



---

# **Le Sueur County, MN**

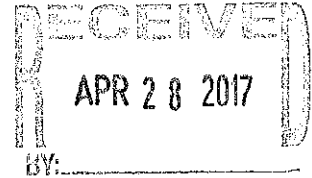
**Thursday, June 8, 2017**

**Regular session**

## **Item 1**

**Waterville Solar Holdings LLC/Jay & Betsy Chambers Packet**

Staff Contact: Kathy Brockway or Michelle Mettler



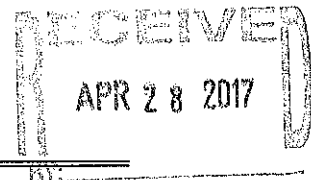
Section VIII(a). Description of Request

Waterville Solar Holdings, LLC (“Waterville Solar”) and its subsidiaries Waterville Solar 1, LLC, Waterville Solar 2, LLC, Waterville Solar 3, LLC, Waterville Solar 4, LLC and Waterville Solar 5, LLC (“Operating Companies”) plan to construct solar facilities 5 MW (AC) in size in the aggregate on property owned by Jay and Betsy Chambers in Waterville Township. Waterville Solar was granted conditional use permit number 16089 on June 7, 2016 for the proposed solar facilities (“CUP”).

Subdivision 5(A) of Section 21 of the Le Sueur County Zoning Ordinance provides that the CUP becomes void unless the work permitted by the CUP is not completed within one year, unless an extension of time has been granted by the Board of County Commissioners. Waterville Solar is requesting an extension of time of up to an additional year to complete the construction of the solar facilities contemplated by the CUP for the following reasons.

Waterville Solar has been working diligently to complete all preliminary work needed to design and finance the planned facilities. An interconnection agreement is in place with Northern States Power Company (NSP) pursuant to which NSP is expected to complete its construction of interconnection facilities later this year. Until that work is done, Waterville Solar’s facilities would not be able to produce and deliver electricity to NSP and construction would be premature. Waterville Solar is completing equipment selections and procurement as well as construction financing. It has obtained initial subscription agreements which provide a revenue source needed for financing. At this time, Waterville Solar plans to commence construction in July 2017 and complete construction by the end of 2017 in parallel with NSP’s work, rather than building in advance of NSP and letting the solar facility sit idle.

# Le Sueur County



## Conditional Use Application

### I. Applicant:

Name Waterville Solar, LLC  
Mailing Address 4445 W. 77th Street, Suite 224  
City Edina State MN Zip 55435-5135  
Phone # 952-835-0055 Phone # \_\_\_\_\_

### II. Landowner:

Name Jay and Betsy Chambers  
Mailing Address 345 6th Street S.E.  
City Medford State MN Zip 55049  
  
Property Address New - 440th Street  
City Waterville State MN Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Phone # \_\_\_\_\_

### III. Parcel Information:

Parcel Number 14.034.5100 Parcel Acreage 40  
Attach Full Legal Description (**NOT** abbreviated description from tax statement)  
Township T109N, R23W Section SE1/4 SE1/4 34  
Subdivision N/A Lot N/A Block N/A

### IV. Township Notification: Township must be notified of proposed use prior to application.

Waterville Township notified on April 27, 2017  
(Township Name) (Date)

Board Member Alan Gehrke regarding the proposed use.  
(Name)

### V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.**

### VI. Fees: Must be paid at the time of application.

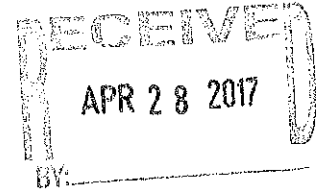
Conditional Use Permit \$ 750 After-The-Fact fee is **doubled.**  
Filing Fee \$ 46

#### Additional Fees:

Special Meeting \$ 2,000  
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

**VII. Type of Request:**

- |  |  |
|--|--|
| <input type="checkbox"/> Self Service Storage      | <input type="checkbox"/> Value Added Agriculture               |
| <input type="checkbox"/> School/Church/Cemetery    | <input type="checkbox"/> Antique Sales/Service/Repair          |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation/Transmission Lines etc.    |
| <input type="checkbox"/> School/Church/Cemetery    | <input checked="" type="checkbox"/> Other <u>CUP Extension</u> |



**VIII. Description of Request:**

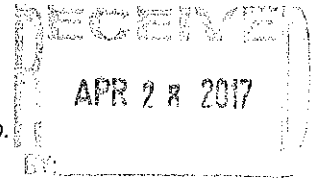
- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.
1. PROPOSED DAYS AND HOURS OF OPERATION: Per Initial Application as approved
  2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: Per Initial Application as approved
  3. LIST OF PUBLIC HEALTH PLANS:
    - i. Water Supply: N/A
    - ii. Toilet facilities: N/A
    - iii. Solid Waste Collection: N/A
  4. FIRE PREVENTION: Per Initial Application as approved
  5. SECURITY PLANS: Per Initial Application as approved
  6. RETAIL SALES: N/A
  7. FOOD OR ALCOHOL SERVED OR FOR SALE: N/A
  8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: *(For example, pedestrian and/or vehicular traffic control.)*  
Per Initial Application as approved
  9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:  
N/A
  10. EXTERIOR LIGHTING: Per Initial Application as approved
  11. PARKING AND LOADING: Per Initial Application as approved
  12. SIGNAGE: Per Initial Application as approved
  13. ROAD ACCESS: *(Approved by the road authority)* Per Initial Application as approved
  14. CERTIFICATE OF INSURANCE: Per Initial Application as approved
  15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:  
*(For example additional licensing and/or permitting)* Per Initial Application as approved

**IX. Site Plan:** Shall include but not limited to the following:

- |                     |           |                       |                            |
|---------------------|-----------|-----------------------|----------------------------|
| • North point       | • Lake    | • Existing Structures | • Septic system            |
| • Setbacks          | • River   | • Proposed Structures | • Well                     |
| • Property Lines    | • Wetland | • Lot Dimensions      | • Access (size & location) |
| • Road Right-Of-Way | • Stream  | • Ponds               | • Easements                |
- Parking *(Size & location-if applicable to application)*
  - Landscape, screening and buffering *(if applicable to application)*
  - Location of significant trees to be removed *(if applicable to application)*

**X. Attachments: shall include but not limited to:**

- a. **Description of Request**-See Part VIII for full details and requirements.
- b. **Site Plan**-See Part IX for full details and requirements.
- c. **Full legal description**-Not abbreviated description from tax statement.
- d. **Access approval**-Attach approval in writing from proper road authority.
- e. **Township Notification**-See Part IV for details and requirements.
- f. **Septic System Compliance Inspection**
- g. **Erosion control plan**-Attach completed and signed plan including map.
- h. **Floor plans and/or blue prints**



**XI. Procedure:**

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

**XII. Signatures:**

*I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.*

[Signature] 4/26/17  
Applicant signature Date

*I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.*

[Signature] Betty Chamber 4/27/2017  
Property Owner signature Date

**OFFICE USE ONLY**

**Request:** \_\_\_\_\_

Pre-App Date <u>6-8-17</u>	Lake Classification _____	Feedlot	500'	1000'	N
Meeting Date <u>6-8-17</u>	Lake _____	Wetland Type	1-2	3-8	N
60 Day <u>6-9-17</u>	FEMA Panel # <u>27079CD 429</u>	Water courses		Y	N
Zoning District <u>A</u>	Flood Zone <u>outside</u>	Bluff		Y	N

<input checked="" type="checkbox"/> Request Description	<input type="checkbox"/> Access Approval	<input type="checkbox"/> Septic	<b>Comp Insp / Design</b>
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Erosion Control Plan	<input type="checkbox"/> Meeting	<b>Reg / ATF / Spec</b>
<input checked="" type="checkbox"/> Full Legal	<input type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee	\$ _____
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Other _____	<input type="checkbox"/> Penalty	\$ _____

Application Complete [Signature] 4/28/17 17102  
Planning & Zoning Department Signature Date Permit #