

WABASHA PLANNING COMMISSION

September 13, 2022 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes-
 - a) Minutes 7-12-22
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
 - a) Fitzgerald Preliminary Plat
 - b) DIVOCSG 13, LLC IUP Community Solar
- 6) Old Business
 - a) Short Term Rental
 - b) Small-Limited Mining Discussion
- 7) New Business
- 8) Board of Adjustment Business
- 9) Other Business
- 10) Next Regular Meeting Date - October 11, 2022
- 11) Adjourn

Planning Commission

2) a)

Meeting Date: 09/13/2022

SUBJECT: Minutes 7-12-22

DEPARTMENT: Administration

TITLE:

Minutes 7-12-22

PURPOSE:

Attachments

Minutes 7-12-22

DRAFT

WABASHA PLANNING COMMISSION

July 12, 2022 6:00 PM

MEETING MINUTES

Commission Members: Tim Wallerich, Chair Sara Carrels, Vice Chair
 Scott Durand Sharon Burke
 Ozzie Goodman Jeff Sulla
 Vacancy

Present: Chair Tim Wallerich; Sharon Burke; Jeff Sulla; Ozzie Goodman

Absent: Scott Durand; Sara Carrels

Also Kristi Trisko, Contracted City Planner; Harry Davis, Contracted City Planner; Wendy Busch, City
Present: Clerk

1) Call to Order
 The meeting was called to order at 6:00 p.m. by Chair Wallerich.

2) Approval of Minutes

a) Planning Commission Minutes 6-14-2022

Motion made by Sharon Burke, seconded by Jeff Sulla to approve the meeting minutes as drafted.

Vote: 4 - 0 Adopted - Unanimously

Other: Scott Durand (ABSENT)

Sara Carrels (ABSENT)

3) Changes or Additions to Agenda
 There were no changes or additions to the agenda.

- 4) Public Comment
Chair Wallerich reviewed the public comment procedure.

Brenda Pearson, 136 Bridge Avenue, Wabasha, offered suggestions for revisions to the proposed short-term rental registration form relating to State licensure, business insurance, smoke detectors, and fire extinguishers. She stated that stricter requirements would provide more accountability and education, and help promote Wabasha as a tourist destination. She expressed appreciation for the information that has been gathered relating to the number of short-term rentals in Wabasha.

Cindy Satre, 220 Main Street, Wabasha, also commented regarding the short-term rental forms. She asked whether renters will be required to sign a form. City Clerk Busch indicated that this form would be used in the instance of a sub-lease.

- 5) Public Hearings
There were no public hearings.

- 6) Old Business

- a) Small Limited Mining Discussion
Kristi Trisko provided background information and referenced past discussion of this topic. She suggested preliminary discussion of allowing small limited mining in Wabasha.

Ms. Trisko outlined the objectives of a potential ordinance in this regard:

- 1) Minimize soil erosion and scarring.
- 2) Monitor how resources are being used.
- 3) Limit the impacts of these activities on roads and land.
- 4) Prevent these operations from being a nuisance to other people.

Chair Wallerich suggested adding an objective relating to the disposal of river sand. Commissioners recommended language for this suggested objective:

- 5) Final placement of dredged materials.

Ms. Trisko reviewed a zoning map and suggested discussion of potential sites for mining operations. Commissioners suggested allowing mining operations in industrial zones and highway commercial zones. Concerns were expressed about spot zoning. Residential conservancy zones were discussed. Ms. Trisko indicated that she will provide more detailed information for discussion during a future meeting. City Clerk Busch provided additional background information.

Ms. Trisko reviewed the IUP approval process. Commissioners expressed agreement with an IUP, as opposed to a CUP.

Ms. Trisko suggested discussion of limiting the size of mining operations. Commissioners expressed agreement with a maximum of 5 acres. Chuck Dillrud provided information relating to the size of a potential site.

Ms. Trisko suggested allowing one open mine per contiguous property. Chair Wallerich suggested limiting the total number of open mines at one time. Ms. Trisko indicated that she will consult with the City Attorney regarding this issue.

Ms. Trisko suggested allowing one year for the land to be reclaimed. Chuck Dillrud and Shawn Kohner provided additional information relating to mining operations and reclamation. Commissioners expressed agreement with a mining operation IUP with a time limit of three years and a one-year requirement for reclamation, with the option to request potential extensions of time.

The definition of processing was discussed, and Chuck Dillrud and Shawn Kohner provided additional information. It was suggested to allow dry screening only and no blasting. A resource mapping project in conjunction with the Minnesota DNR was discussed.

b) Short Term Rental Discussion

Chair Wallerich referenced past discussion of this topic. Kristi Trisko provided additional background information and reviewed a draft short-term rental application form and an affidavit of compliance form. Commissioners suggested a \$200 registration fee per unit. Language revisions were suggested. Harry Davis indicated that the language will be clarified.

Ms. Trisko provided recommendations with regard to proposed City Code language revisions relating to short-term rentals, including an amendment to the business license section and a zoning ordinance text amendment. Commissioners expressed agreement with these recommendations. It was suggested to use the term "short term rental" as opposed to "vacation rental." An FAQ document was reviewed. The process was discussed. It was noted that the Planning Commission will conduct a public hearing relating to the zoning changes, and the City Council will conduct a public hearing relating to the business license changes. Potential restrictions relating to the number and location of short-term rental units were discussed, and Commissioners spoke in support of imposing no limitations at this time. Harry Davis provided additional information in this regard. He also discussed licensing requirements and the proposed affidavit of compliance. It was suggested to confirm the proposed process with the City Attorney.

It was suggested to forward a recommendation to the City Council, with a public hearing to be scheduled in September for further discussion of the proposed zoning changes.

7) New Business

There was no new business.

8) Board of Adjustment Business

There was no Board of Adjustment business.

9) Other Business

There was no other business.

10) Next Regular Meeting Date - Reschedule due to Primary Election

It was noted that the next Planning Commission meeting will need to be rescheduled, as a primary election will be held on August 9. Potential dates were discussed.

Motion made by Chair Tim Wallerich, seconded by Sharon Burke to move the Planning Commission meeting to August 10 if needed, with the scheduling of a public hearing on September 13 for discussion of short term rentals.

Vote: 4 - 0 Adopted - Unanimously

Other: Scott Durand (ABSENT)

Sara Carrels (ABSENT)

11) Adjourn

Motion made by Sharon Burke, seconded by Ozzie Goodman to adjourn the meeting. The meeting adjourned at 6:58 p.m.

Vote: 4 - 0 Adopted - Unanimously

Other: Scott Durand (ABSENT)

Sara Carrels (ABSENT)

Respectfully submitted by: _____
Wendy Busch, City Clerk

Adopted Date

Planning Commission

5) a)

Meeting Date: 09/13/2022

SUBJECT: Fitzgerald Preliminary Plat

DEPARTMENT: Administration

TITLE:

Fitzgerald Preliminary Plat

PURPOSE:

An application has been made by Bill Fitzgerald for the Fitzgerald 2nd Addition Preliminary Plat along River Drive South. It has been noted that the plat will need to be rezoned and therefore another public hearing. To run the operations concurrently, staff would like the preliminary plat public hearing to be tabled until the October 11, 2022 meeting when the rezone public hearing can be held as well.

STAFF RECOMMENDATION:

Staff is recommending tabling the public hearing for the Subdivision until October 11, 2022, at which time a concurrent hearing can be held to have the subdivision and rezone of the properties.

Planning Commission

5) b)

Meeting Date: 09/13/2022

SUBJECT: DIVOCSG 13, LLC IUP Community Solar

DEPARTMENT: Administration

TITLE:

DIVOCSG 13, LLC IUP Community Solar

PURPOSE:

An Interim Use Permit has been requested by DivoCSG 13 LLC to build a 1-Metawatt Solar Garden Farm. Please see the attached staff report, application and exhibits.

Attachments

Staff Report & Exhibits

Exhibit G Example Landscaping and Restoration Plan

Summary



Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Trisko, Consultant Planner
Date: September 7, 2022
Subject: IUP application – 1 MW Solar Farm (DivoCSG 13 LLC – Solar Garden/Farm)

MEETING DATE: September 13, 2022

I. REQUEST:

Applicant: DIVOCSG 13 LLC.
Owner: Lawrence and Deborah Stegemann
Location: 1712 Hiawatha Dr. E, # R27.00105.00

II. Staff Report

A. Interim Use Permit has been requested by DivoCSG 13 LLC. to build a 1-Megawatt Solar Garden Farm that meets the requirements for XCEL's Community Solar Garden program.

Zoning: R-2 (Medium Density Residential – eastern half) RC (Residential Conservancy – western half)

Land Use: Low Density Residential

Lot Size: 18.42 Ac. Total / 7 Ac. for use
Proposed solar garden area is approx. 7 acres within Stegemann 18.42-acre lot. The remainder of the lot will stay as existing farm/forest as is shown in the aerial and site plan exhibit and described in the applicant's narrative.

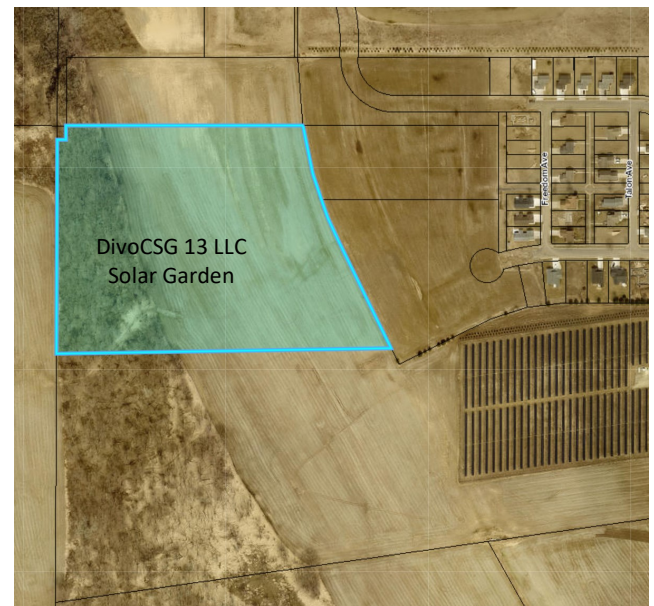
Min. Lot Width: 60 feet (847')

Min. Lot Frontage: 20 feet (857+')

Setbacks: 100' per code

Proposed Setbacks: Front yard = 25' from Hiawatha Drive. All other zoning setbacks are 3'.

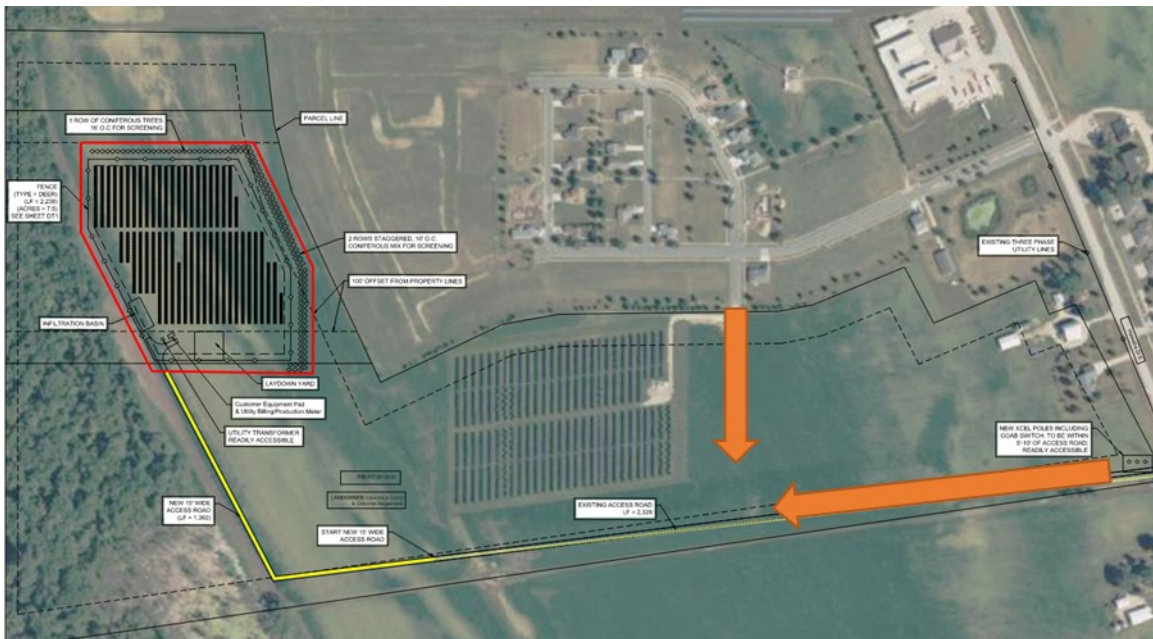
The arrays are setback 100+' from the two Eagles Basin properties west of Freedom Avenue adjacent to the cul-de-sac. Two rows of staggered 16' on-center coniferous mixed trees are also planned to be planted between the two lots closest to the east of the DivoCSG 13 Solar Garden.



Project Scope:

- The solar garden will consist of approximately 3240 solar panels mounted on a tracking racking system arranged in rows and constructed of steel beams that will ensure that all structure will be on an even plane across the entire solar garden site. See the submitted narrative for a more detailed account of the arrays and tracking system.
- **Utilities:** All on-site utilities will be buried underground. All electrical equipment is shown on the site plan.
- **Fencing:** The site will include a 7' perimeter fence with a 20' double swing access gate at the entrance of the site. See the narrative for photos.
- **Timeline:** If approved, the construction would begin in May 2023 and be completed approximately 7 months later in November – with a targeted 2–3-month construction phase.
- **Hours:** Construction hours will be 8 am to 6pm. Large flatbed delivery trucks will be predominantly needed in the first few weeks.
- **Access to the Site:** Solar projects are typically constructed under a long-term lease agreement with the underlying property owner therefore no public infrastructure is proposed.

Access to the site the DivoCSG 13 Solar Garden will be from an extension of an existing 15' wide gravel road that is used to access current uses of the site (see attached site plan). An easement will be granted to the applicant for use of these roads.



- **Future Development Note:** While there is no need for public roads at the current time, should the property owner wish to further develop portions of this site, there will be need for public infrastructure. It is anticipated that a local road connection to CR30 (Hiawatha Ave.) would be necessary to support this future development. The alignment of this road is likely to follow the existing access road and intersect with the extension of Majestic Street. Given the long-term

nature of the lease arrangement (35-years), staff has communicated the future road network needs to the applicant and owner to ensure easements would not preclude construction.

Solar Garden Performance Standards: Zoning District (R1/RC) and Solar Gardens/Farms

1. Maximum height shall not exceed maximum building height. (35' max height)
 - i. *Standards are met.*
2. Solar Structures minimum setback = 100'
 - i. *Standards are met. See Site Plan Exhibit 100' setback delineated in dashed line.*
3. Solar structures must be sun-tracking and be placed at the same elevation to each other.
 - i. *Per the narrative, the racking system manufacturer's engineer will provide certification that the design of the foundations and panels will be constructed to be at the same elevation for each of the solar panels.*
4. Minimum is 5 acres with a maximum of 30 acres.
 - i. *Property is 64.35 Acres – Solar Garden is within roughly 7 acres – Standards are met.*
5. Screening: Solar Garden/Farm shall be screened from view of adjacent residential zoning districts and public roads with native evergreen trees planted in a double staggered row and must be well maintained by the owner
 - i. *A double staggered row of mixed evergreens are shown on the plan and will be planted at 16' on center. Conditions will be placed on the approval for a landscape and maintenance plan to assure that the trees are planted as shown and well maintained.*
 - ii. *In addition, a 7' high perimeter fence will be installed on the site surrounding all solar arrays and equipment with a 20' high security gate.*
6. Abandonment: Any solar garden/farm which is inoperable for 12 months shall be a public nuisance and shall be removed at the owner's expense. A plan outlining the removal of all structures and electrical components as well as financial guarantees will be required as part of the IUP.
 - i. *A Decommissioning and Reconstruction Plan is attached to the narrative and will be included as a condition for approval on this IUP.*
7. Power and Communication Lines: All on-site power and communication lines shall be buried underground on the premise.
 - i. *All utilities are proposed to be buried. (See attached site plan and narrative)*
8. Jurisdiction: Solar Farms at 50 megawatts or more will be under the jurisdiction of the MN Public Utility Commission.
 - i. *This is a 1-megawatt site*

Surrounding Property Uses and Zoning: The developed properties surrounding the Stegemann Solar Garden are zoned R-2 including the Eagles Basin Residential Subdivision and PUD located just east of the project. Eagles Basin is a single-family home subdivision. The remainder of the Stegemann farm (approximately 64.35 acres) is located to the south and west of the site.

Land Use: The site has a Low-Density Residential land use designation. The adjacent Eagles Basin property has a Medium Density Residential land use designation.

Neighborhood Notification: All property owners within 350' feet of this property were notified more than ten days prior to the public hearing and published in the paper on Tuesday, August 30 2022 stating that a public hearing would be held on September 13, 2022 for this interim use permit request.

Shoreland and Floodplain: The property is within the S2 and S3 shoreland overlay zones and within the 500-year floodplain. S2 and S3 allows accessory structures as permitted by the zone. Grading, filling, and excavation are to be minimized, if possible, in these areas. The use of solar gardens/farms in this area will be less impactful to the area than residential development as very little impervious surface coverage will be created.

Decommissioning and Restoration Plan: The project lifetime is estimated at 25-35 years. When the solar farm use is discontinued the panels and all accessory equipment will be removed including all underground cables, fencing, and roads. The area will be re-graded and reseeded. (See the Decommissioning Plan within the submitted report for full details)

Project/IUP Timeline: The solar farm use end when the arrays have finished their lifecycle in 25-35 years.

Recommended Conditions:

1. All on-site power and communication lines running between solar panels and buildings shall be buried underground on the premise.
2. A landscape and Maintenance Plan, including any tree removal must be submitted and approved the Staff.
3. All solar structures must be constructed at least 2' above the BFE (Base Flood Elevation)
4. A grading plan must be approved by the City Engineer prior to submittal of a building permit.
5. If the project disturbs more than 1-acre, a Construction SWPPP and Stormwater Management Plan must be submitted and approved by the city prior to application for a building permit.
6. A construction stormwater permit must be acquired from the MPCA and proof of coverage submitted to the city prior to the start of construction.
7. Certified lease agreements for the site and roadway access must be submitted to the city prior to application for a building permit.
8. A financial security to cover the cost of decommissioning and restoration must be provided to the city prior to application for a building permit.

III. PLANNING COMMISSION ACTION:

Following are sample resolutions for both approval and denial which may be used by the Planning Commission in their decision.

Sample resolution for approval

**Resolution _____
IUP for a Solar Farm at 1712 Hiawatha Drive**

WHEREAS, the property addressed 1712 Hiawatha Drive is zoned R2 and RC which allows solar garden/farms as an interim use permit; and

WHEREAS, the proposed property has a land use designation of Low Density Residential; and

WHEREAS, the solar garden/farm use will end when the solar arrays have completed their life cycle in 25-35 years at which time the IUP will end; and

WHEREAS, The Planning Commission provides the following findings:

- a) The zoning and land use allow the construction of a 7-acre Solar Farm
- b) Allowing this IUP will not impact the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values
- c) All performance standards for a solar garden/farm are met
- d) The proposed use is consistent with the City's Comprehensive Plan
- e) The site the not use city water or sewer
- f) The use will be secured with a perimeter fence
- g) The use will be screened with a double row of evergreen trees along the east side of the project with a signal row of trees along the north side of the project
- h) Solar energy is a clean, efficient means of power production that creates no noise, dust, runoff, or nuisance factors, with no moving parts and little maintenance while directly reducing the power needed from other more harmful sources of energy.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit.

Sample resolution for denial:

**Resolution _____
IUP for a solar Farm at 1712 Hiawatha Drive**

WHEREAS, the property addressed 1712 Hiawatha Drive is zoned Medium Density Residential (R2) and Residential Conservancy (RC); and

WHEREAS, an Interim Use Permit is required for a Solar Farm; and

WHEREAS, The Planning Commission provides the following findings: **[insert findings as deemed appropriate]**

- _____

NOW THEREFORE, IT IS HEREBY RESOLVED, the *Planning* Commission denies the Conditional Use Permit for a Solar Farm as requested by the applicant, Community Energy Solar.

September 28, 2020

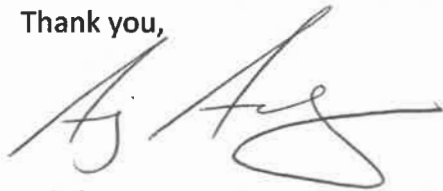
Attn: Lawrence & Deborah Stegemann Revocable Living Trust
1712 Hiawatha Dr E
Wabasha, MN 55981

Re: Land Lease and Solar Easement

Enclosed you'll find the Land Lease and Solar Easement document between Lawrence & Deborah Stegemann Revocable Living Trust and DIVOCSG 13 LLC.

Please initial each page, sign page 21 under Owner and complete (fill in) Exhibit B. Please return the whole document in the enclosed envelope.

Thank you,

A handwritten signature in black ink, appearing to read 'A.J. Armstrong', with a stylized, flowing script.

A.J. Armstrong
Sr. Project Developer

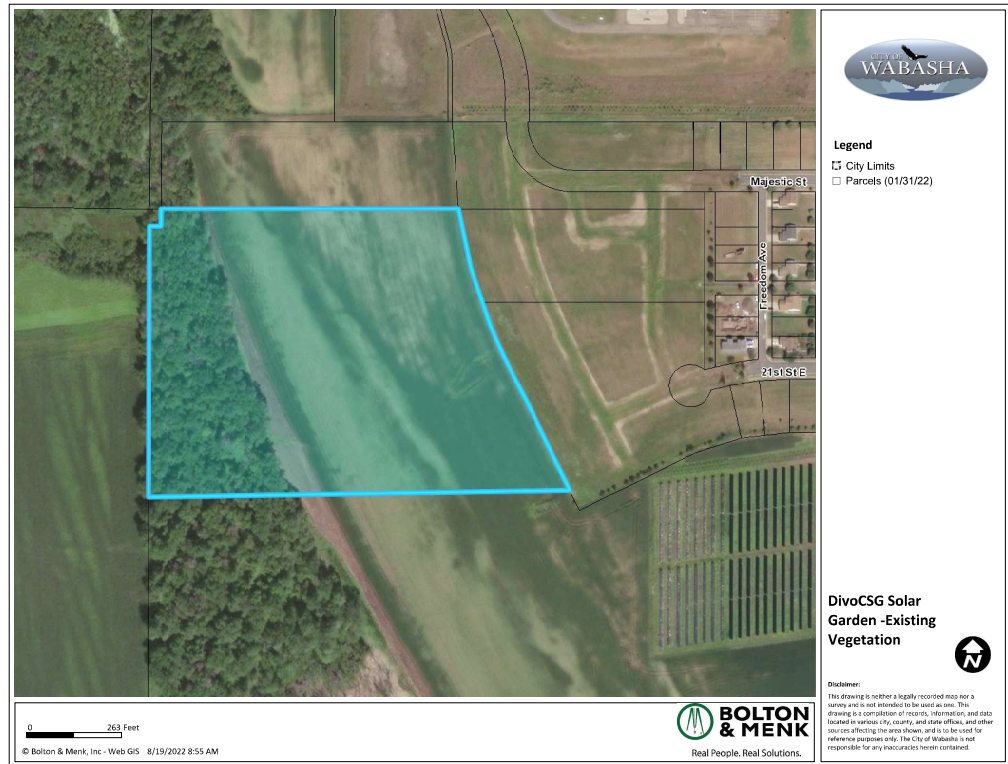
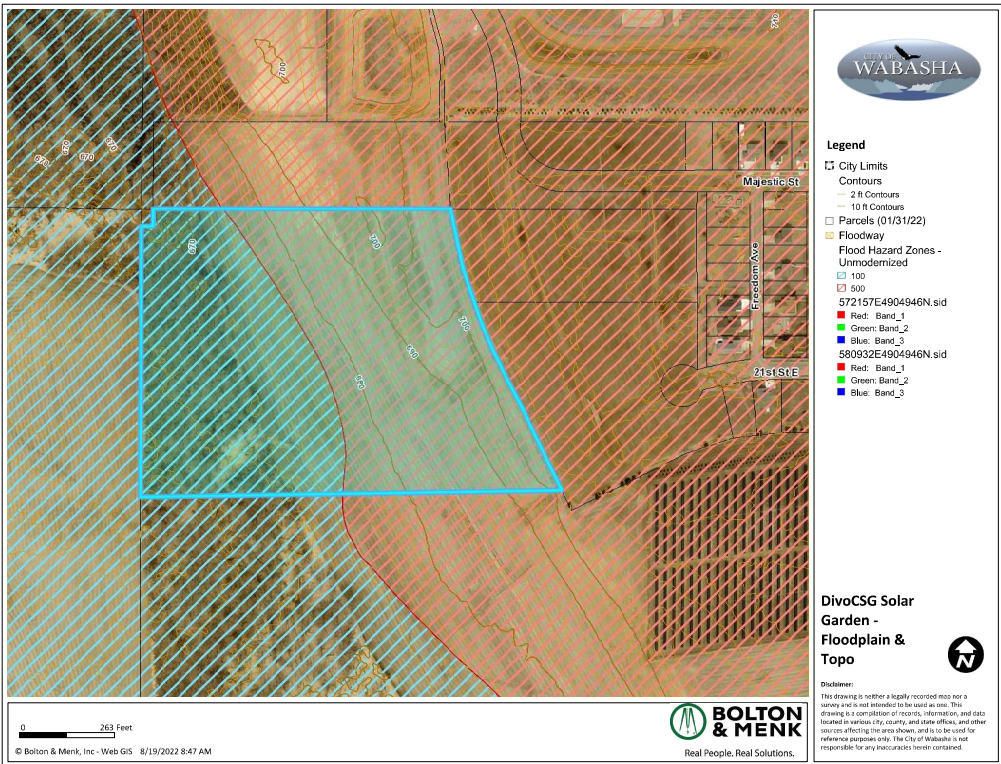
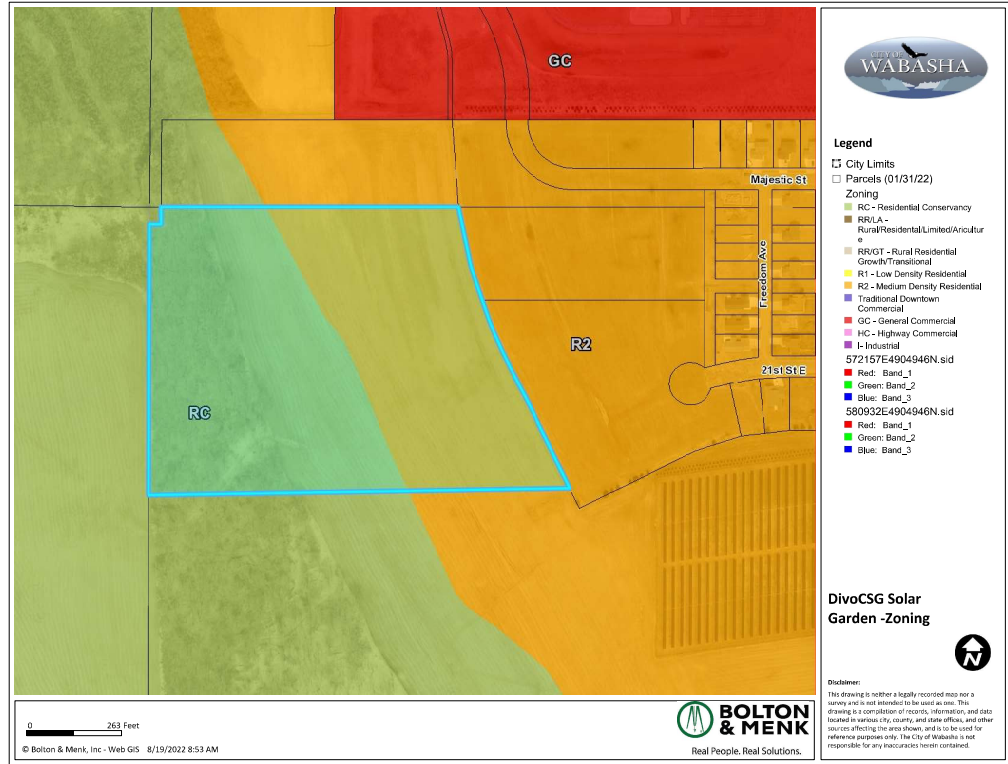
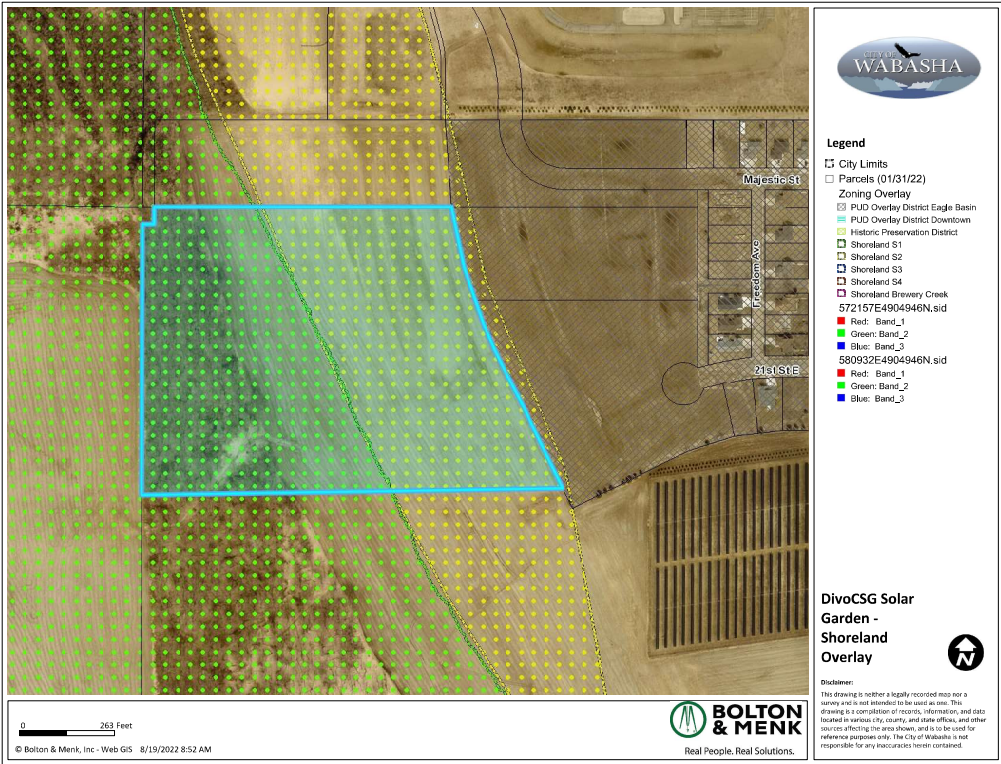
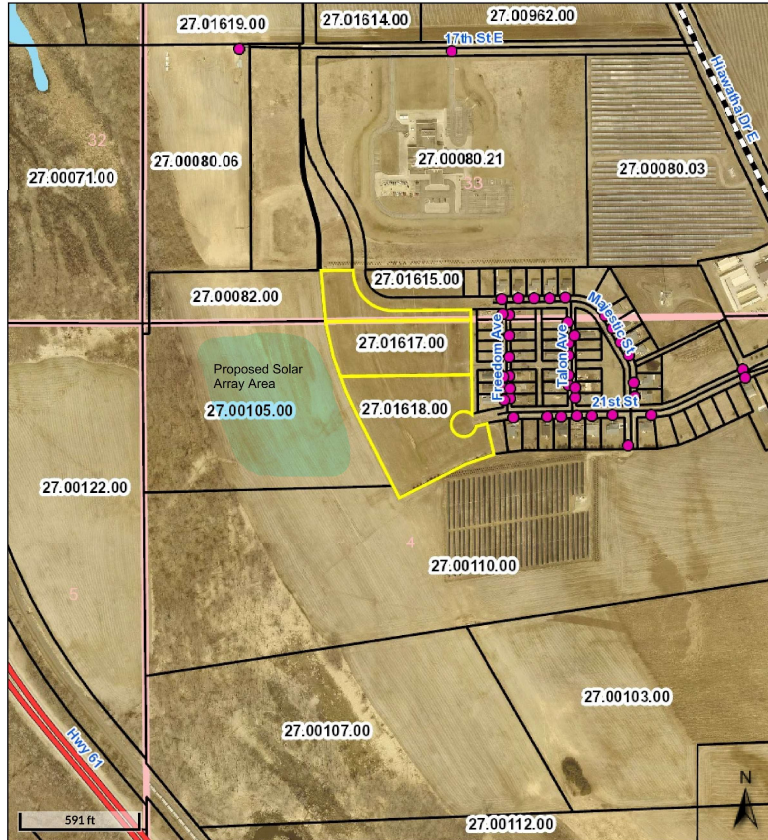


EXHIBIT B - SURROUNDING RESIDENTIAL ZONED AREAS



Overview



Legend

- Driveway Points
- Highways/Roads
 - US Highway
 - MN Highway
 - County-State Aid Highway
 - County Road
 - Township Road
 - Municipal Street
 - State Forest Road
 - Private Road-Restricted Access
- Parcels
 - No
 - Yes
- Section Lines
- Lakes/Rivers
- Cities Boundary
- Townships Boundary

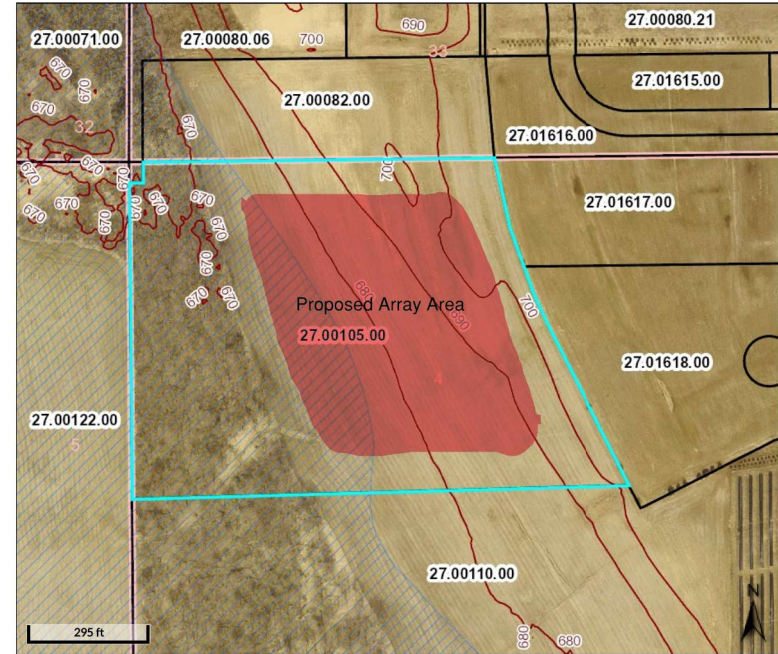
The parcel boundaries are created and drawn by Wabasha County GIS and are continually updated. The parcels are drawn as accurately as possible, but should not be considered a replacement for a professional land survey.

Aerial Photos were collected in Spring 2020 by Eagleview and are 6"/2" resolution.

Date created: 7/13/2022
Last Data Uploaded: 7/13/2022 1:47:42 AM

Developed by Schneider GEOSPATIAL

EXHIBIT C - 10' CONTOURS AND FLOOD ZONE



Overview



Legend

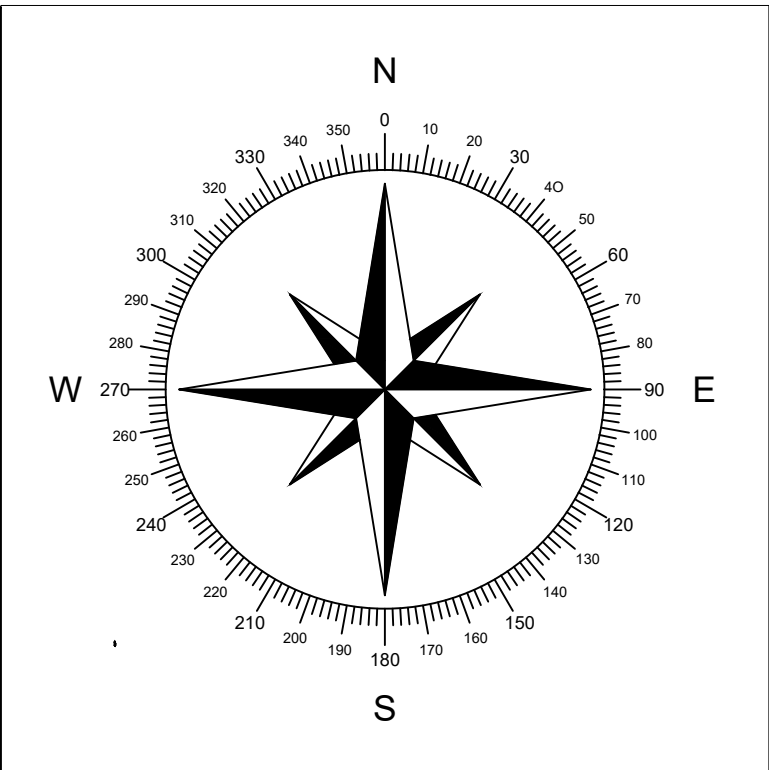
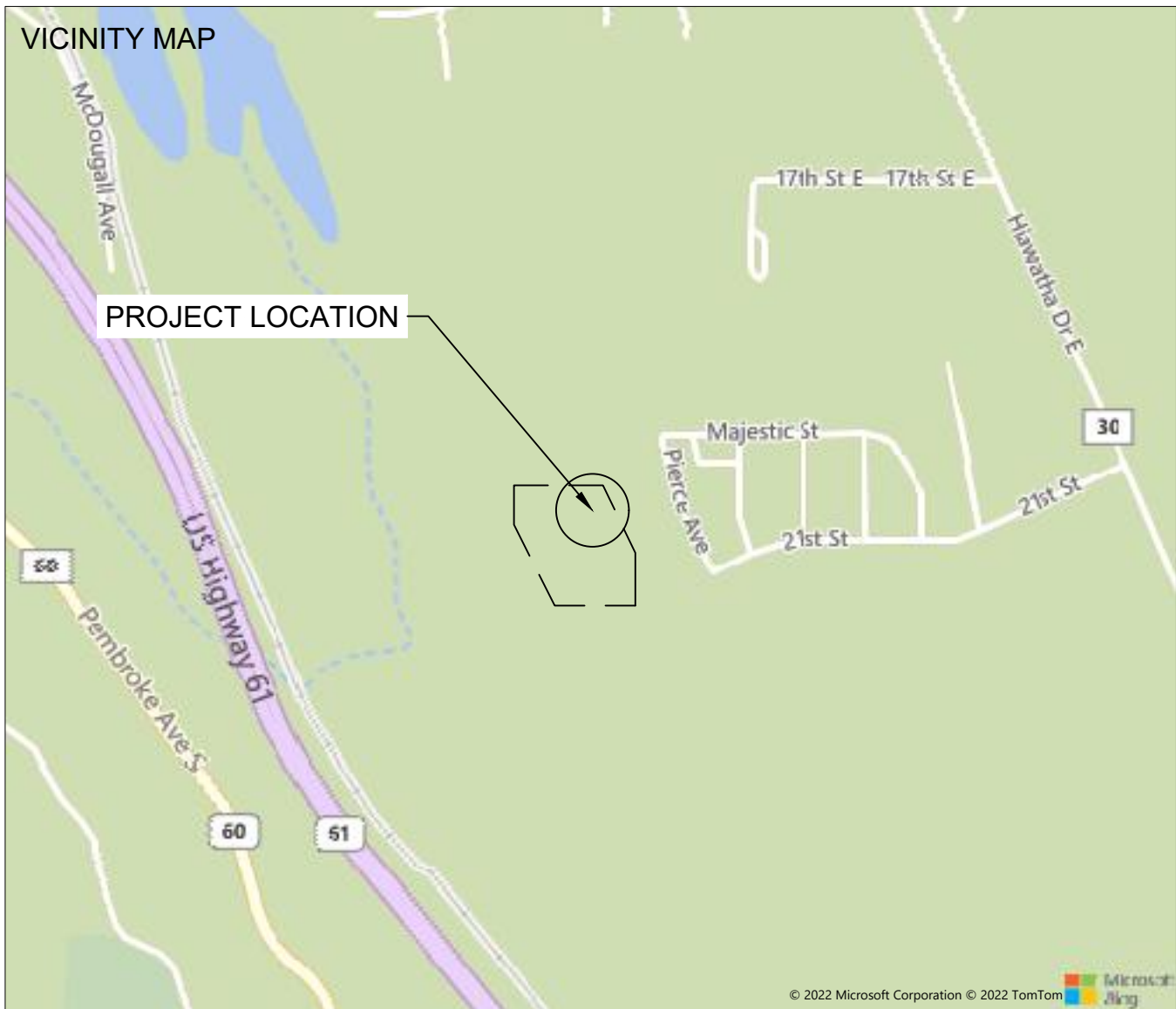
- Driveway Points
- Highways/Roads
 - US Highway
 - MN Highway
 - County-State Aid Highway
 - County Road
 - Township Road
 - Municipal Street
 - State Forest Road
 - Private Road-Restricted Access
- FEMA Flood Zones
 - 100
 - 500
- Parcels
 - No
 - Yes
- Section Lines
- Lakes/Rivers
- 10' Contours
- Cities Boundary
- Townships Boundary

Parcel ID	R27.00105.00	Alternate ID	n/a	Owner Address	STEGEMANN, LAWRENCE & DEBORAH
Sec/Twp/Rng	04-110-010	Class	101 - AGRICULTURAL		REVOCABLE LIVING TRUST
Property Address	1712 HIAWATHA DR S WABASHA	Acreage	18.42		1712 HIAWATHA DR E WABASHA, MN 55981
District	WABASHA-SCH-811				
Brief Tax Description	Sect-04 Twp-110 Range-010 18.42 AC NW1/4NW1/4 DESC AS: COMM AT NW COR THOF TH S0DEG0'41"W WCCS ALNG WLY LIN THOF 806.85' TO POB TH N88DEG55'47"E 1188.49' TO WLY LIN EAGLES BASIN OUTLOTS TH N26DEG27'48"W 428.39' TH N24DEG12'52"W 83.95' TH N19DEG13'47"W 168.37' TH N12DEG5'22"W 167.60' TH N4DEG33'W 4.59' TO N LIN THOF TH S89DEG48'45"W ALNG LIN THOF 838.87' TO ELY LIN WLY 33' THOF TH S0DEG0'41"W 49.5' TH S89DEG48'10"W 33' TO W LIN THOF TH S0DEG0'41"W 757.35' TO POB (B53 P104)				
	(Note: Not to be used on legal documents)				

The parcel boundaries are created and drawn by Wabasha County GIS and are continually updated. The parcels are drawn as accurately as possible, but should not be considered a replacement for a professional land survey.

10' Contours derived from Fall 2008 DNR LIDAR Survey. To work with 2' contours, visit [MNTOP](#) by clicking [here](#).

Aerial Photos were collected in Spring 2020 by Eagleview and are 6"/2" resolution.



GORDIAN AXE DEVELOPMENT LLC
3915 COOLIDGE AVENUE,
BALTIMORE, MD 21229
410-242-2449

PROJECT ADDRESS
1712 Hiawatha Drive E
Wabasha, MN 55981

LAT: 44°21'53.3"N
LONG: 92°01'36.7"W

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1458 kW
SYSTEM SIZE AC	1000 kW
DC/AC RATIO	1.458
AZIMUTH	180
TILT	-54 to 54
MODULE COUNT	3240
MODULE TYPE	HELIENE 530W
MODULE STC RATING	530W
INVERTER COUNT	8
INVERTER TYPE	CPS SCH125KTL-DO/US 600
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALSO ENERGY
FENCE TYPE	DEER/ AGRICULTURAL

DESIGN CRITERIA

MIN/MAX TEMP.	-28°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES
WITH OVERHEAD ELECTRIC SERVICE LINES OR
OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/ 7 UNESCORTED KEYLESS ACCESS PROVIDED FOR
THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE
SECONDARY

I hereby certify that this plan, specification, or
report was prepared by me or under my direct
supervision and that I am a duly Licensed
Professional Engineer under the laws of the
State of Minnesota.

Print Name: Eric S. Kohl

Signature:

Date: 08/05/2022 License #: 46064

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	DL	9/28/2020
1	MODULE CHANGE	CO	4/25/2022
2			
3			
4			
5			
6			
7			

PROJECT NAME

DIVOCSG 13 LLC

CASE NUMBER: 04194697

DRAWN BY

DES LITTLES

DRAWING TITLE

SITE PLAN

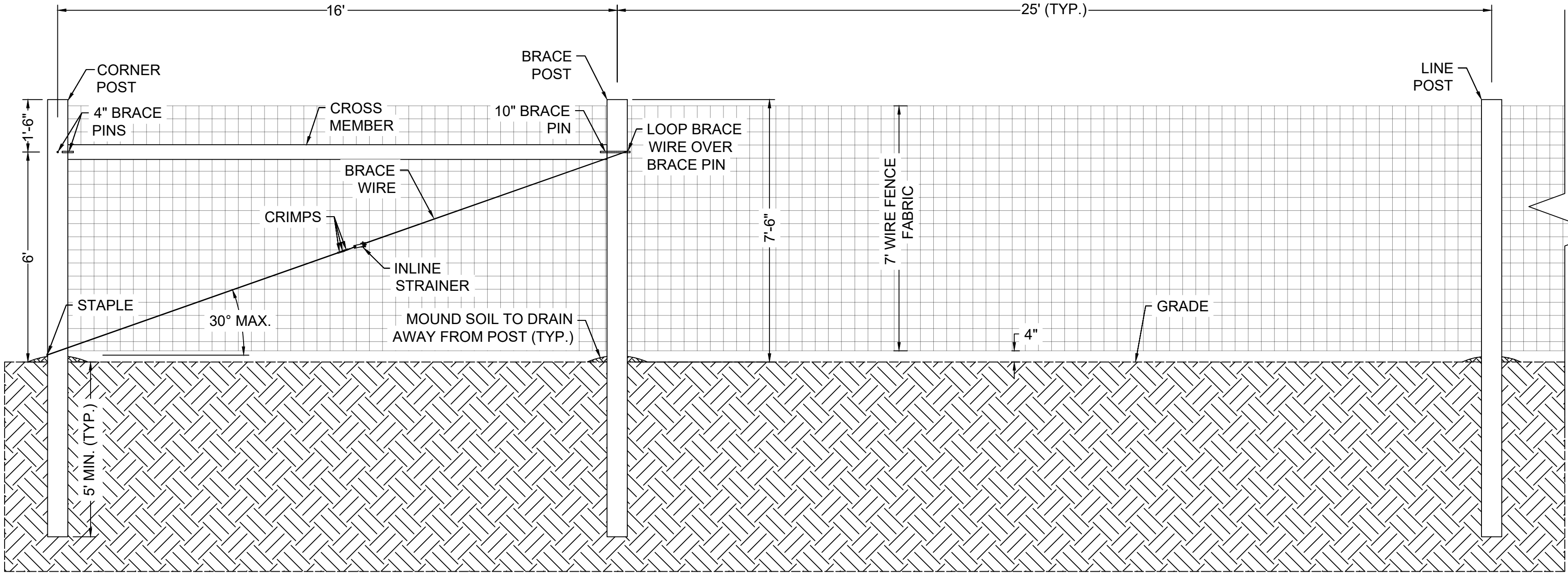
SCALE ¹

1" = 120'



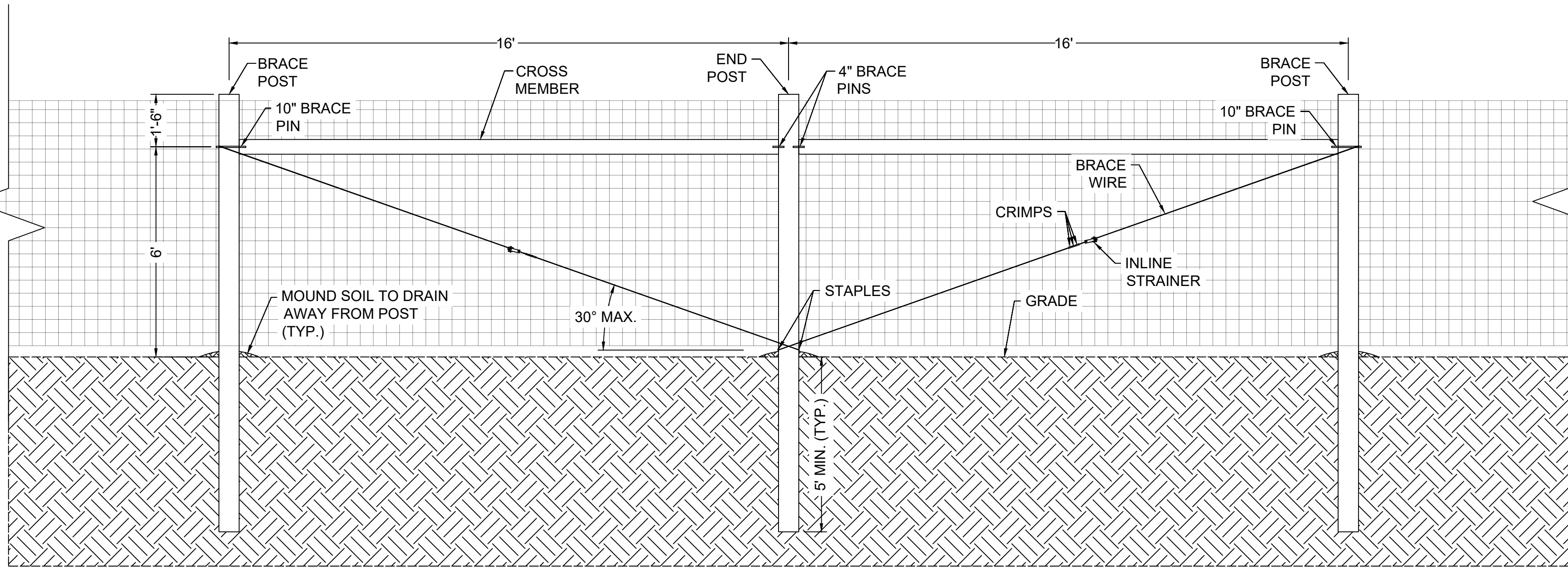
SHEET

PV1



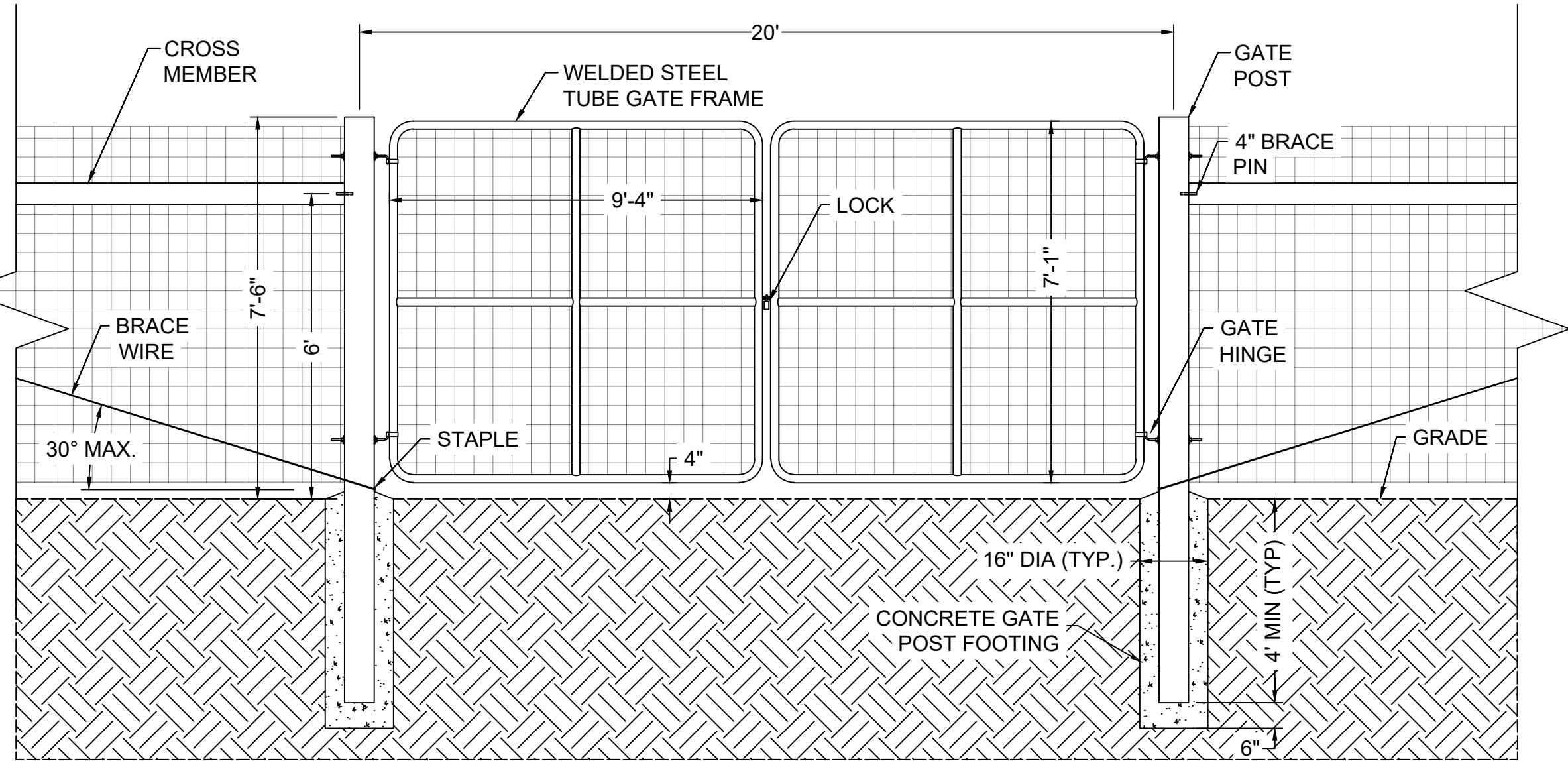
7' PERIMETER "DEER FENCE" WITH CORNER POSTS

NTS



7' PERIMETER "DEER FENCE" BRACE PANEL

NTS



20' WIDE DOUBLE SWING ACCESS GATE

NTS

GAME FENCE AND GATE NOTES:

- FENCE DESIGN SHALL COMPLY WITH THE SPECIFICATIONS OF SECTION 110.31 "ENCLOSURE FOR ELECTRICAL INSTALLATIONS" FROM THE LATEST VERSION OF THE NATIONAL ELECTRIC CODE.
- ALL HARDWARE, FENCE FABRIC, AND OTHER METAL COMPONENTS SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123.
- FENCE FABRIC SHALL BE 12-1/2 GAUGE HIGH TENSILE CLASS 3 WELDED WIRE MESH WITH 4" OPENINGS.
- SOFTWOOD POSTS SHALL BE PRESSURE TREATED WITH A CHROMATE COPPER ARSENATE WITH A MINIMUM LEVEL OF 0.40%. HARDWOOD POSTS DO NOT REQUIRE TREATMENT.
- VERTICAL POSTS (CORNER, BRACE, LINE, END, AND GATE) SHALL BE 7" DIAMETER HARDWOOD OR TREATED SOFTWOOD.
- CROSS MEMBERS SHALL BE 5" DIAMETER WOOD POSTS.
- BRACE PINS SHALL BE 1/2" DIAMETER OR GREATER.
- BRACE WIRE SHALL BE DOUBLE WRAPPED 12-1/2 GAUGE HI-TENSILE WIRE.
- STAPLES SHALL BE 1-3/4" DOUBLE BARBED SPACED AT 12" MAX.
- BRACE SECTIONS SHALL BE USED AT TERMINAL AND ANGLE POINTS AND WHERE THE DISTANCE BETWEEN BRACED SECTIONS EXCEEDS 1320'.
- GATES ALONG THE PERIMETER SHALL HAVE HEAVY DUTY BOLT-CUTTER RESISTANT PADLOCKS.



SIGNAGE NOTES:

- AT A MINIMUM, SIGNS SHALL BE 10 INCHES WIDE BY 7 INCHES HIGH.
- TOP OF SIGN SHALL BE PLACED AT 5 FEET HIGH.
- SIGNS SHALL BE SPACED AT NO MORE THAN 100 FOOT INTERVALS ON THE PERIMETER.
- SIGNS SHALL BE MOUNTED TO FENCE THROUGH PRE-PUNCHED HOLES USING SUNBUNDLER PV TIES.

FENCE SIGNAGE

NTS

FENCE QUANTITIES

	TOTAL QUANTITY	UNIT
7' "DEER FENCE"	2,238	LF
20' DOUBLE SWING ACCESS GATE	1	EACH
FENCE SIGNAGE (1 PER 100 FEET)	22	EACH

GORDIAN AXE DEVELOPMENT LLC
3915 COOLIDGE AVENUE,
BALTIMORE, MD 21229
410-242-2449

PROJECT ADDRESS
1712 Hiowatha Drive E
Wobasha, MN 55981

LAT: 44°21'53.3"N
LONG: 92°01'36.7"W

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1458 kW
SYSTEM SIZE AC	1000 kW
DC/AC RATIO	1.458
AZIMUTH	180
TILT	-54 to 54
MODULE COUNT	3240
MODULE TYPE	HELIENE 530W
MODULE STC RATING	530W
INVERTER COUNT	8
INVERTER TYPE	CPS SCH125KTL-DO/US 600
INVERTER POWER	125 kW
RACKING	TBD
MONITORING	ALSO ENERGY
FENCE TYPE	DEER/ AGRICULTURAL

DESIGN CRITERIA

MIN/MAX TEMP.	-28°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF

OTHER NOTES

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/ 7 UNESCORTED KEYLESS ACCESS PROVIDED FOR THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE
SECONDARY

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	DL	9/28/2020
1	MODULE CHANGE	CO	4/25/2022
2			
3			
4			
5			
6			
7			

PROJECT NAME

DIVOCSG 13 LLC

CASE NUMBER: 04194697

DRAWN BY

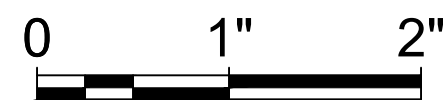
DES LITTLES

DRAWING TITLE

SITE PLAN

SCALE ¹

1" = 120'



SHEET

DT1

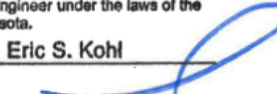
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: Eric S. Kohl
Signature: 
Date: 08/05/2022 License #: 48064

EXHIBIT E

SITE RULES

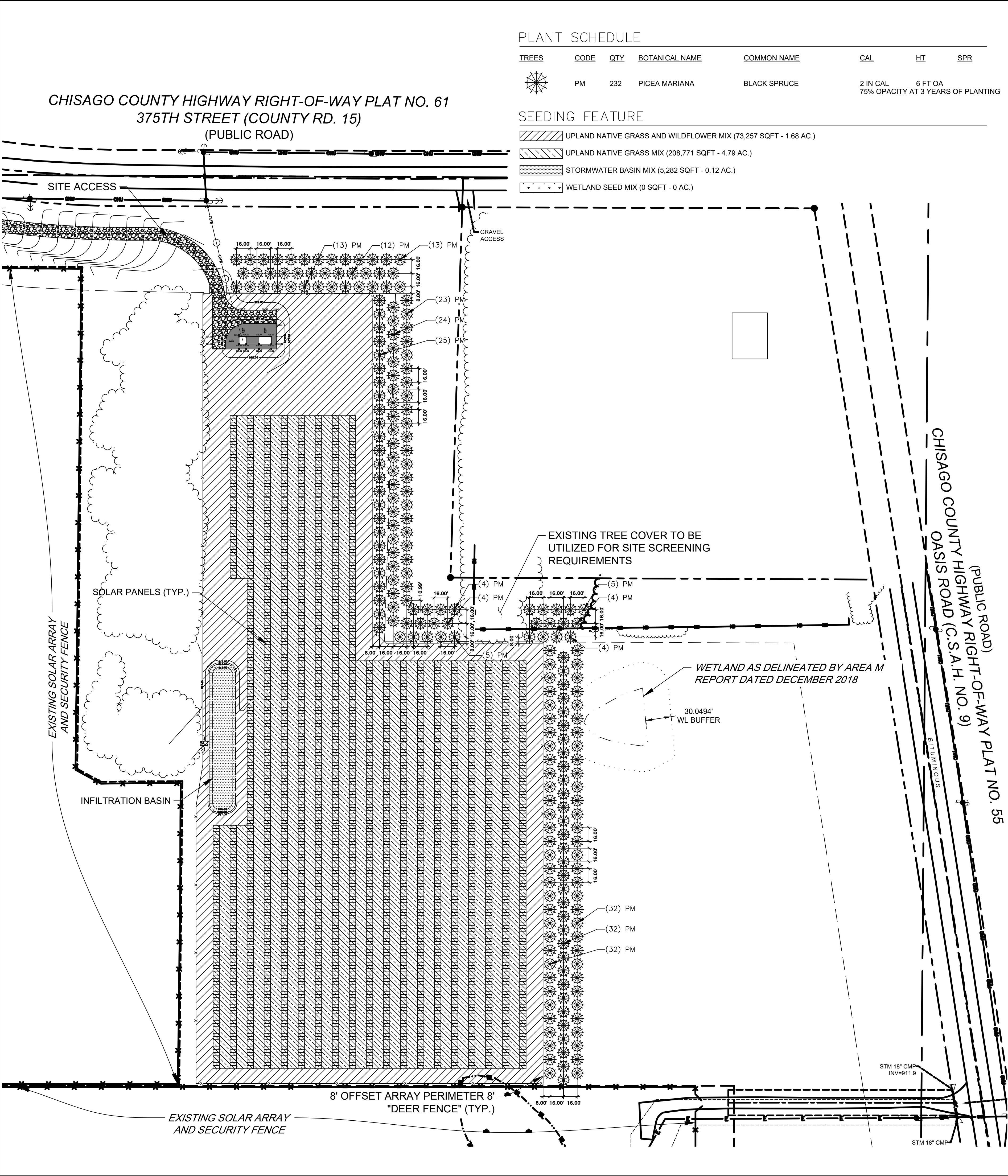
DIVOCSG 13, LLC will use commercially reasonable efforts to follow and to require its personnel to follow the following rules while on the Premises. Lessor may prevent further access to the Premises by individuals who commit repeated, material violations of these rules after said individuals have received at least three written warnings of a particular material violation from Lessor describing, and including reasonable evidence documenting, such material violation. In addition, any individuals violating rules (d)(i), (iv), or (vi) at least three times after receipt of a third written warning with documented evidence of such violation, will be immediately expelled from the Premises and will be banned from the Premises thereafter. The rules are as follows:

- a. When not in active use by DIVOCSG 13, LLC, all access gates, including all interior gates, will remain closed at all times.
- b. Smoking is prohibited on the Premises except in designated construction areas and in vehicles. DIVOCSG 13, LLC will employ reasonable precautions to prevent fires and will be responsible for all damage caused by DIVOCSG 13, LLC.
- c. DIVOCSG 13, LLC will keep the Premises clean and free of debris created by DIVOCSG 13, LLC, its contractors, or other third parties brought on to the Premises by DIVOCSG 13, LLC. DIVOCSG 13, LLC will not use the Premises for storage of items that are not related to, used or to be used in connection with, or for the benefit of all or a portion of the Project.
- d. At no time will any of employees of DIVOCSG 13, LLC bring any of the following onto the Premises:
 - i. weapons of any type, including but not limited to, guns, bows and arrows, crossbows, or sling shots;
 - ii. animal calling devices;
 - iii. fishing equipment or fishing nets;
 - iv. dogs, cats or any other animals;
 - v. alcoholic beverages; and
 - vi. illegal drugs or related paraphernalia.
- e. DIVOCSG 13, LLC, its employees, contractors, agents and any individual allowed onto the premises by DIVOCSG 13, LLC will use reasonable efforts to confine their activities on the Premises to the designated access routes and to the areas upon which operations are then being conducted.

f. No wood, plants, animals (dead or alive), antlers, artifacts or any other item that was not originally brought onto the Premises by DIVOCSG 13, LLC personnel will be removed from the Premises by such personnel, except that DIVOCSG 13, LLC can burn, remove and clear wood, plants and brush on the Premises.

g. A speed limit of 25 miles per hour (15 miles per hour at night) will be strictly observed while using roads on the Premises.

h. This Agreement neither covers nor includes any right or privilege of hunting or fishing on the Premises; all such rights being expressly reserved to Lessor.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SPR
	PM	232	PICEA MARIANA	BLACK SPRUCE	2 IN CAL	6 FT OA	75% OPACITY AT 3 YEARS OF PLANTING

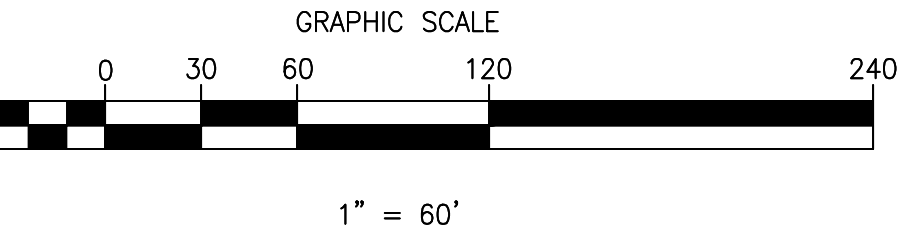
SEEDING FEATURE

	UPLAND NATIVE GRASS AND WILDFLOWER MIX (73,257 SQFT - 1.68 AC.)
	UPLAND NATIVE GRASS MIX (208,771 SQFT - 4.79 AC.)
	STORMWATER BASIN MIX (5,282 SQFT - 0.12 AC.)
	WETLAND SEED MIX (0 SQFT - 0 AC.)

LEGEND:

EXISTING FEATURES

PROPERTY LINE	
RIGHT OF WAY LINE	
COUNTY SECTION LINE	
LEASE/EASEMENT LINE	
DELINEATED WETLANDS	
MAJOR CONTOUR	
MINNOR CONTOUR	
STORM SEWER	
OVERHEAD UTILITY	
CHAIN LINK FENCE	
BARBED WIRE FENCE	
ELECTRIC	
EDGE OF SURVEYED WETLAND	
APPROX. EDGE OF WATER	
TREE LINE	
FOUND IRON PIPE MONUMENT	
FOUND CAST IRON MONUMENT	
UTILITY POLE	
GUY WIRE	



PROPOSED FEATURES

INFILTRATION BASIN	
WETLANDS BUFFER	
PERIMETER SECURITY FENCE	
MINNOR CONTOUR	
MAJOR CONTOUR	
AGGREGATE ROAD BASE	
TEMPORARY AGGREGATE ACCESS TURN AROUND	
AGGREGATE BASE	
AROUND EQUIPMENT PAD	

VEGETATION ESTABLISHMENT SPECIFICATION

SITE PREPARATION AND FIELD CONDITIONS

- IN AREAS WITHOUT CLEARING AND GRUBBING OR PROPOSED GRADING, THE PROJECT AREA WILL BE PREPPED WITH A DISK/FINISHER IN ORDER TO ALLEVIATE RUTS AND PROVIDE A SMOOTH, SEEDABLE SURFACE.
- IN EXISTING AREAS WITH ACTIVELY GROWING PERENNIAL NON-NATIVE VEGETATION, A GLYPHOSATE HERBICIDE (ROUNDUP® OR EQUIVALENT) SHALL BE APPLIED PER MANUFACTURER'S DIRECTIONS. ALLOW A MINIMUM OF 10 DAYS BEFORE DISTURBING THE VEGETATION WITH OTHER
- LIMITS OF RESTORATION SHOWN REPRESENT ANTICIPATED DISTURBANCE BUT SHALL BE MODIFIED AS NECESSARY TO RESTORE VEGETATION TO ALL DISTURBED PORTIONS OF THE SITE.

SEED AND SEEDING

- ACCEPTABLE SEEDING DATES FOR NATIVE SPECIES ARE IN THE SPRING OR SUMMER BEFORE JULY 15TH OR IN THE FALL BETWEEN SEPTEMBER 15TH AND FREEZE-UP. PROJECTS, DEPENDING ON THEIR CONSTRUCTION SCHEDULE, MAY BE SEEDED IN BOTH THE SUMMER AND FALL SEEDING WINDOWS.
- IN LARGER OPEN AREAS, GRASS SEED WILL BE APPLIED WITH A SEED DRILL DESIGNED FOR NATIVE SEEDING (TRUAX® OR EQUIVALENT). IN ALL OTHER AREAS, GRASS SEED WILL BE APPLIED VIA BROADCASTING.
- ALL WILDFLOWER SEED WILL BE APPLIED BY BROADCASTING.

TEMPORARY SEEDING

- IN COMPLIANCE WITH THE SWPPP DOCUMENT, DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE SEEDED. SEEDING EXECUTION SHALL BE IN COMPLIANCE WITH MNDOT SPECIFICATION SECTION 2575.
- AT THE CONTRACTORS DISCRETION, INITIAL SEEDING CAN BE OFA TEMPORARY MIX OR THE PERMANENT MIX.
- TEMPORARY SEED MIX SHALL COMPLY WITH THE MN DOT SEEDING MANUAL, 2014 EDITION, TABLE 3: SEED MIXES. APPROPRIATE SEED MIX SHALL BE CHOSEN ACCORDING TO SEASON OF PLANTING AND PROPOSED LAND USE.

MULCH

- EXCEPT AREAS DESIGNATED TO RECEIVE EROSION CONTROL BLANKET, ALL DISTURBED PORTIONS OF THE SITE TO RECEIVE TEMPORARY OR PERMANENT SEED SHALL ALSO RECEIVE MULCH.
- MULCH SHALL COMPLY WITH MNDOT SPECIFICATION SECTION 3882.2 - TYPE 1.

PERMANENT SEEDING

- AT THE COMPLETION OF EARTH DISTURBING ACTIVITIES, ALL DISTURBED UPLAND PORTIONS OF THE PROJECT PROPERTY SHALL BE PERMANENTLY SEEDED. SEEDING EXECUTION SHALL BE IN COMPLIANCE WITH MNDOT SPECIFICATION SECTION 2575.
- A COVER CROP COMPLYING WITH THE TEMPORARY SEED REQUIREMENTS SHALL BE SOWN ALONG WITH THE NATIVE GRASSES AT A RATE OF APPROXIMATELY 25 LBS. / ACRE.
- WILDFLOWER SEED SHALL BE EXCLUDED FROM PERMANENT SEED MIX UNDER SOLAR MODULES.
- PERMANENT SEED WILL BE CONSIDERED ESTABLISHED WHEN A WEED FREE GROUND COVERAGE OF 70% IS ACHIEVED. CONTRACTOR IS RESPONSIBLE FOR CONTINUOUS MAINTENANCE, REPAIR, AND REPLANTING OF VEGETATION THAT IS DAMAGED THROUGHOUT THE CONSTRUCTION PROCESS. LIMITS OF SEEDING SHOWN REPRESENT ANTICIPATED DISTURBED OR EXPOSED AREAS. CONTRACTOR IS TO UPDATE SEEDED AREA TO MATCH ACTUAL SITE DISTURBANCE AS NECESSARY.
- SEED MIXES IN ARRAY AREA WERE SELECTED TO ENSURE THE GRASSES DO NOT EXCEED 3 FEET
- VEGETATION ESTABLISHMENT AND MAINTENANCE

TOPSOIL

- PROVIDE A MINIMUM 4 INCHES OF NATIVE IN-PLACE TOPSOIL TO MEET INDICATED FINISHED GRADE. AFTER GRADED AREAS HAVE BEEN BROUGHT TO INDICATED FINISHED GRADE, INCORPORATE FERTILIZERS, PH ADJUSTERS, AND/OR SOIL CONDITIONERS PER SEED MANUFACTURERS RECOMMENDATION TO A MINIMUM DEPTH OF 4 INCHES BY DISKING, HARROWING, TILLING, OR OTHER APPROVED METHOD. REMOVE DEBRIS AND STONES LARGER THAN 6 INCHES. PROTECT TOPSOIL FROM DAMAGE OR COMPACTION BY VEHICULAR OR PEDESTRIAN TRAFFIC.

VEGETATION ESTABLISHMENT AND MAINTENANCE

- ALL VEGETATION SHALL BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR ACCORDING TO THE APPROPRIATE ESTABLISHMENT AND MAINTENANCE REQUIREMENTS OF THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES "PRAIRIE ESTABLISHMENT AND MAINTENANCE TECHNICAL GUIDANCE FOR SOLAR PROJECTS", JANUARY 2017.

WETLAND SEED MIX

AFTER FINAL STABILIZATION OF THE UPLAND PORTION OF THE SITE WHICH DRAINS TO PREVIOUSLY DISTURBED WETLANDS AND WETLAND BUFFERS, PERMANENTLY RESTORE BY STABILIZING WITH VEGETATION. SEEDING EXECUTION SHALL BE IN COMPLIANCE WITH [MNDOT SPECIFICATION SECTION 2575]. PERMANENT SEED MIX SHALL COMPLY WITH THE [MNDOT SEEDING MANUAL, 2014 EDITION, TABLE 3: SEED MIXES, SEED DESIGNATION 34-171 WETLAND REHABILITATION

UPLAND AREA NATIVE SEED MIX

NATIVE GRASSES

- SIDE OATS GRAMA (BOUPELOUA CURTIPENDULA) 5.50 LBS./ACRE
- BLUE GRAMA (BOUPELOUA GRACILIS) 2.25 LBS./ACRE
- KALM'S BROME (BROMUS KALMII) 0.50 LBS./ACRE
- JUNE GRASS (KOELERIA MACRANTHA) 0.50 LBS./ACRE
- PRAIRIE DROPSEED (SPOROBOLUS HETEROLEPIS) 0.25 LBS./ACRE

TOTAL 9.00 LBS./ACRE

WILDFLOWERS

- YARROW (ACHILLEA MILLEFOLIUM) 1.50 OZ./ACRE
- THIMBLEWEED (ANEMONE CYLINDRICA) 1.00 OZ./ACRE
- PARTRIDGE PEA (CHAMAECRISTA FASCICULATA) 3.00 OZ./ACRE
- WHITE PRAIRIE CLOVER (DALEA CANDIDA) 6.00 OZ./ACRE
- PURPLE PRAIRIE CLOVER (DALEA PURPUREA) 12.00 OZ./ACRE
- STIFF TICKSEED (COREOPSIS PALMATA) 2.00 OZ./ACRE
- NORTHERN BEDSTRAW (GALIUM BOREALE) 0.50 OZ./ACRE
- BLACK-EYED SUSAN (RUDBECKIA HIRTA) 8.00 OZ./ACRE
- GRAY GOLDENROD (SOLIDAGO NEMORALIS) 2.00 OZ./ACRE
- GOLDEN ALEXANDERS (ZIZIA AUREA) 4.00 OZ./ACRE

TOTAL 40.00 OZ./ACRE

STORMWATER BASIN AREA NATIVE SEED MIX

NATIVE GRASSES

- SIDE OATS GRAMA (BOUPELOUA CURTIPENDULA) 2.00 LBS. / ACRE
- FRINGED BROME (BROMUS CILIATUS) 1.00 LBS. / ACRE
- BOTTLEBRUSH SEDGE (CAREX COMOSA) 0.50 LBS. / ACRE
- POINTED BROOM SEDGE (CAREX SCOPARIA) 1.50 LBS. / ACRE
- FOX SEDGE (CAREX VULPINOIDEA) 1.00 LBS. / ACRE
- VIRGINIA WILD RYE (ELYMUS VIRGINICUS) 4.00 LBS. / ACRE

TOTAL 10.00 LBS. / ACRE

WILDFLOWERS

- YARROW (ACHILLEA MILLEFOLIUM) 0.25 OZ./ACRE
- WATER PLANTAIN (ALISMA SUBCORDATUM) 1.00 OZ./ACRE
- CANADA ANEMONE (ANEMONE CANADENSIS) 0.50 OZ./ACRE
- PURPLE PRAIRIE CLOVER (DALEA PURPUREA) 2.50 OZ./ACRE
- BLUE FLAG IRIS (LIRIS VERSICOLOR) 3.25 OZ./ACRE
- NORTHERN BEDSTRAW (GALIUM BOREALE) 0.25 OZ./ACRE
- MONKEY FLOWER (MIMULUS RINGENS) 0.25 OZ./ACRE
- GOLDEN RAGWORT (PACKERA AUREA) 0.25 OZ./ACRE
- MOUNTAIN MINT (PVCNANTHEMUM VIRGINIANUM) 0.75 OZ./ACRE
- BLACK-EYED SUSAN (RUDBECKIA HIRTA) 4.00 OZ./ACRE
- GOLDEN ALEXANDERS (ZIZIA AUREA) 3.00 OZ./ACRE

TOTAL 16.00 OZ./ACRE

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LUCIUS JONETT

LICENSE NO.: 52856

DATE: 08/01/2022

ISSUE NO.: 01

DESCRIPTION: PERMIT SUBMITTAL

DATE: 08/01/2022

PROJECT TITLE:

CLIENT:

GORDIAN ENERGY SYSTEMS

GORDIAN ENERGY SYSTEMS, LLC

3915 COOLIDGE AVENUE
BALTIMORE, MD 21229
PHONE: 410-242-2449
GORDIANENERGYSYSTEMS.COM

PROJECT NO.: 0020-02

DWN BY: PAG CHKD BY: LNJ APP'D BY: LNJ

ISSUE DATE: 08/01/2022

ISSUE NO.: 01

SHEET TITLE:

LANDSCAPE & RESTORATION PLAN

SHEET NO.: L-101

JOHNSON CSG II LANDSCAPE

37304 OASIS ROAD

LINDSTROM, MINNESOTA 55045

DivoCSG 13, LLC

Summary

City of Wabasha
900 Hiawatha Dr E
Wabasha, MN 55981

DivoCSG 13 LLC is requesting a Conditional Use Permit for a one-Megawatt Alternate Current photovoltaic community solar garden with service period of 25-35 years. The Utility Scale community solar garden is going to cover 7 acres of land owned by Lawrence & Deborah Stegemann, PID R27.00105.00.

The site was selected due to its physical characteristics, proximity to existing Xcel Energy electrical infrastructure and distribution lines, zoning and permitting requirements, and landowner participation.

1. Design and Interconnection.....	2
2. Construction	3
3. Access, Parking, Road Use and Maintenance.....	3
4. Storm Water Management Measures	3
5. Operations & Emergency Response	3
6. Landscaping	4
7. Fire Prevention	5
8. Decommissioning Plan	5
10. Insurance Information.....	8

1. Design and Interconnection:

The garden will consist of approximately three thousand two hundred forty (3240) solar panels. The panels are mounted on a tracking racking system that is positioned on driven steel beams ensuring solar structures will be on an even plane across the entire site. The racking system is installed in the ground with I-beams that are driven directly into the ground using a post pounder ,at a depth usually between six (6) feet and ten (10) feet depending on soil conditions. For this site specifically, in order to have all solar structures at the same height there will either be grading done to the site, or posts driven further than 10' into the ground. The topography of the site slopes about 20' from east to west which makes the grading of the site more likely in this situation due to needing very long posts to meet the

DivoCSG 13, LLC

top elevation. A grading plan will be provided to the City of Wabasha prior to receiving a building permit to show all structures will be able to be at the same height. The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, and determine the length of the post needed given local soil and climate controls. The equipment is designed to withstand wind up to ninety (90) MPH and sixty pounds per square foot (60 LBS/SF) of snow. Each of the gardens will have one (1) concrete equipment pad, typically less than 320 square feet, to support interconnection and metering equipment. Equipment specifications as well as their UL rating will be provided upon request.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by trenched underground conduit, in certain scenarios will be installed above ground in a CAB wire hanging system, that is housed inside of PVC housing which will be installed two (2) feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current (DC) power generated by the photovoltaic system to alternating current (AC) power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling (PCC).

The solar array will be contained within an area protected by a 7-foot non-electric fixed knot agricultural/deer fence (Figure 1). Construction of this system will not create any noise, odor, dust, or any other pollutants or annoyances to surrounding parcels. There will be 10" x 7" "Danger High Voltage" signs placed around the fence in intervals of 100'. In addition, there will be site emergency contact information, Xcel contact information, and the SRC number posted on the front 20' double swing access gate (Figure 2). Additional details for the fence, gate, and signage can be found on the site plan in Exhibit A. The solar garden will comply with all applicable state, county, and federal regulations. No exterior lighting is proposed for the project. We will not need the county to provide any services or county personnel.



Figure 1 – 7' deer fence



Figure 2 – Front gate with contact information

DivoCSG 13, LLC

2. Construction:

DivoCSG 13 would like to begin construction in May 2023 date and complete the project at the end of November 2023 The construction process takes approximately three to four months. Operating hours during construction will be 8am-6pm. The site will have a portable toilet for workers. No water supply will be required. A dumpster will be on site during the entire construction process and will be serviced periodically for any waste debris that may come because of construction. Any materials will be stored and locked in storage containers that are placed on site and part of the access road turnaround. Large flatbed and delivery trucks will be delivering heavy machinery and equipment to the site periodically throughout the construction process but the majority of the deliveries will be within the first week. In addition, crews in passenger vehicles, pickup trucks, bobcats and skid steer loaders on tracks will be used on site almost daily. DivoCSG 13 will use appropriate temporary (construction-related) erosion and sediment control best management practices (BMP) through construction.

3. Access, Parking, Road Use and Maintenance:

Construction and operation and maintenance crews will access to the site by a proposed fifteen (15) foot wide gravel road that will branch off an existing access road, and go around the western side of the existing solar array. Access road legal description will be sent to City of Wabasha prior to receiving building permit. Road access will be controlled for erosion control during construction compliant with the methods used for storm water management. Construction crew parking will be located entirely within the site. No additional permanent parking is required. Maintenance crews will park within the site access road and turnaround area.

4. Storm Water Management Measures

Storm water management measures will be determined by a licensed civil engineering firm that is Minnesota based with experience designing solar arrays. Measures will include an analysis of the existing topography, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion.

5. Operations & Emergency Response:

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

DivoCSG 13, LLC

a computer data acquisition system (DAS) so that appropriate personnel can be dispatched to investigate potential problems. An operations and maintenance technician will be sent out to the site twice a year to inspect and provide maintenance the modules, electrical equipment, and the array fence. Construction, maintenance and decommissioning of the garden will be conducted in accordance with the DivoCSG 13 Safety Manual, which is attached to this application. The proposed contacts for emergency response as well as ongoing maintenance and operations are local and easily accessible due to the 15 ft wide access road.

Drainage, weeds, screening, general operations:

Mike Bufalini

Gordian Energy Systems, LLC

mbufalini@GordianE.com

410-242-2449

Maintenance and electrical:

Mike Bufalini

Gordian Energy Systems, LLC

mbufalini@GordianE.com

410-242-2449

6. Landscaping & Screening:

Seeding will be done as soon as the weather allows for proper germination. DivoCSG 13 will utilize local companies to maintain the vegetation by mowing as needed and in a manner as to maximize weed and erosion control. Ground cover within the fenced portion of the array will not exceed bottom of the module, typically 30 inches, and will cover under and between the collectors, surrounding system foundation, and mounting devices. DivoCSG 13 proposes a seed mix design specific to this site based on the parameters and methodology defined by the Minnesota Department of Transportation. An example of a landscaping plan used for a similar Minnesota project can be found as exhibit G. Please note that DIVOCSG 13 will be using different trees for the screening, not the black spruce listed on the example plan. The final landscape & restoration plan for this site, DIVOCSG 13, will be submitted to City of Wabasha for review prior to receiving a building permit.

The purpose of the solar garden seed mix will be to:

- Withstand harsh climate conditions
- Minimize maintenance costs
- Minimize erosion
- Improve water quality

DivoCSG 13, LLC

- Infiltrate storm water runoff

DivoCSG 13 will be using coniferous mix of trees for screening of the array. The trees will be placed 16' on center in 2 staggered rows on all sides facing residential zoned areas. The final tree selection will be reviewed and approved by City of Wabasha prior to installation. No trees are planned to be removed for the installation on the solar array.

The coniferous mix can include:

- Black hill spruce
- Meyer spruce
- Norway spruce
- Balsam Fir
- White Pine

We will perform an initial watering at time of installation, with maintenance schedules of two additional waterings which our tree installation sub-contractors schedule as they monitor weather for the state and use their expertise for dictating the best times to water.



Figure 3 – Coniferous mix at time of planting



Figure4 – Screening behind fence



Figure 5 – Screening behind fence

DivoCSG 13, LLC



Figure 6 – Screening behind fence



Figure 7 - Height comparison of fence and screening to 6' tall man

7.

Fire Prevention:

This solar array will meet the requirements of the 2015 International Fire Code, specifically to sections 605.11 – 605.11.2 for clearance, markings and location of underground DC conductors. The solar garden will meet the International Building Code (IBC), National Electric Code (NEC), and local electric and fire code. NEC code is produced by the National Fire Protection Agency (NAPA) with safety of the public, contractors, and firefighters as the objective. Safety is paramount in our solar PV facilities.

8. Decommissioning Plan:

DivoCSG 13 has contractual obligations to the landowner regarding decommissioning arising out of Section 4.4 of the lease which can be found in Exhibit D. These obligations include removal of all equipment, timelines for removal, owner's rights to remove the solar facility upon failure by the Project Company, and establishment of a monetary security for removal in the form of a bond, escrow, or letter of credit. The estimated cost for decommissioning can be found in Exhibit E.

The purpose of the security is to ensure there is sufficient money available to return the project site to an appropriate condition at the end of the project's useful life, or earlier. The landowner will be the designated beneficiary of the fund and will be provided a copy of the document establishing the security before construction commences.

DivoCSG 13, LLC

DivoCSG 13 or its successors agree to be responsible for all decommissioning costs and agree that any future buyer or successor of the project will assume the same decommissioning responsibilities. Installation by DivoCSG 13 will be done with no significant or permanent alterations to the land. Upon removal, the project site shall be restored to pre-construction conditions as is reasonably practical, including removal of structures, foundation, and restoration of soil and vegetation. The system will be dismantled and removed using minimal impact construction equipment and materials will be safely recycled or disposed of. Appropriate temporary construction-related erosion and sediment control best management practices (BMP) during the decommissioning of the project.

DivoCSG 13 anticipates that decommissioning will occur 25-35 years after the date that the system becomes operational depending on the owner renewal option. All equipment and structures will be removed within ninety (90) days from either of the following: A. The end of the system's serviceable life; or B. the system becomes discontinued. A system shall be considered a discontinued use after one (1) year without energy production, unless a plan is developed and submitted to the Zoning Administrator outlining the steps and schedule for returning the system to service.

The following is a list of assumptions and clarifications to further define the methodology used to establish the scope and values of the removal costs and salvage values.

General

- The intent of the decommissioning work will be to fully remove the solar facility and restore the site to a stabilized natural condition. Even if the intent is to resume farming, the site will first be fully restored and stabilized.
- The service life of the facility is assumed to be 25 years. All dollar amounts are in present day value, and it is assumed that all values will inflate at a similar rate, therefore, the net comparison of removal cost to salvage value at the end of the service life will remain accurate.
- Costs associated with this plan represent a "turn key" operation for a general contractor to be hired for this work, including permits, mobilization, contingency, etc.
- Unit costs for each line item have been provided by local contractors familiar with this type of work.
- Haul costs assume a maximum distance of 60 miles between the project and nearest disposal or recycling facility.

DivoCSG 13, LLC

- No maximum duration has been assigned for this work. It has been assumed that this work would be handled by a single crew without full time site personnel.

Civil Infrastructure

- Topsoil used to backfill excavations will be borrowed from adjacent onsite locations. No topsoil import is included.
- Stormwater features such as retention berms or shallow basins with drain tile under drains may remain in place as they do not negatively impact future agricultural land uses and they will continue to provide an environmental benefit to the quality and quantity of offsite runoff.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.
- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control is priced as silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.

Structural Infrastructure

- Steel pile foundation removal is assumed to be similar in effort and price to pile installation.
- Steel racking removal is assumed to be similar in effort and price to racking installation.

Electrical Infrastructure

- PV modules to be recycled. Assumption is that the modules are 72 cell polysilicon modules about 6' X 3' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled/returned to the manufacturer.
- DC copper wiring will be dismantled and recycled.
- AC AL wiring, where underground will be dug up, retrieved and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 130 lbs. in weight and not more than 40" X 25" X 12" in dimension. A two-person crew can dismantle a string inverter.

DivoCSG 13, LLC

- Transformers are pad mounted and weigh approximately 6500 pounds. These are dry type transformers, so there is no need for any oil disposal.
- Switchgear and the transformer sit on the same concrete pad
- Underground medium voltage wires are generally aluminum and are placed in trenches, in some cases direct buried or in PVC conduits. They can be removed by trenching with a ditch witch

9. Insurance Information:

DivoCSG 13 or its successor will provide a certificate of insurance meeting the Minnesota State requirements for liability insurance coverage. These requirements include:

- Limits of \$2,000,000 for each occurrence.
- Coverage against claims for damages resulting from bodily injury, wrongful death, and property damage arising out of the Interconnection Customer's ownership and/or operating of the Generation System under the interconnection agreement.
- Contain a severability of interest clause of cross-liability insurance
- Provides for thirty (30) calendar days written notice prior to cancellation, termination, alteration, or material change of such insurance.

We at DivoCSG 13 sincerely appreciate all the help we have received from your staff with regard to our applications and we look forward to collaborating with you further to develop a great project that we can all be proud of.

Planning Commission

6) a)

Meeting Date: 09/13/2022

SUBJECT: Short Term Rental

DEPARTMENT: Administration

TITLE:

Short Term Rental

PURPOSE:

Please see the attached memo from Kristi Trisko referencing City Attorney Mike Flaherty's review.

Attachments

Short Term Rental Memo



TO: PLANNING COMMISSION
FROM: KRISTI TRSKO, PLANNING CONSULTANT
SUBJECT: SHORT TERM RENTAL – DRAFT ORDINANCE
DATE: 9/7/22

Meeting Date: September 13, 2022

Details: The draft short term rental ordinance that was reviewed by the Planning Commission was forwarded to City Council in August. During their meeting, City Council asked that the city attorney provide his final review of the text and then take it back to Planning Commission for your final review and hearing. The final Short Term Rental Ordinance is attached for your review.

Documents Attached: Draft Short Term Rental Ordinance (draft text created by Michael Flaherty)
Draft FAQ

Michael Flaherty Text for Review:

1. I added a criminal penalty for operating a STR without first obtaining a license from the city. This is different than an ordinance term revoking an already issued license. If the City locates a property that is operating without a license, they will send a letter informing the owner that they must obtain license. Because the requirements in this ordinance do not include an inspection and only include self-affirmation (Section 117.03), I doubt anyone receiving such a letter won't comply with the ordinance. I doubt this will ever need to be charged as a crime, but I think it is important to have it in the code to make sure people get registered.
2. The Lake City ordinance includes a process to revoke the license (Lake City Code Section 110.76 (M)). This provision was omitted from Harry's draft, and I assume that was deliberate. I think this is legal and represents a policy choice made by the city. The effect of that policy choice is that the city (1) will not be able to charge license holders with a crime if they violate the ordinance after a license is issued, (2) will not be able to revoke a license for noncompliance with the ordinance after a license is issued, and (3) licenses will only be determined "null and void" when there is a change of ownership or failure to notify the city in a change in contact information under Section 117.04 (A) and (B).
3. I added definitions in this section, two of which are cross-references to the zoning chapters that Harry amended. Because this is a business licensing ordinance, we should be defining these terms, even by reference to the zoning code.
4. We could add another section to this ordinance inserting a fee in the fee schedule. If you had Planning Commission discuss that and pick a fee amount, we could easily add that in while we do this. Since it takes effect on publication, it makes sense to do that in my mind, or you will have to very quickly amend the fee schedule after the city adopts this ordinance.
5. Your email to me that you do not want many regulations that the city needs to enforce was well taken by Cara and me. The main requirements are contained in the self-certification affidavit in the ordinance. Because the city

has no ability to revoke the license (unless it is transferred to a new owner, they can claim it to be void), there is not reason to inspect a property upon a complaint from a nosy citizen.

6. I added language in Section 117.03 (7) that the owner must agree in the affidavit to provide the rental registry to the city upon demand. If they refuse to do so, you cannot revoke their license as I discussed above. I assume there is language in your lodging tax ordinance that requires this, but your website is not working, and I can't access your code right now.

Next Steps: If the Planning Commission is satisfied with the drafted ordinance, I recommend that we schedule a public hearing to review all of the zoning ordinance sections at our next meeting to be held on October 11, 2022.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WABASHA, MINNESOTA ADOPTING
REGULATIONS FOR SHORT TERM RENTAL LICENSES**

THE CITY COUNCIL OF THE CITY OF WABASHA DOES ORDAIN THAT:

Section 1. Wabasha City Code is hereby amended to add a new chapter under Title XI: Business Regulations, Chapter 117, entitled Short Term Rental Licenses, which shall read as follows:

CHAPTER 117: SHORT TERM RENTAL LICENSE.

§ 117.01 DEFINITIONS.

For the purpose of this Chapter and Sections referenced herein, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DWELLING UNIT. For definition, See § 162.013.

OPERATOR. Any person, other than the owner, who has charge, care, or control of a building, or part thereof, in which dwelling units, rooming units, sleeping rooms, or units are let.

OWNER. The person who is the fee owner, the contract purchaser, or the agent of the aforementioned person or a member resident of a warrant-owned building as defined by Minnesota Statutes, Section 273.124, subdivision 3.

SHORT TERM RENTAL DWELLING UNIT. For definition, See § 162.061.

§ 117.02 PURPOSE AND INTENT.

(A) It is the purpose of this section to promote the public health, safety, and general welfare through reasonable and consistent regulation of short-term rental dwelling units within the City of Wabasha.

(B) No person shall conduct business as a short-term rental dwelling unit owner or operator without first having obtained a license from the city by submitting an application to the City of Wabasha City Clerk as described below. Each individual short-term rental dwelling unit shall require a license.

(C) Any operation of a short-term rental dwelling unit without first obtaining a license the short-term rental dwelling unit with the city is a violation of this chapter and a misdemeanor punishable pursuant to § 10.99.

§ 117.03 LICENSE REQUIREMENTS.

(A) A license application for a short-term rental dwelling unit must be submitted by the owner on the form prescribed by the city.

(B) The license application shall include all requested information including the exact location and street address of the dwelling unit or units which will be used as a short-term rental dwelling unit.

(C) The license application must be completed by the owner(s) of the short-term rental dwelling unit. If the property is owned by a partnership, limited liability company, non-profit corporation, or partnership, the full legal names and addresses of all officers and persons holding a 25 percent or greater beneficial interest in the entity shall be provided on the application.

(D) A complete application will be accompanied by a signed Affidavit of Compliance, self-certified by the short-term rental owner. The Affidavit of Compliance will require short-term rental operators and owners to comply with the following provisions:

(1) Certify or declare under penalty of perjury under the laws of the State of Minnesota that the information provided for licensing a short-term rental is true and correct, with the understanding that it may be subject to verification;

(2) Ensure that the following information is posted in a conspicuous location in the dwelling unit: address, emergency contact information, responsible party's contact information, City of Wabasha's concerns/complaint contact information, floor plan showing emergency/escape routes, and maximum occupancy limits;

(3) Ensure that the licensed dwelling unit has a working smoke detector and carbon monoxide alarm(s) in every bedroom and on all habitable floors;

(4) Ensure that the licensed dwelling unit has a properly maintained and charged fire extinguisher;

(5) Ensure that the licensed dwelling unit complies with all City codes, State statutes and Federal laws;

(6) Agree to remit all local, state and federal taxes unless the short-term rental platform remits these on my behalf;

(7) Agree to keep a short-term rental registry for the licensed dwelling unit which includes the number of nights booked and the amount of rent paid by each guest, and to supply a true and correct copy to the City upon request; and

(8) Provide explicit certification to renters that they have the consent of the property owner to utilize the subject dwelling as a short-term rental.

§ 117.04 FEES AND TERMS.

(A) The license fee for the short-term rental dwelling unit will be set forth in the city's fee schedule.

(B) A short-term rental dwelling unit license shall expire or be null and void under the following circumstances:

(1) Change of ownership of the short-term rental dwelling unit, including transfer of title to the ownership of the property or adding an officer or partner that owns 25 percent or greater of an entity described in § 117.03(C); and

(2) Failure by the owner to notify the city within 30 days of a change in contact information for the person or entity on file with the City as the contact person.

(C) Short-term rental dwelling unit licenses are non-transferable.

Section 2. Chapter 162, Zoning and Shorelands, Section 162.013, of the Wabasha City Code is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

§ 162.013 DEFINITIONS.

DWELLING UNIT. Any room or group of rooms located within a dwelling forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking, eating and sanitation by one family (with a connection to public or private sewer). **Dwelling units, either by individual rooms or an entire dwelling, are rented or leased on a monthly or longer basis. Properties defined as Short Term Rental Dwelling Units under § 162.061 are not considered Dwelling Units under this section.**

Section 3. Chapter 162, Zoning and Shorelands, Section 162.060, of the Wabasha City Code is hereby amended as follows (new material is underlined; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

§ 162.060 USE CHART.

	<i>Zones</i>								
<i>Use</i>	<i>RC</i>	<i>RRLA</i>	<i>RRGT</i>	<i>R-1</i>	<i>R-2</i>	<i>TDC</i>	<i>GC</i>	<i>HC</i>	<i>I</i>

RESIDENTIAL USES									
Accessory apartment	I	P	I	I	I				
<u>Short term rental dwelling unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Bed and breakfast	I	C	I	I	I	C	C		
Campground	I	C			C		C		
Guest cottage	C	P	C	C	C				
Home occupation	P	P	P	P	P				
Hotel/motel up to 40 rooms						P	P	P	
Hotel/motel - 40 - 70 rooms						C	C	P	
Hotel/motel >70 rooms								C	
Manufactured home park					C				
Multi-family dwellings - up to 20 units					C	C	C		
Multi-family dwellings - more than 20 units						C	C		
Single-family detached	P		P	P	P	P	P		
Single-family attached dwelling - up to 2 units		P		C	P				
Single-family attached dwelling - up to 4 units				C	P				

Single-family attached dwelling - more than 4 units					C				
--	--	--	--	--	---	--	--	--	--

Section 4. Chapter 162, Zoning and Shorelands, Section 162.061, of the Wabasha City Code is hereby amended as follows (new material is **underlined**; deleted material is ~~lined out~~; sections and subsections which are not proposed to be amended are omitted):

§ 162.061 **USE DEFINITIONS.**

(I) *Residential uses.*

MULTIPLE-FAMILY DWELLING. A structure or portion thereof intended and designed for two or more dwelling units.

SHORT TERM RENTAL DWELLING UNIT. A dwelling unit, not considered part of a hotel/motel or bed and breakfast, rented for a period of less than 30 consecutive days, for tourist or transient use.

SINGLE-FAMILY ATTACHED DWELLING. A building designed or used exclusively for residential purposes by one family on its own separate lot and is attached on at least one side by another single-family dwelling.

Section 5. This ordinance shall take effect upon its publication.

Passed by the City Council of the City of Wabasha this _____ day of _____, 2022.

Mayor

Attested By:

City Clerk

City of Wabasha, MN Short Term Rental FAQ's

Q. How do I know if I need to have a license from the City of Wabasha to rent my house or cabin on a short-term basis?

A. The City of Wabasha Code of Ordinances defines short-term rentals as “a dwelling unit, not considered part of a hotel/motel or bed and breakfast, rented for a period of less than 30 consecutive days, for tourist or transient use”. You can check with the City of Wabasha Planning Department for further information.

Q. When do I need to license a short-term rental?

A. Prior to using a dwelling unit as a short-term rental.

Q. What is the cost for the license?

A. The Wabasha City Council has established the fee schedule. The cost is \$200.00 as a one-time fee for as long as the license is valid.

Q. What are the requirements for a short-term rental License?

A. The requirements to obtain a short-term rental license from the City of Wabasha are fairly minimal and include the basic property and contact information for the owner and property manager. The application also includes an affidavit of compliance that the applicant shall use as self-certification of liability for the property.

Q. Do I have to renew my short-term rental license each year?

A. No, a license is only required once.

Q. Will obtaining a short-term rental license impact the tax classification of my property?

A. Short-term rental licenses are not connected to the property tax classification or the amount of property taxes due on any individual property. All tax assessment questions should be directed to the Wabasha County Assessor's Office at (651) 565-3669.

Q. Is the short-term rental license transferrable to a new owner if the property is sold?

A. No, a transfer of ownership will require a new license.

Q. Will the City of Wabasha still require a short-term rental license if the Minnesota Department of Health (MDH) does not require one?

A. Yes.

Q. Do I need more than one license for my property?

A. If you have multiple units on one property, each rental unit requires a license. If you are not using a unit as a short-term rental, then a license is not required.

Q. I have a property in an Industrial/General Commercial/Highway Commercial. Can I get a short-term rental license?

A. Properties zoned Industrial, General Commercial, or Highway Commercial are not allowed to have short-term rentals.

Q. Can I rent any space on my property?

A. Recreational vehicles cannot be used for short-term rental. The ordinance also prohibits renting any accessory structures to the public, except when constructed as an additional dwelling unit.

Q. Do I have to pay lodging tax if I have a short-term rental?

A. Yes, all short-term rental properties are required to pay the lodging tax. Different short-term rental platforms vary on taxes collected on your behalf. Contact the City of Wabasha at (651) 565-4568 for information on collecting and paying this tax. More information about paying the lodging tax can be found here: <https://www.wabasha.org/city-government/forms-and-applications/lodgingtax/>

You can also contact the MN Department of Revenue and review the material found online: <https://www.revenue.state.mn.us/guide/sales-residential-short-term-rentals>.

Planning Commission

6) b)

Meeting Date: 09/13/2022

SUBJECT: Small-Limited Mining Discussion

DEPARTMENT: Administration

TITLE:

Small-Limited Mining Discussion

PURPOSE:

Attached please find a staff memo from City Planner, Kristi Trisko.

Attachments

Staff Memo



Memorandum

To: Wabasha Planning Commission
From: Kristi Trisko, Planning Consultant
Date: September 2, 2022
Subject: Small Mining Ordinance Review

MEETING DATE: September 13, 2022

MEETING REVIEW:

Katy Gehler and I researched the mining ordinances of Empire Township, Winona, and Rosemont in the last month to understand what other communities are doing so that we are not reinventing the wheel. We reviewed our submittal standards based on the premise that what we are allowing is most closely related to a large 4-year construction site.

Current Meeting Review:

1. The attached text outlines our draft submittal requirements which we broke into two categories (**NARRATIVE and MAPS**)
 2. I also included the zoning map showing the locations throughout the city where mining is occurring as talked about during our last meeting. We will talk more about this in upcoming meetings where we discuss WHERE the city will allow limited/small mines to be located as part of an IUP process.
- Note: We also meet with Chuck Dillerud, Shawn Kohner and Don Brown on Aug 18th to discuss these draft materials

Future Meeting Review:

1. Permit Process – zones allowed
2. Reclamation submittal Requirements
3. Standard Practices for mines
4. Reclamation Standards
5. Permit Revocation – Violations
6. Financial Guarantees
7. Enforcement / Insurance

Past Meeting Review:

1. Statement of Purpose
2. Definitions
3. Size, scope, timeline for small/limited mines



Mining Ordinance

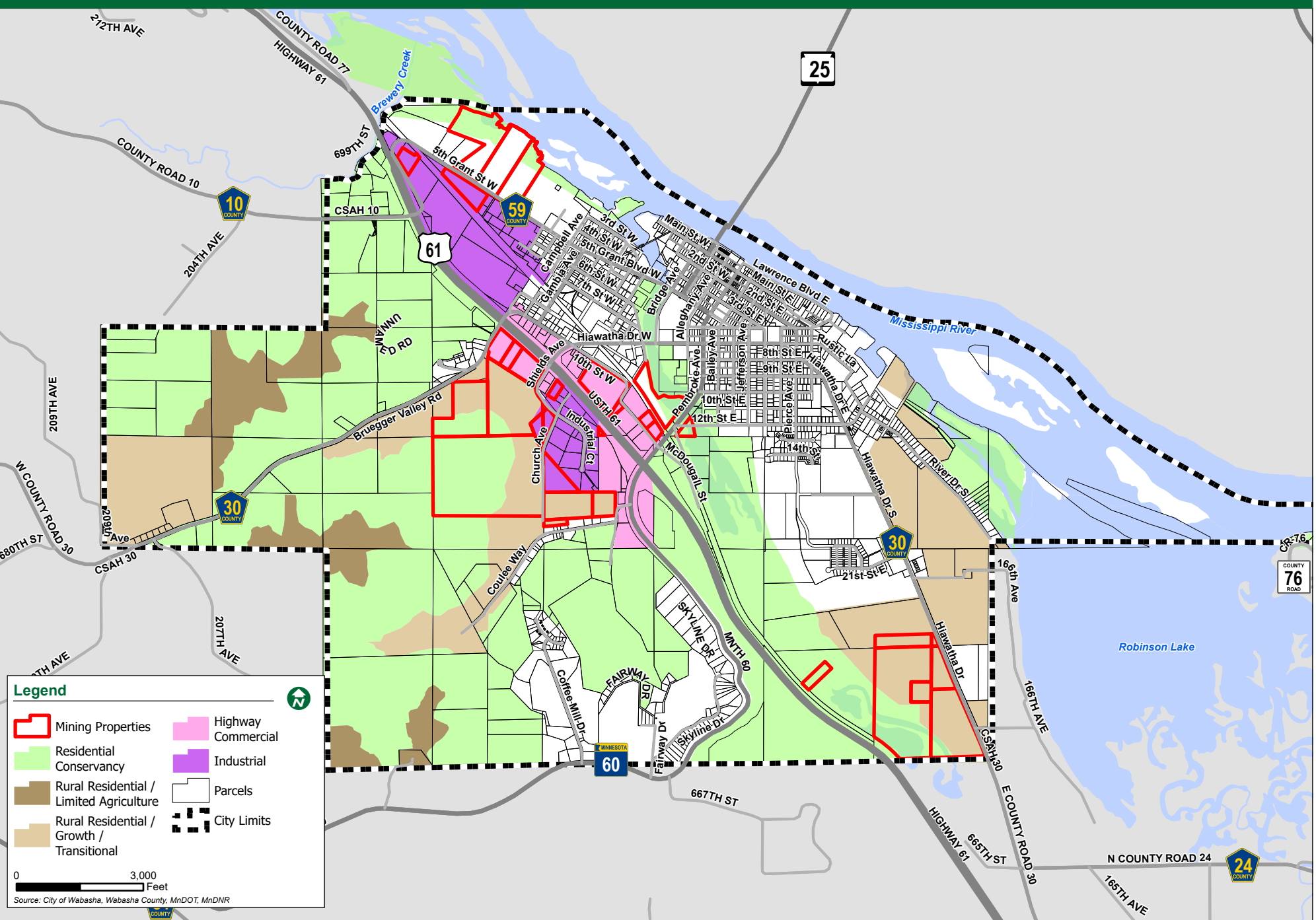
City of Wabasha, MN

Zoning Overlay

July 2022



Map Document: \\arcserver1\gis\WABASHA_CI_MN\Basemap\ESRI\Pro2022\Wabasha_MiningOrdinance\Wabasha_MiningOrdinance.aprx | Username: dmalm | Date Saved: 7/25/2022 5:08 PM



158.030**Required Information for all permit applications**

The following information shall be provided by the person requesting the permit in order for the City to consider the potential effects from the proposal on environmental, economic, and social effects of the proposed project onto the community and shall be completed by a licensed engineer, geologist, surveyor or landscape architect or other professional specialist (as appropriate):

1. Name and address of the property owner and name, address, phone number and e-mail contact of the company or person conducting the extraction/mining on the property.
2. The legal property description and acreage of the entire property under ownership and the area and volume of resource to be mined.
3. A deed or other proof of ownership of the property along with a lease or other agreement with the property owner if applicant and property owner are not the same.
4. **Narrative** describing the following: Every application for a mineral extraction permit shall include submission of supporting documentation which shall include, but may not be limited to the following:
 - A. A description of existing land uses on the subject property and all properties within one-half (1/2) mile.
 - B. A description of land use designations in the Comprehensive Plan and zoning classifications of the subject property and all properties within one-half (1/2) mile.
 - C. A description of the soil, vegetation, mineral content, and topography of the subject property. A minimum of three (3) soil boring logs representative of the site and a description of the subsurface materials on the subject property must be submitted.
 - D. A general description of surface waters, existing drainage patterns and groundwater conditions within one-half (1/2) mile of the subject property.
 - E. A general description of any wells or private sewer systems of record, pipelines, power lines; and other utilities or appurtenances on the subject property and adjacent properties.
 - F. A general description of the depth, quantity, quality and intended uses of the mineral deposits on the subject property.
 - G. Existing topography of the subject property, illustrated by contours not exceeding ten-foot intervals.
 - H. Proposed topography of the subject property after mineral extraction has been completed, illustrated by contours not exceeding two-foot intervals.
 - I. A phasing plan which illustrates the sequencing of mineral extraction, the locations of processing equipment, mineral stockpiles, staging areas, accessory uses and access routes.
 - J. Copies of MPCA permit documents including applications, Pollution Prevention Plan and any annual reporting documents.
 - K. A description of the site hydrology and drainage characteristics during extraction for each phase. Identify any locations where drainage of any disturbed areas will not be controlled on the subject property and plans to control erosion, sedimentation and water quality of the runoff.
 - L. A description of the potential impacts to adjacent properties resulting from mineral extraction and off-site transportation, including but not limited to noise, dust, surface water runoff, groundwater contamination, traffic and aesthetics.
 - M. A description of the plan to mitigate potential impacts resulting from mineral extraction.
 - N. A description of site screening, landscaping and security fencing.
 - O. A description of site rehabilitation in each phase of operation and upon completion of mineral extraction on the subject property.

- P. A description of the method in which complaints about any aspect of the facility operation or off-site transportation are to be received and the method which complaints are to be resolved.
 - Q. Project phases, types and number of trucks used daily, number of employees on-site, hours of operation weekly, final depth and width of mine, total timeline necessary to complete the mining operation, what mining processes will be used, if any, existing and proposed conditions and structures on the site and a keyed map of all locations, existing or proposed fuel stations or chemical storage tanks and how will refueling take place on-site, identification of water usage for the site and sanitary needs for employees, describe and map any lighting on-site, describe the truck route and frequency of removal of mined materials, describe all map components that will add in understanding the intended mining operation more fully.
 - R. Hours Of Operation: The hours of operation shall be limited to seven o'clock (7:00) A.M. to seven o'clock (7:00) P.M. Monday through Saturday unless special permission is granted by the city council within the interim use permit. The extra hours of operation may be conditioned on more restrictive performance standards to address the adverse impacts caused by the extra hours.
 - S. Environmental Resource Review:
 - i) A discretionary Environmental Assessment Worksheet (EAW) may be required per the standards and procedures set forth in state law after the mining permit is submitted. Review of the mining permit may occur concurrently, but the project may not proceed, no final approvals shall be made by the City, and a permit shall not be issued until the environmental review process is complete
 - ii) A report and supporting documentation that identifies and locates all archaeological, historic and cultural resources (including any cemeteries or known burials) located within XXX feet of the site boundary. This report shall be prepared by a qualified professional as defined by MS 138.31, subd. 10, or who is listed on the Minnesota State Historic Preservation Office Archaeological Contractors list. Based on the findings of the report, a Phase I Archeological Study may be required. The Phase I Archeological Study shall be prepared in accordance with protocols of the State Historic Preservation Office document entitled "SHPO Manual for Archaeological Projects in Minnesota", July, 2005, or as amended.
 - iii) All necessary Wetland permits.
- 5. The following maps/documents** of the entire site and including all areas within 1/4 mile of the site. These shall be drawn to a legible scale.
- a. Existing conditions to include:**
 1. Contour lines at least two (2) foot intervals
 2. Existing vegetation
 3. Existing drainage, water retention areas and delineated wetlands. Blue stake utility locating for all existing utilities.
 - b. Proposed operations to include:**
 1. Temporary or permanent structures to support mining operation.
 2. Location of site to be mined showing depth of proposed extraction in at least two (2) foot contours.
 3. Location of the soil borings showing depth of boring and elevation of the groundwater at each location. Provide the soil boring logs including the groundwater elevations and a description of the proposed depth of the mine, the geological strata from which material will be removed, and the distance (vertically & horizontally)
 4. Location and depth of existing and proposed wells - from any public or private drinking water source aquifers along with a plan for dewatering (if needed) and, if deemed necessary by the City Engineer a well interference response plan which must be approved prior to, and will be made a condition of approval of the permit.

5. Location and depth of any existing and proposed wells on the property and within one and ½ mile radius of the mine pit. All wells including those for monitoring, dewatering, industrial processes and drinking water shall be indicated.
6. Location and extents of the proposed excavated material stockpiles, showing the height of storage deposits. No stockpiles shall be allowed over any utilities.
7. Location of vehicle parking including surface treatment, number of spaces.