



Conditional Use Permit Request from SV CSG Northfield, LLC for a 1MW Solar Garden

CITY COUNCIL

OCTOBER 4, 2021

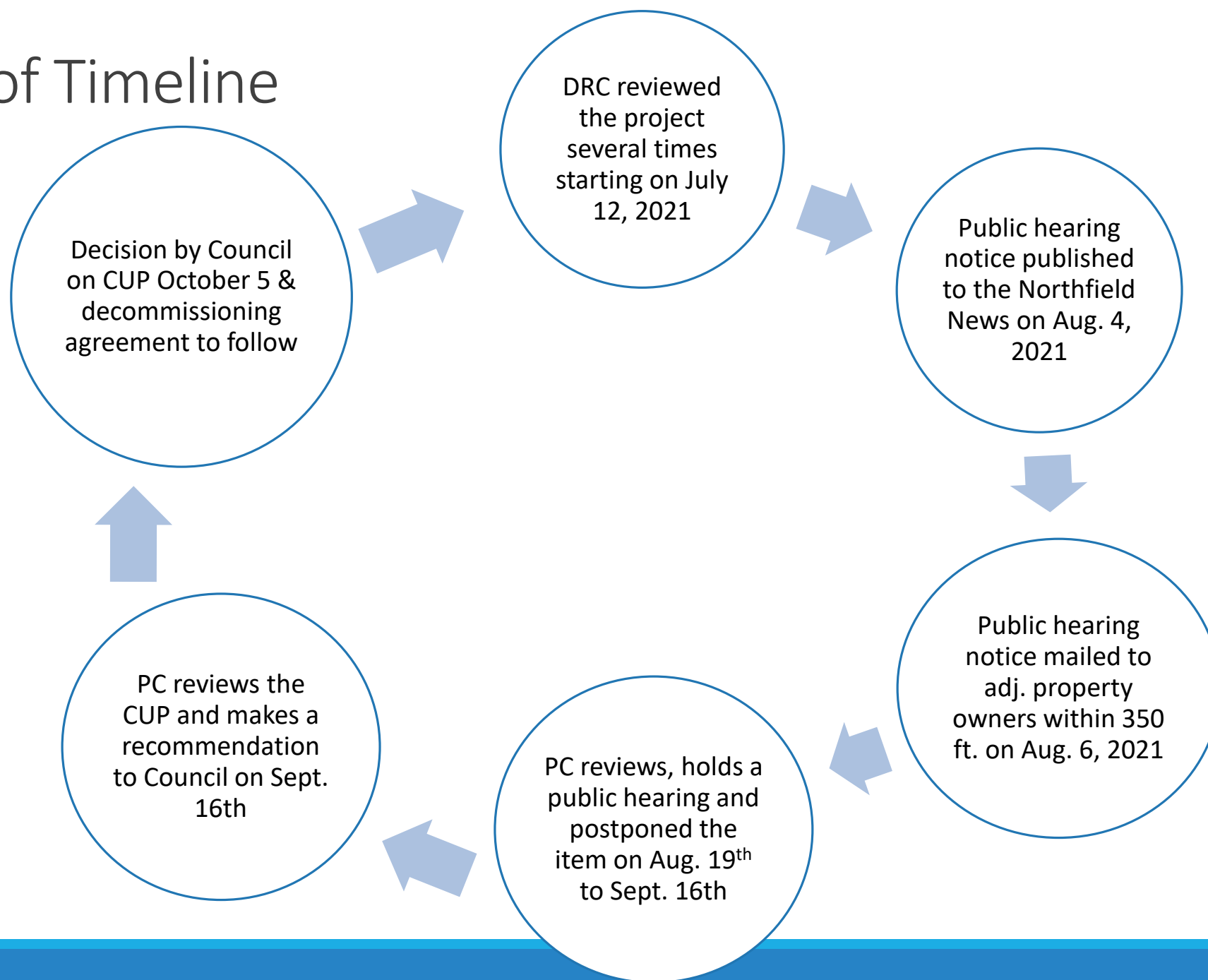
MIKAYLA SCHMIDT, CITY PLANNER

Location Map

- Located west of the Northfield Hospital, Benedictine Living Community and existing solar gardens
- Located in Dakota County
- Parcel is zoned Agricultural



Review of Timeline



Additional Conditions for the CUP

Provide off-street parking and staging

New power lines installed to serve the site shall be underground to the greatest extent possible

Fencing shall be of a design to allow small animals access in and out of the CSG

Incorporate an approximately 74-foot wide wildlife corridor on a diagonal from the northwest corner of the project site following a low land/water feature to the east side of the site

Incorporate a 35-foot wildlife corridor, mid-way, towards the south of the CSG to provide an east/west access for wildlife away from Highway 19

Plant native bushes and trees along the exterior and interior of the site

Cover crop in the footprint of the CSG and wildlife corridors with low-growth cover crops and pollinator friendly seed mix

On-site stormwater management provided to be long and linear

Project is subject to other city approvals

Additional Conditions for the CUP

Applicant, property owner and City shall enter into a decommissioning agreement

Any impedances (solar panels, fencing, etc.), created by the applicant for this community solar garden, in the proposed right-of-way are to be removed after 25 years, unless extended by an amendment to the CUP.

The CUP will be recorded within 180 days or approval

Applicant shall provide a plan for restoration of areas compacted during construction and native planting for the site

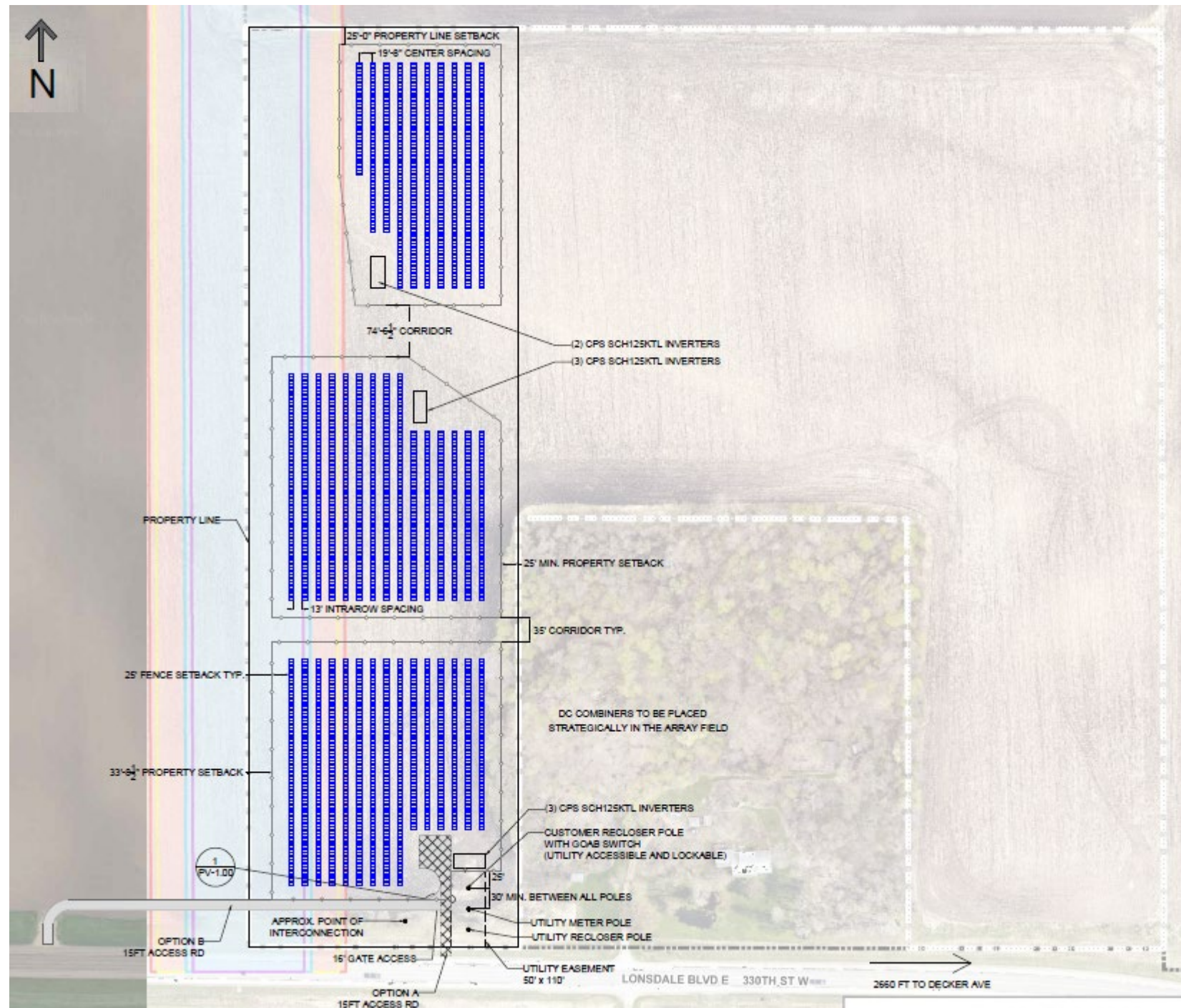
Stormwater discharge rates shall not be greater than existing conditions and be evenly distributed, which shall meet this condition on an ongoing basis through the life of the project

If the CSG remains nonfunctional or inoperative for longer than one year the system is presumed abandoned and the applicant or owner of the property shall remove the abandoned system

Site Plan

Wildlife corridors shown

ROW for proposed major collector shown



Action Requested of the City Council

Staff recommends the City Council approve the CUP with the conditions and findings proposed by staff, including limiting any impedances to the potential ROW to 25 years.

