned as agricultural land. The solar array fencing components will begin 60' north from 50^h Avenue, as required by the Goodhue County Zoning Ordinance, and 30' setback from remaining adjacent parcels. The solar farm components will utilize two acres of land (within the project fence). Access to the site will be off of 50^h Avenue, as depicted below, and will be a minimum 12' wide gravel access road.

Equipment required for the interconnection to electrical lines will require access along 50^h Avenue. Both utility easements (to the extent necessary) and site access will utilize the abovementioned gravel access road. Overhead utility poles will connect to an existing Xcel Energy utility pole along 50th Avenue. The electrical substation, owned by Xcel Energy, of which we are currently under interconnection review, is located nearby. The construction laydown area will be within our leased parcel.

Our proposed conditional use permit will not require utilities. The project does not require sewage, waste, irrigation, or potable water services. It will not require trash or recycling services, or natural gas. The project will require electrical service from Xcel Energy, and Pivot Energy is in the process of completing our interconnection agreement with Xcel Energy.

In our enclosed site plan, we have provided our plan for ingress and egress from 50th Avenue. Our site access road will be at minimum 12' wide and will be placed off 50^h Avenue. An 8' chain link or game fencing will be installed to surround the perimeter of the solar equipment components, as depicted in Photo 2, and will include warning signs of the high voltage associated with solar PV technology. Additionally, signage will be added to provide emergency contact information during construction and throughout the operational term of the project.

The solar array will operate every day during daylight hours. The equipment moves imperceptibly slowly throughout the day, silently following the sun across the sky to maximize energy yield. There is no sound, smell, noise, pollution, emission, or other negative external impact attributable to the solar array's

operation. There will be 800 solar panels affixed to the single-axis tracker racking system. Throughout the array, at the end of the racking rows, will be eight string inverters to convert the electricity generated from the panels to the transformer. The design and construction of the solar farm will meet standards and guidelines as provided by nationally accepted electric code.

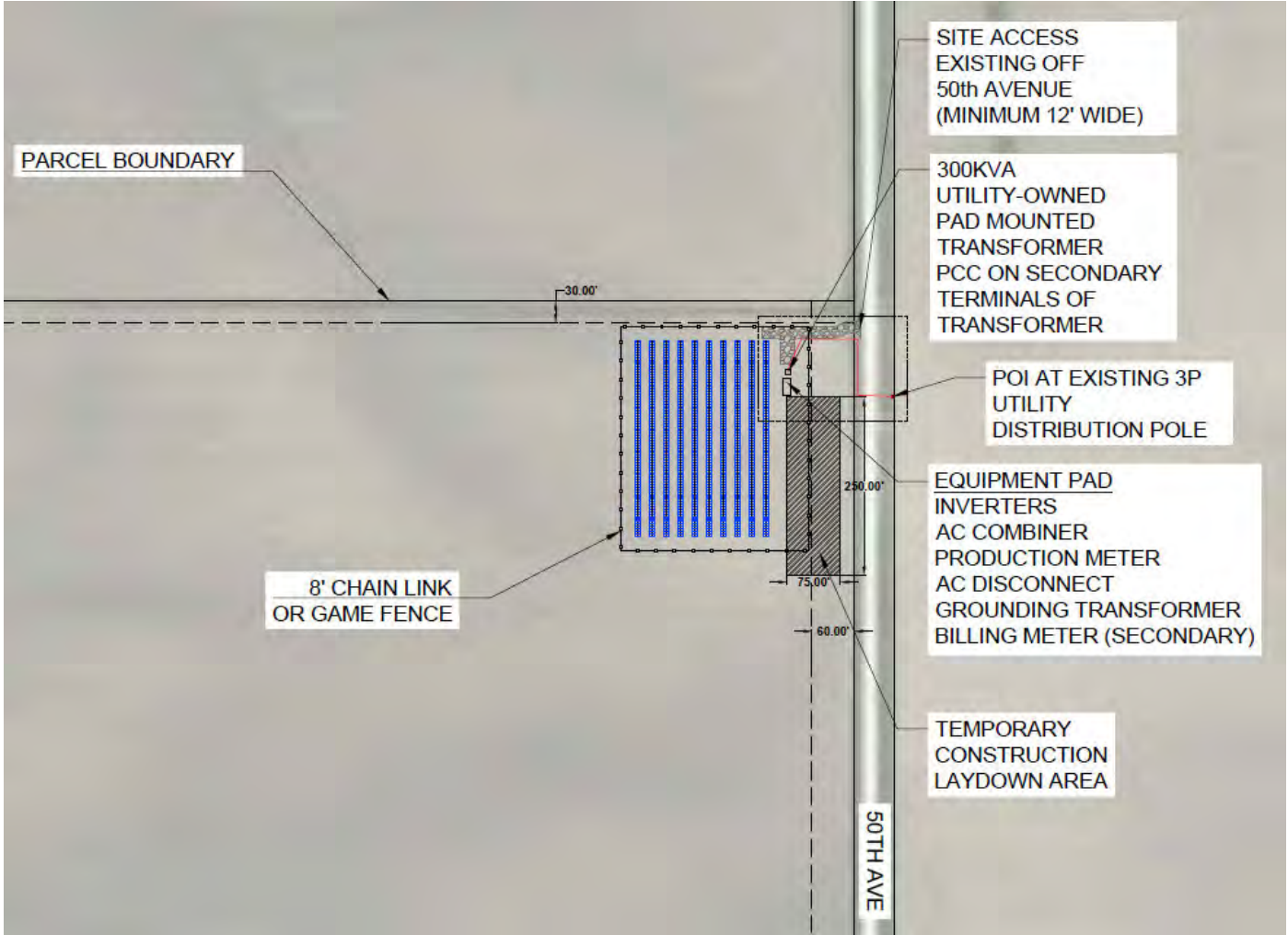


Photo 1 - Pivot Energy Minnesota Solar 18 LLC Site Plan

The modules atop the single-axis tracking racking, at full tilt, will be approximately 12' in height (at its highest point). At noon, when parallel with grade, the modules atop the racking will be at approximately 8' in height. The driven pile foundation will be determined upon further geotechnical review and soil boring testing. Larger electrical equipment, such as the utility meter, transformer, switchgear will not exceed 9' in height, and will be placed upon a concrete equipment pad next to the access road, inside the project fencing. All electrical wires and lines will be housed underground to the extent possible, until requiring overhead poles to connect to the utility's electric pole. The system is also designed according to National Electric Code and Xcel Energy's utility standard.



Photo 2 - Fencing

Equipment manufacturer specification sheets and the full site plan is provided in the Appendix.

Visual Impact Analysis

The proposed technology for the project is a quiet, low-profile technology that does not pose a significant visual barrier to the surrounding area. The height of the panels will generally not reach over the fencing, as depicted above in Photo 2. The panel technology uses light absorption, not reflection, as a critical function of the solar PV panel, and are constructed using black or blue materials which include anti-reflective coatings. Below are pictures of existing solar energy systems (Photo 4) Pivot has built, to provide an example of the technology once installed.



Photo 4 - Installed solar energy systems with fencing in an agricultural zoning district

The proposed project is located approximately 575 yards, or 0.3 miles, from the nearest residential homestead (to the northwest). On the following page, we have depicted the viewshed from two different points of view (Photo 5 & 6), to show the topography of the land, and the closest residences. Due to the low profile of the tracker technology, the visual impact diminishes close to 300', depending on the sites topography.

Below are recent images of the parcel where the proposed solar energy system will be installed. The perspectives are identified with the orange X:



Photo 5 - View looking south down 50th Avenue

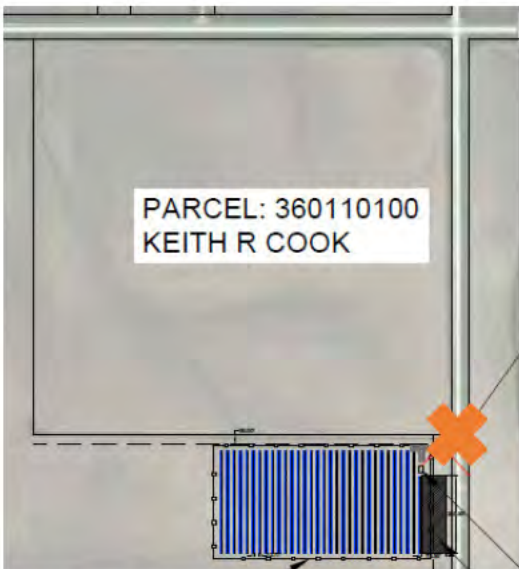


Photo 6 - View looking southwest across the leasehold parcel of array location

Landscaping

For landscaping, we will replant disturbed areas with a native grass mix likely including pollinator-friendly wild flowers to help keep weeds at bay and minimize erosion for the life of the project, as depicted in Photo 7. As such, additional landscaping will not be required.



Photo 7 - Landscaping

Vegetation Control and Maintenance Plan

Upon completion of construction, Pivot Energy will plant the approved seed mix over disturbed areas with a native grass mix, suitable for sheep grazing and containing native species beneficial to pollinators. Throughout our development due diligence, we will identify any invasive species that are present on our leased parcel and invasive species will be either removed or sprayed prior to site grading. Throughout the operations term of the system, Pivot Energy will be conducting maintenance visits to the site, approximately 2-4 times per year. As part of those visits, mowing will take place throughout the solar array rows, to ensure the height and placement of approved seed mix is maintained.

Much of the proposed site is farmed and will be taken out of regular rotation for the project's lifespan. The landowner who farms the site has accepted this reduction in available acreage and understands that the site may be readily returned to farming once the project ceases operation. Solar panels will be installed on a racking system that will include driven steel post or screwed helical pile foundations which anchor the racking system into the ground. Farm soils will be kept intact beneath the PV panels, and a grazing consultant could provide guidance following the initial system design to ensure a grazing friendly project. Sheep-friendly, pollinator supportive habitat and infrastructure that promotes sheep grazing as a vegetation management option will be practicable within the fenced array.

Pivot Energy will consult with a local weed mitigation consultant to identify all invasive species. Invasive species will be either removed or sprayed. Pivot Energy will plant an approved native-seed mix once finished grade is set. In areas that are disturbed or where the seed does not germinate following planting, applicant will reseed with an approved seed mix. Pivot Energy conducts regular vegetation management at

the site several times per year, as needed during the growing season. This mitigates shade on solar modules and maintains a clean and orderly site. On previous solar job sites applicant has used a combination of seed mix, straw mats, mowing, and other landscaping measures to maintain a clean, orderly, and noxious-weed-free site.

Management Plan

Pivot Energy will take the following actions to manage weeds and keep a tidy project site.

1. Eradicate invasive species before any ground disturbing activity begins with the assistance of the County and a local weed mitigation consultant. Eradication will take place before construction begins.
2. Control the spread of invasive species in all areas of the property. Make every attempt to keep any noxious weeds from leaving the sites by employing proper contain and control procedures. This can include mowing, trimming, removing, and spraying on an as-needed basis.
3. Ensure that all equipment and persons leaving the parcel are free of weed seeds or other plant seeds. Applicant will clean seeds from tires, tracks and all other parts of machinery and persons.
4. Applicant has a routine operations and maintenance (O&M) plan for all of its solar arrays. The O&M plan is a combination of electric performance diagnostic testing as well as onsite aesthetic maintenance. Applicant routinely mows and trims solar sites to maintain a neat appearance and to ensure our equipment is not shaded or otherwise impacted. The frequency of our mowing and vegetation control depends on growth rates due to seasonal growing cycles.

Construction Plan

At peak construction there could be approximately 50 laborers on the site, however this would be for a short period (likely a month). Otherwise, there will be anywhere from 25 - 50 people on average, between the hours of 7am-7pm (7pm will be the maximum hour and would only occur if there was a late delivery or need for overtime, which is not anticipated). The site will have an area in which the workers can park so there are no vehicles parked on the adjacent roads. There would be typical traffic of employees arriving and leaving the site at the beginning and end of work. As part of a standard road access permit and safety plan we would post cones, construction zone signs and a decreased speed limit sign to assure safety of both workers and local residents. We will comply with all county/state/township road requirements for the access to the site. There will also be semi-trucks delivering materials throughout the course of the project on an intermittent schedule with the bulk of the material deliveries happening in the middle of the project schedule. Pivot Energy will abide by all local, state, and federal guidelines when disposing of construction waste.

There is a negligible impact on the local community and traffic after construction is completed because the array only requires 2-4 annual visits from maintenance technicians completing routine tasks such as vegetation management and basic equipment maintenance. If grazing is practiced, there will be additional visits to the site.

Revegetation, Drainage, & Erosion Plan

Our solar PV system will not impede upon current agricultural use and will not negatively impact existing drainage infrastructure in place to allow for farming to continue. Many of our projects across the state and country exist in agricultural communities. We are considered a harmonious use and a low-impact neighbor since we don't create any traffic, noise, or pollution, and will provide pollinator friendly seed mixes when we reseed the site. In addition, our sites are kept clean and neat.

Prior to construction, mechanical means to control runoff will be used, such as straw bales, anchored netting, silt fences or berms (if necessary). Our site plan proposes silt fences to be installed within areas of the parcel perimeter to manage drainage and erosion that may occur during construction. Much of the project will be non-impervious materials, to allow for adequate drainage of the site. The existing surface water drainage and subsurface drainage system will retain existing drainage patterns.

The natural vegetation will remain intact in between and underneath the solar equipment. Upon construction completion, Pivot Energy will seed disturbed areas with native grass seed mix approved by the County and/or the local jurisdiction. The use of native vegetation and/or pollinator-friendly seed mixes supports the habitat of bees, butterflies, wasps, flies, beetles, and other pollinator species needed for agriculture and grazing. The seed mix chosen will be native and local to the Minnesota environment, which naturally allows the site to be resilient to droughts and intense downpours. Native grasses and deep roots are more efficient than turf grass at absorbing run-off and are designed to not increase storm water runoff. Additionally, planting diverse mixes of native plants will prevent soil and nutrients from washing away, and improves water quality and prevents soil loss.

Should the Company damage any drain tiles on the Leasehold Estate during construction or Operation then Company shall promptly repair or replace those drain tiles. In cooperation with the landowner, and tenant farmer of the adjacent site, Pivot will identify existing drainage infrastructure to avoid during the installation and ongoing operation of our solar farm.

Storm water Management Measures

A Hydrology Report prepared by WSB is attached in our Appendix, and includes the two foot contour map of the site. In all cases of the stormwater runoff modeled, the proposed drainage areas would be producing lower runoff rates than the existing conditions. Additionally, based on the proposed vegetation, solar panel configuration, and proposed gravel access road, no erosion issues are anticipated at the site. Overall, in utilizing best management practices, the project conforms to all regulatory requirements regarding stormwater. The following recommendations were specifically made for this site:

- Maintain vegetation (local pollinator/native seed mix) surrounding the panel equipment
- 527 linear feet of stormwater trenches at a minimum depths of 6" to be installed
- Only general requirements for the SWPPP will be needed, and will be addressed during the NPDES Construction Stormwater permit process

Environmental Impact

In our design, and throughout the development due diligence process, Pivot Energy will comply with all local, state, and federal environmental regulations. The parcel is not located within a flood zone and

wetlands were not found on site after a desktop review was completed. Renewable energy, by definition, does not draw upon finite resources and are not harmful to the environment. The technology is not loud and does not emit smell or pollution. Pivot Energy has completed the Natural Heritage Review (NHIS) report through the Minnesota Department of Natural Resources, and the site was found to not have a negative affect on any known occurrences of state-listed threatened or endangered species.

Additionally, our consultation with the Minnesota Department of Administration State Historic Preservation Office occurred pursuant to the Minnesota Historic Sites Act and the Minnesota Field Archaeology Act. No properties listed in the National or State Registers of Historic Places and no known or suspected archaeological properties in the area will be affected by this project.

Waste Management Plan

Pivot Energy has policies and procedures in place that will be applied to any waste generated and disposal from the facility. If any waste is present on site, it will be disposed of in accordance with the governing jurisdiction.

The proposed project will not generate solid waste during daily operations. If solid waste is observed or generated, it will be collected and removed by personnel visiting the site. Any solid waste collected on site will be properly disposed of during each visit to the property. There will not be any trash receptacles or trash hauling services at the facility.

It is not anticipated that any chemicals, lubricants or solvents will be stored at the proposed facility. However, if any of those items are store on site, they will be stored in an enclosed structure, which will be protected from natural elements in accordance and with manufacturers' recommendations. Any stored chemicals, lubricants or solvents will be less than 5 gallons in size. It is anticipated that any chemicals, lubricants or solvents to be used on site will be brought in by the maintenance personnel. If necessary, disposal of chemicals, lubricants, and solvents will be completed according to the manufacturer and state requirements. No hazardous waste will be generated, stored, or used on site.

Decommissioning Plan

After the operational life of the facility is over, the Applicant will decommission the facility and restore the land to its original condition. Pivot Energy is bound by our lease, via a termination provision, which require all improvements and personal property from the project to be removed and to restore the property to substantially the same condition existing at the time of the lease effective date. This will involve the safe removal of all structural steel and aluminum, conductors, modules, inverters, transformers, concrete and fencing. Any future uses would be able to proceed in the same manner they would if the solar array had never been built. The decommissioning cost estimate is below, and will follow the requirements set forth in Article 19, Section 6 of the Goodhue County Zoning Ordinance:

Detailed Decommissioning Cost Estimate

Project Name: PEMS 18
 System Size: 368 kWdc
 Site Acreage: 2 Acres

Item	QTY	Cost/Unit	Total Cost
Solar Panels	800	\$ 2.00	\$ 1,600.00
Posts/Piles	120	\$ 20.00	\$ 2,400.00
Inverters	5	\$ 500.00	\$ 2,500.00
DC Wiring	16,600	.25/ft	\$ 4,150.00
Underground Equipment			\$ 1,000.00
Equipment Pad	1	\$ 900.00	\$ 900.00
AC Wiring	13,300	.25/ft	\$ 3,250.00
Fence Removal	700	\$ 2.00	\$ 1,400.00
Site Remediation			\$ 1,000.00
Road Repair			\$ 1,600.00
Total			\$ 19,800.00

Our initial interconnect agreements and other agreements with the utility is for 20 years. It is assumed that these contracts will be extended for an additional 10 years with the utility or with FERC. After the 30+ years of useful system life we will then begin to plan to decommission the solar project.

The solar modules will be removed, placed on palettes, and sold on a second-hand market. The solar panels are simple and will have useful life beyond 30 years. That said, the solar industry plans to repurpose older solar modules for charitable solar projects, projects in developing countries, or other projects what can benefit from these useful products.

The racking systems used to attach the solar modules and the perimeter are comprised of steel and aluminum. There are also copper and aluminum conductors throughout the site that also have generic salvage value. These raw materials will be removed and recycled. These raw materials have inherent salvage value which serves as a financial benefit to the decommissioning process.

We plan to remove all above grade and below grade equipment including but not limited to solar modules, inverters, combiner boxes, wire, conductor, conduit, racking, concrete, fence, and other miscellaneous components. Solar modules and valuable raw material will have inherent salvage value and will be recycled and/or sold accordingly. The remaining equipment will be removed from site and disposed of per applicable disposal standards of the respective material and authority having jurisdiction in the area.

The site will be smoothed out and reseeded with a locally approved seed mix after the equipment removal has occurred. In some cases, the landowner requests the site is not reseeded but rather left open, so they may plant a desired agricultural use at that time (ex: farmer may prefer plant corn instead of native seed mix).

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

Public Hearing
 September 20, 2021

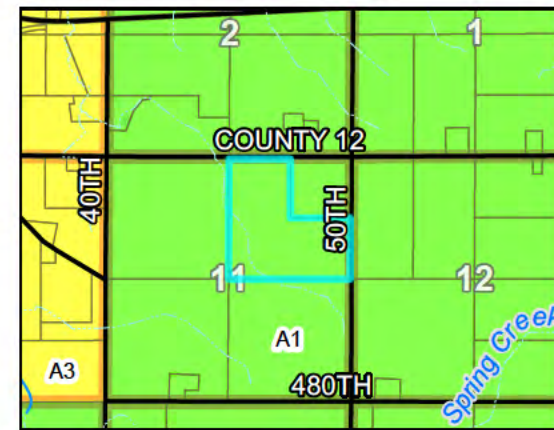
Pivot Energy (Applicant) & David Wickum
 (Owner)
 A1 Zoned District

SE 1/4 and the W 1/2 of the NE 1/4
 Section 11 TWP 109 Range 18
 Kenyon Township

Request for a Utility-Scale Photovoltaic
 1 MW SES occupying approximately
 8 acres

Legend

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



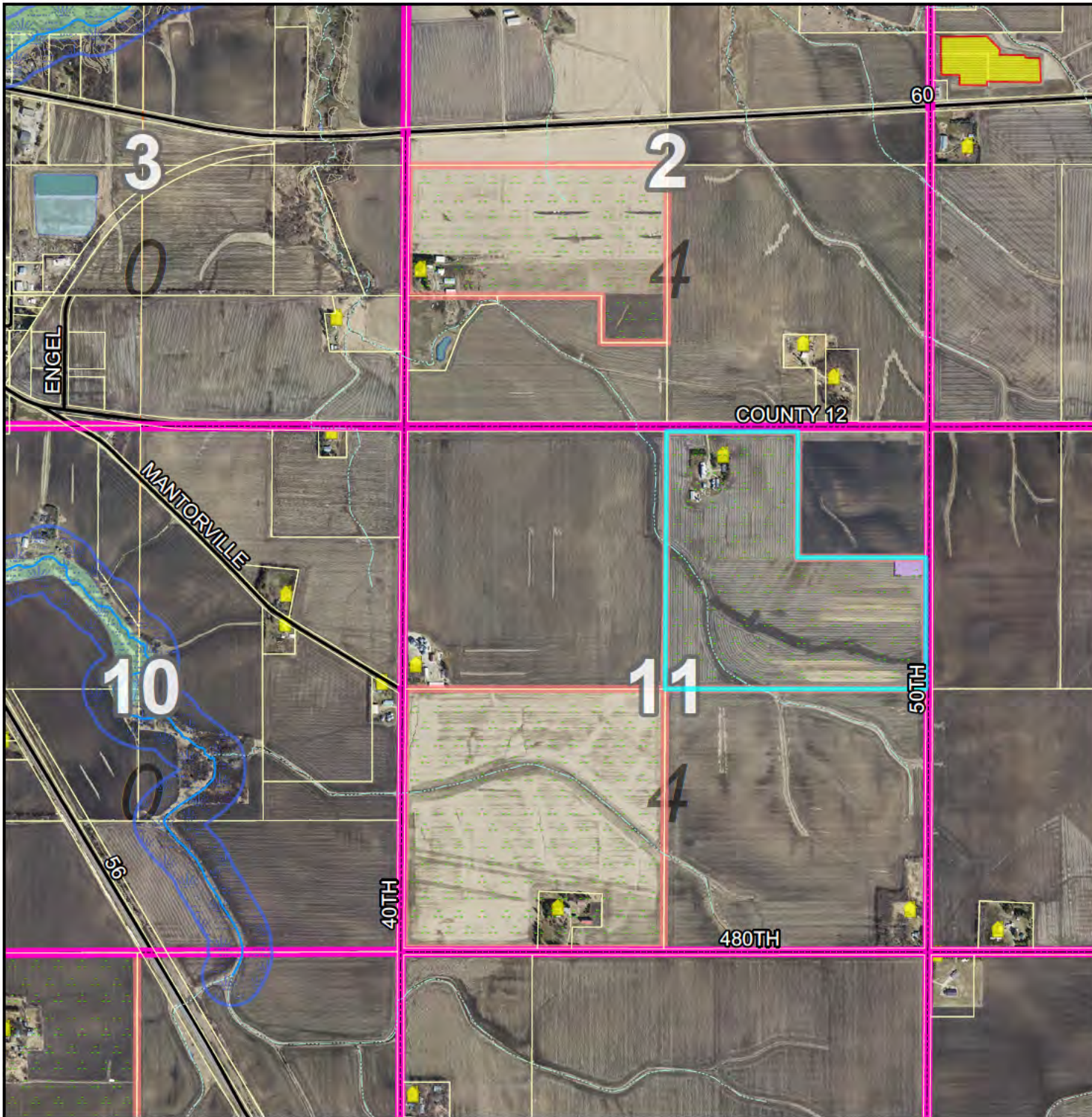
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MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
September 20, 2021

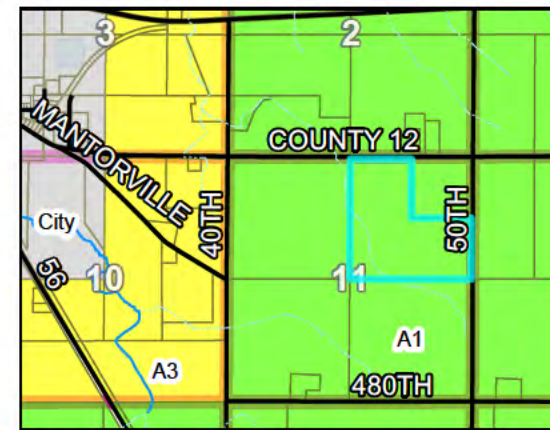
Pivot Energy (Applicant) & David Wickum
(Owner)
A1 Zoned District

SE 1/4 and the W 1/2 of the NE 1/4
Section 11 TWP 109 Range 18
Kenyon Township

Request for a Utility-Scale Photovoltaic
1 MW SES occupying approximately
8 acres

Legend

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

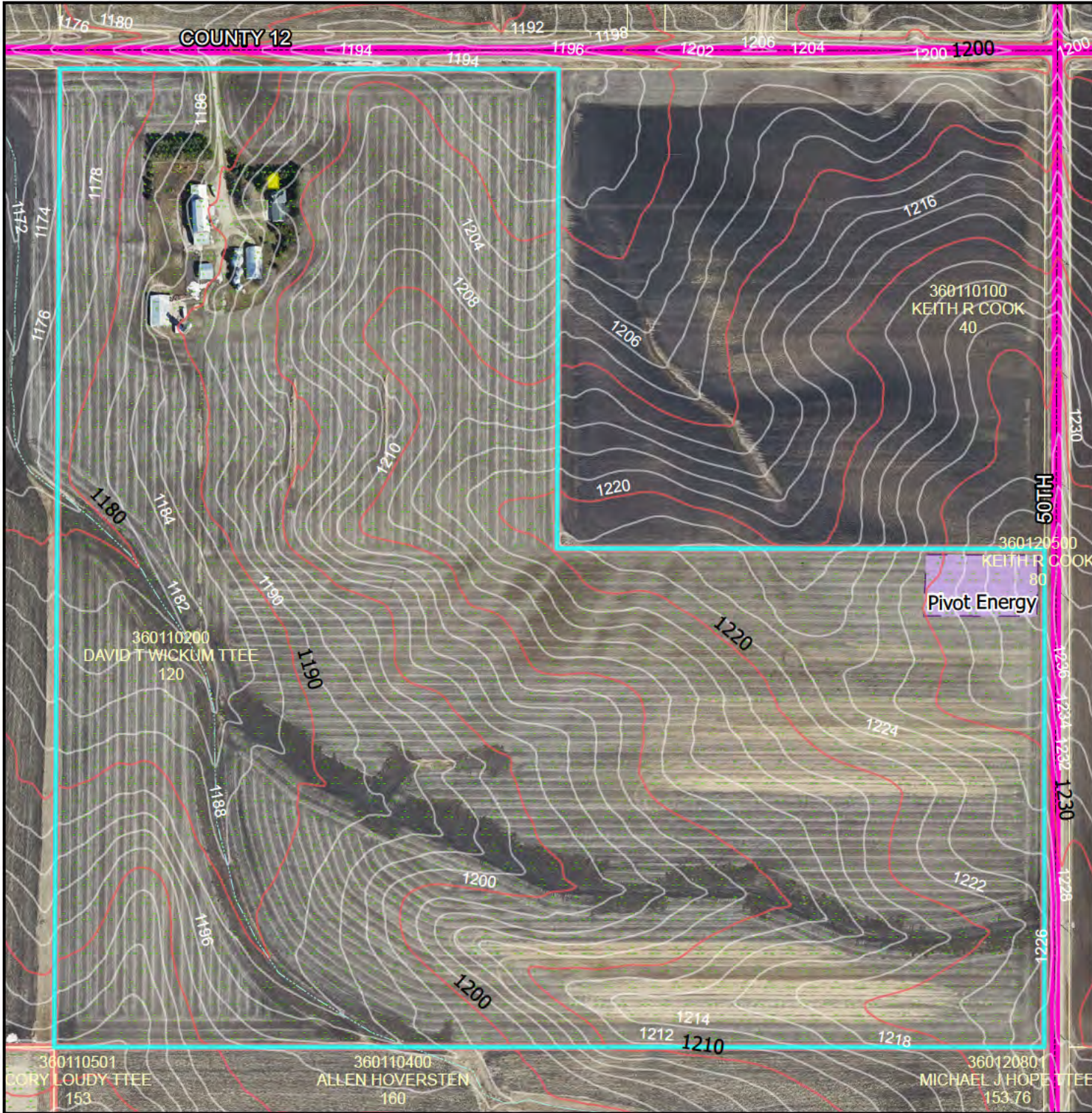


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MAP 03: ELEVATIONS



PLANNING COMMISSION

Public Hearing
September 20, 2021

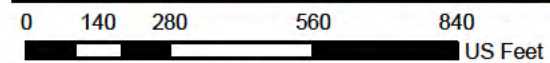
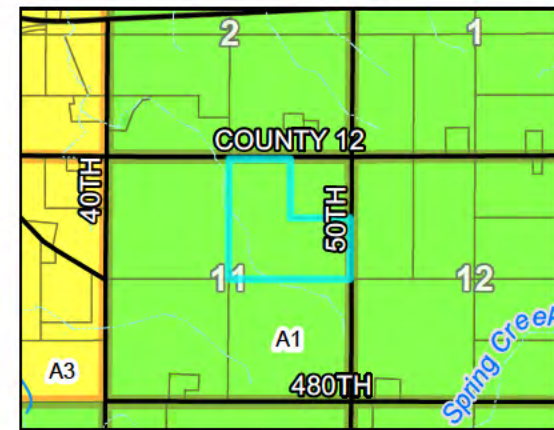
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(Owner)
A1 Zoned District

SE 1/4 and the W 1/2 of the NE 1/4
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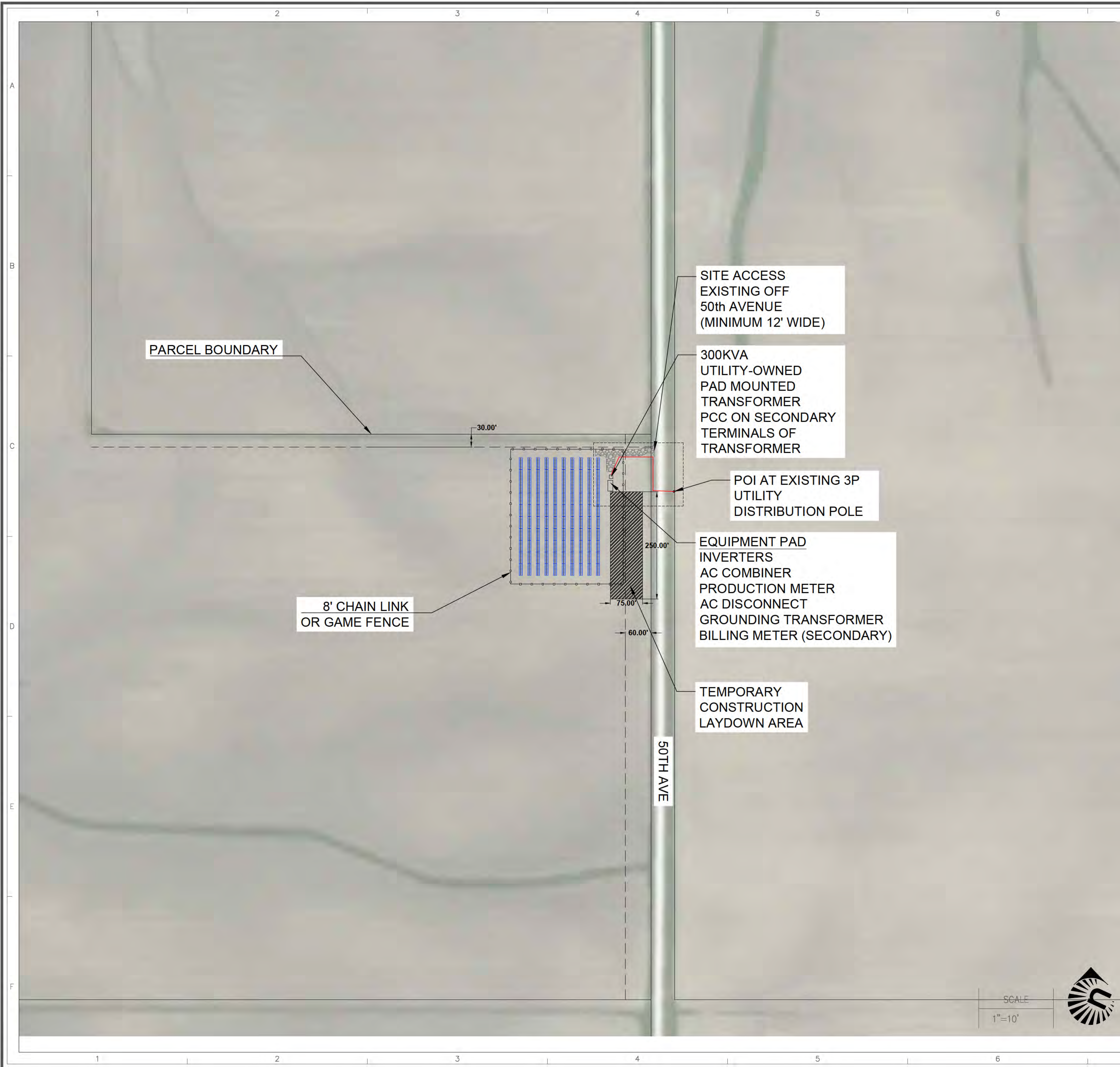
Intermittent Streams	Bluff Impact Zones (% slope)
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	FEMA Flood Zones
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X



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SYSTEM SPECIFICATIONS

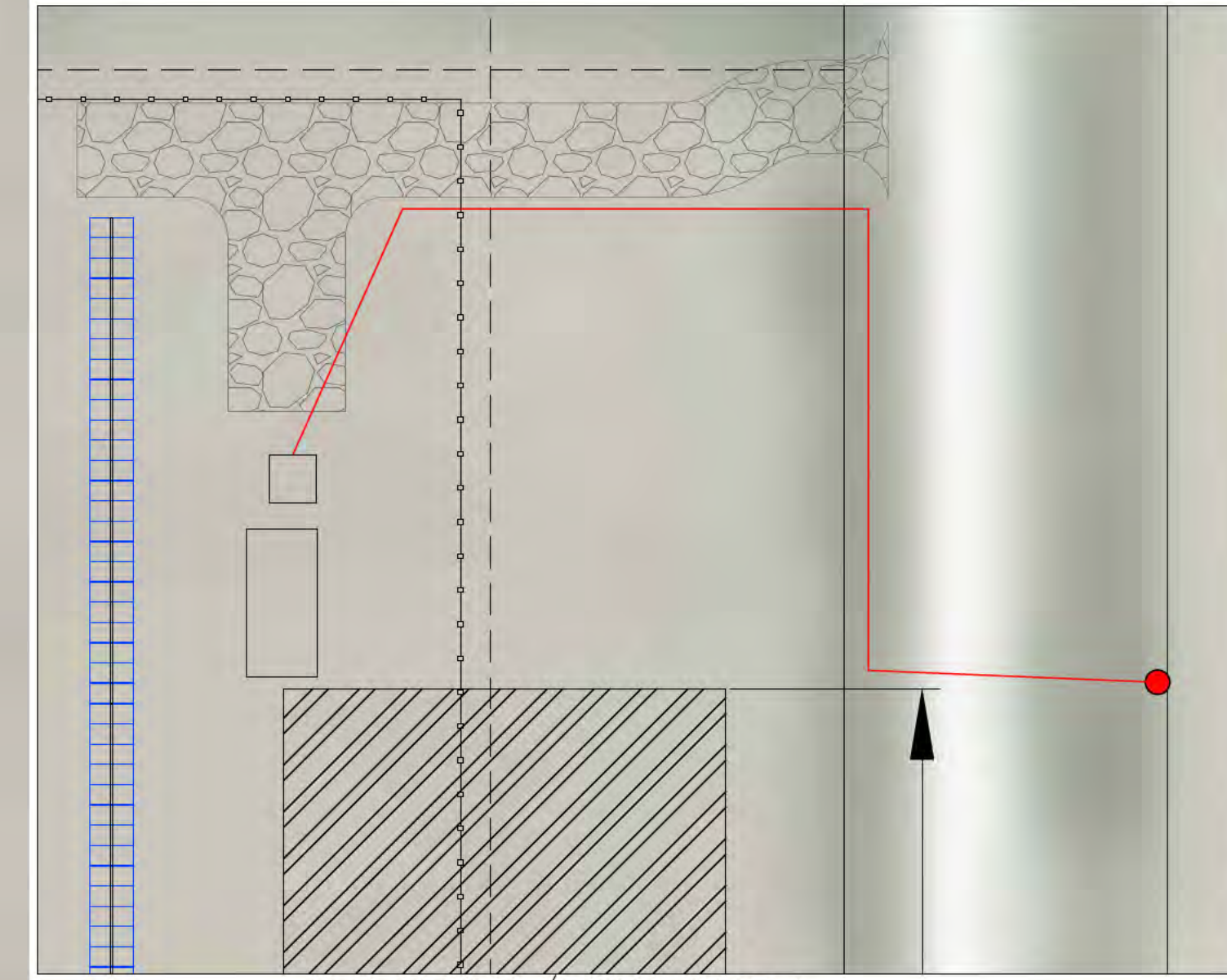
SOLAR MODULE
800 - TIER 1 460W BIFACIAL MODULES

INVERTER
5 - CPS SCA60KTL-D0/US-480

MOUNTING SYSTEM
1 - ATI DURATRACK HZ V3.0 SINGLE AXIS TRACKER

SYSTEM SIZE
368 KW DC
300 KW AC

FENCED AREA - 1.9 ACRES



NO.	DRWDATE	REVISION	PRELIM. DESIGN	REDUCED SYSTEM SIZE	CHKD DATE	APPVDATE
1	DW 6.8.21					
0	DW 4.1.21					
	NO DRWDATE					



PIVOT ENERGY MINNESOTA SOLAR 18
(44.264717, -92.942094)
KENYON TOWNSHIP, MN 56946

DATE: 6/8/21
PROJ. NO.: 04142034

PARCEL ID: 360110200
SITE PLAN

SOLAR ARRAY
WORK PLAN

DRAWING NUMBER:
X-3

SHEET NUMBER:

REVISION | 7

SCALE
1"=10'



