



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 12-21-2021

REPORT DATE: 12-27-2021

MEETING DATE: 01-13-2022

APPLICANT INFORMATION

APPLICANT NAME: ALLETE Enterprises c/o Daniel McCourtney

APPLICANT ADDRESS: 30 West Superior St. Duluth, MN 55802

OWNER NAME: ALLETE Inc / Minnesota Power

SITE ADDRESS: No Site Address

LEGAL DESCRIPTION: THAT PART OF NE1/4 LYING ELY OF PARTRIDGE RIVER, NW 1/4 OF SE 1/4, & NE 1/4 OF SE 1/4, S12, T58N, R15W (White)

PARCEL IDENTIFICATION NUMBER (PIN): 570-0022-00185, 570-0022-00310, & 570-0022-00300

NATURE OF REQUEST: A conditional use permit for a commercial solar utility facility as a Utility Facilities-Class III.

PROPOSAL DETAILS: The applicant is requesting approval for the development of a commercial solar facility in the Laskin Energy Park located adjacent to the City of Hoyt Lakes. The project area consists of approximately 25 acres. The applicant is estimating that 14,800 solar panels will be installed at the site. The panels will be affixed to the ground by pile foundations driven approximately 15 feet into the ground.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Colby Lake Rd.

ROAD FUNCTIONAL CLASS: Local Public

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: Partridge River

RIVER CLASSIFICATION: Tributaries (TRI)

DESCRIPTION OF DEVELOPMENT ON PARCEL: The subject parcels are currently undeveloped.

ZONE DISTRICT: FAM 2

PARCEL ACREAGE: 185.46

LOT WIDTH: 966 (Narrowest Point)

FEET OF ROAD FRONTAGE: 0 Feet (Adjacent parcels have road frontage)

FEET OF SHORELINE FRONTAGE: 4,000+ feet along the Partridge River

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The parcels are currently well vegetated.

TOPOGRAPHY: The topography of the parcels is somewhat hilly with several high and low spots. Most of the property is 20+ feet above the Partridge River.

FLOODPLAIN ISSUES: The proposed facility would likely be several feet above the estimated one percent surface water elevations of the Partridge River.

WETLAND ISSUES: There are wetlands on the site. Most of the wetlands would be avoided by the proposal.

ADDITIONAL COMMENTS ON PARCEL: The subject parcels are just a few of the parcels owned by MN Power/ALLETE Enterprises.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. The property is located within the Industrial land use category in the future land use map of the St. Louis County Comprehensive Land Use Plan.
 - a. The proposed use is not classified as industrial, but the use is not incompatible with other current or future industrial uses in the area.
2. One Economic Development goal of the Comprehensive Land Use Plan is to take advantage of opportunities to expand renewable energy resources.
3. Objective ED-6.1 is to encourage utilities to develop utility-scale solar, wind and biomass facilities in Forest and Agriculture areas designated on the future land use map.
 - a. Although this property is not located in a Forest and Agriculture category of the future land use map, it is zoned Forest and Agriculture Management (FAM).

B. Neighborhood Compatibility:

1. This property is located within the Laskin Energy Park.
 - a. This park is intended for industrial development because there is infrastructure to support industrial uses.
 - b. This may be part of the reasoning for the Industrial future land use category in the comprehensive land use plan.
2. The subject parcels are bordered to the east by the City of Hoyt Lakes and by the Partridge River to the west.
3. Some of the zoning within the Laskin Energy Park is zoned Residential because of the proximity to Whitewater Lake which is a Natural Environment Lake.
 - a. The parcels that will contain this proposal are zoned Forest and Agriculture Management.
4. Minnesota Power has multiple facilities within the Laskin Energy Park.
5. From the Laskin Energy Park website, there are currently two tenants (Laskin Energy Center and Premier Plastics) and there are three additional properties available for development.
 - a. Some of this area available for development may be within the City of Hoyt Lakes.
 - b. It is also possible that some of the tenants have changed recently.
6. Minnesota Power/ALLETE Enterprises owns over 4,500 contiguous acres within this area.

C. Orderly Development:

1. It is anticipated that future growth in this area would consist primarily of industrial uses.

2. The little bit of residential zoning around Whitewater Lake would restrict industrial development along the portion of the Highway 110 corridor that is within St. Louis County's zoning jurisdiction.
 - a. This may help act as a buffer to the proposed and any future industrial or utility facility uses.
3. Much of the site has remained undeveloped for some time.
4. There have been other projects planned for this site in the past several years that did not move into the development phase of the project.
5. The site has previously been used for forest management and the applicant indicated it is classified as a greenfield site.
 - a. Greenfield sites are typically undeveloped sites located in or near a city that have been set aside for future industrial or commercial sites.
 - b. As opposed to brownfield sites, greenfield sites generally have not been developed in the past and do not have environmental cleanup work that needs to be done before development can occur.

D. Desired Pattern of Development:

1. Based on the comprehensive land use plan and the plan for the Laskin Energy Park, future development of other industrial and utility facilities in the area would be the desired pattern of development.
2. The public would benefit from this proposal because it allows Minnesota Power to generate energy from renewable resources.
3. There would likely be area to develop within the Laskin Energy Park for future uses even if the proposed facility is developed.

E. Other Factor(s):

1. The applicant has submitted a copy of their Stormwater Pollution Prevention Plan (SWPPP) and indicated that they will be applying for the necessary National Pollutant Discharge Eliminations System (NPDES) Permit through the MPCA.
2. There are some wetlands that would be impacted by the proposal, but the number of impacts would likely fall within the amount allowed by a de-minimis exemption. All Wetland Conservation Act standards will need to be met.
 - a. St. Louis County has reviewed and approved the wetland delineation for the site.
3. Disposing of photovoltaic panels (solar panels) after use can be a concern.
 - a. The state is currently working on a stewardship program for the recycling of the panels after use to preserve resources, protect the environment, and minimize the cost burdens that may be viewed as a negative impact to the development of renewable energy facilities.
4. Access to the site appears to cross a parcel owned by the City of Hoyt Lakes.
 - a. Access shall be approved by the appropriate road authority and the City.

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

- 1. Does the use conform to the land use plan?**
- 2. Is the use compatible with the existing neighborhood?**

- 3. Will the use impede the normal and orderly development and improvement of the surrounding area?**
- 4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?**
- 5. What, if any, other factors should be taken into consideration on this case?**

RECOMMENDED CONDITIONS, IF APPROVED

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit for a commercial solar utility facility as a Utility Facilities-Class III, the following conditions shall apply:

1. The use shall comply with all local, county, state and federal regulations.
2. The applicant shall obtain access approval from the appropriate road authority.
3. The requirements of the Wetland Conservation Act shall be followed.
4. Best management practices and plan for stormwater management shall be followed during construction.
5. A land use permit shall be required for the installation of the solar panels.

ST. LOUIS COUNTY, MN PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Duluth

Government Services Center

320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services
Center

201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

CONDITIONAL USE PERMIT APPLICATION

General - This application is used to apply for a Conditional Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:
www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.
PIN is found on your Property Tax Statement. For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.
County Land Explorer: <https://www.stlouiscountymn.gov/explorer>
Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN **570-0022-00185**

Associated PINs

PIN # **570-0022-00310**

PIN # **570-0022-00300**

Type of Application

Does this application apply to a Short Term Rental?

No

Is this application being submitted for a Rehearing?

If this application is being submitted because a previous Conditional Use Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Other**
Applicant Name: **Minnesota Power c/o Daniel McCourtney**
Address Line 1: **30 West Superior St.**
Address Line 2: **--**
City: **Duluth**
State: **MN**
Zip: **55802**
Primary Phone: **(218)355-3515**
Cell Phone: **(218)428-5089**
Fax: **--**
Email: **dmccourtney@mnpower.com**
Contact Person Name: **Daniel McCourtney**

Contact Person Phone: **(218)355-3515**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant address? **No**
 Name: **Minnesota Power c/o Daniel McCourtney**
 Address: **30 West Superior St.**
 City: **Duluth**
 State/Province: **MN**
 Zip: **55802**
 Primary Phone: **--**
 Cell Phone: **(218)428-5089**
 Fax: **--**
 Email: **dmccourtney@mnpower.com**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **No**
 Site Address: **--**
 Is this leased property? **No**
 Leased From? **--**

US Forest Service

US Forest Service
 Superior National Forest
 8901 Grand Avenue Place
 Duluth, MN 55808

MN Power

MN Power
 Shore Land Traditions
 30 West Superior Street
 Duluth, MN 55802

MN DNR, Area Hydrologist

MN DNR, Area Hydrologist
 7979 Highway 37
 Eveleth, MN 55734

MN DNR Land and Minerals

MN DNR Land and Minerals
 1201 East Highway 2
 Grand Rapids, MN 55744

St. Louis County - Duluth

St. Louis County - Duluth
 Government Services Center
 320 West 2nd Street, Suite 301
 Duluth, MN 55802
 (218) 725-5000

St. Louis County - Virginia

St. Louis County - Virginia
 Land and Minerals
 7820 Highway 135
 Virginia, MN 55792
 (218) 749-7103

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

--

How is the property accessed?**No****Private Road****No****No****No**

Enter Project Information.

If you answered 'Yes' to any of the questions below, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

Is this project on a parcel less than 2.5 acres?**No****Is this project within 300 feet of a stream/river or 1,000 feet of a lake?****No****Is this project adding a bedroom?**

Include home, garage, and accessory dwelling.

No**Total # of bedrooms on property after project completion.****0****Does this project include plumbing or pressurized water in proposed structure?****No****If Yes, please explain:**

--

Is this project connected to a municipal or sanitary district system?**No****CONDITIONAL USE WORKSHEET**

Conditional use permits are typically required on property where the owner does not reside and/or has employees and customer traffic. A CUP needs additional controls or restrictions to assure that it is in harmony with the neighborhood. They are also required for a variety of other uses.

What are you applying for?

New Business **No**Expansion of Existing Business **No**Replace Existing Business **No**Other **Yes**

If Other, please explain

See attached project description

How is the property currently being used?

The property is currently being used for forest management and is considered a greenfield site.

What type of business/use is being applied for?

List all uses that will take place.

See attached project description

DAYS AND HOURS OF OPERATION

Describe the business and list business hours.

Describe the business **See attached project description**

M-F Hours **Not Applicable**

Saturday/Sunday Hours **Not Applicable**

TRAFFIC, PARKING, AND/OR DOCKAGE

Will the proposal generate an increase in traffic?

Boat, snowmobile, truck, bus, car, etc.

No

If Yes, what is the estimated increase

--

Does the proposal require parking?

Please include employees, visitors, and other parking.

No

How many parking spaces are available on the property?

--

SIGNAGE AND LIGHTING

Does your proposal include signage?

Include any off-site signs.

No

Please list number of signs, size, location, and illumination of each sign

--

Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

No

If Yes, please explain

--

OUTDOOR BUSINESS ACTIVITY

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc.?

No

If Yes, please explain

--

WASTEWATER TREATMENT

Will wastewater be generated?

No

If Yes, what type of system will be used to handle wastewater treatment?

Private Septic System **No**
Municipal **No**

SOLID WASTE

Check all types of waste generated and describe how you will collect and store waste generated from the business below. Additional information may be required based on the scope of the project.

Household Garbage **No**
Oil and Grease **No**
Other Automotive Fluids **No**

Animal Waste **No**
Chemicals **No**
Medical **No**

Hazardous **No**
Demolition Waste **No**
Wood and Sawdust **No**

Radioactive **No**
Other **No**
If Other, please explain **--**

Please describe **No waste will be generated or stored on site.**
collection and disposal:

STORMWATER MANAGEMENT

Will there be more than one (1) acre of altered surface?
If Yes, please attach your NPDES permit.

Yes

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans, and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any result invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: **Daniel McCourtney**
Address: **30 West Superior St.**
City: **Duluth**
State: **MN**
Postal Code: **55802**
Email Address: **dmccourtney@mnpower.com**

I have read and agree to the statement
above.

I agree



Conditional Use Permit (CUP)

APPLICATION St. Louis County, Minnesota

Permit # Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	5	7	0	-	0	0	2	2	-	0	0	1	8	5	Associated PIN	5	7	0	-	0	0	2	2	-	0	0	3	0	0
Associated PIN	5	7	0	-	0	0	2	2	-	0	0	3	1	0	Associated PIN				-					-					

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project. County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

*Applicant Name ALLETE Enterprises c/o Daniel McCourtney		I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other		*Daytime # 218.428.5089		Date				
*Applicant Address 30 West Superior St.				*City Duluth		*State MN		*ZIP 55802		
Applicant Email dmccourtney@mnpower.com										
Contact Person <i>If applicable.</i> Same as above					Contact Person #					
Mailing Address <i>If different than above.</i>					City		State		ZIP	

Email Address *Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.*

SITE INFORMATION

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address:		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St. Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes	<input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input checked="" type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other		

PROJECT INFORMATION

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
#		*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of St. Louis County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

***Indicates required field. Incomplete applications will be returned.**



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR *Check all that apply to the project.* **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$160
Greater than 1,200 square feet-\$315

☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)

☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.

☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

☐ Commercial Structure
☐ Other Principal Structure

#2 Other Construction/Change in Use-\$80

☐ Addition(s) to Dwelling

Is the dwelling location on a lake or river? ☐ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

☐ Addition(s) to Accessory Structure
☐ New Deck Only or Deck Replacement
☐ Combination Addition(s) & Deck on the same structure
☐ Moving a Structure
☐ Sign

☐ Structure Alteration or Component Replacement
☐ Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?
Explain the current and proposed use.
Current: _____ Proposed: _____

Other-\$55

☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

☐ Plat-Minor Subdivision-\$630

☐ Conventional Plat-Less than or equal to 3 lots-\$630

☐ Conventional Plat-Greater than 3 Lots-\$1,260

☐ Conservation Plat-\$1,260

☐ Lot Line Adjustment-\$80

☐ Parcel Review-\$80

☐ Performance Standard Subdivision-\$370

#4 Performance Standard-\$370
Additional Worksheets Required

☐ Borrow/Gravel Pit
☐ Home Business
☐ Land Alteration
☐ Nonconforming Structure Replacement
☐ Addition to a structure that does not meet shoreline setback
☐ Other

#5 Site Evaluation

☐ Site Visit/Evaluation-\$160

#6 Wetland Reviews
Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-\$150

☐ Wetland Delineation Review-\$370

☐ Wetland Banking Plan Review-\$1,100

#7 Public Hearings
Additional Worksheets Required

☐ Administrative Appeal-\$1,100
☐ Environmental Assessment-\$1,100
☒ Conditional Use Permit-\$630
☐ Conditional Use Permit Rehearing-\$200
☐ Interim Use Permit-\$630
☐ Interim Use Permit Rehearing-\$200
☐ General Purpose Borrow Pit-\$630
☐ Variance-\$630
☐ Variance Rehearing-\$200
☐ Multiple Hearing (Variance/conditional use)- \$950

TYPE OF PROPOSED STRUCTURES

Check all that apply to the project.

<input checked="" type="checkbox"/> New Structure(s) Minnesota Power is proposing to construct a solar farm at the Hoyt Lakes industrial park	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

***Indicates required field. Incomplete applications will be returned.**

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

Draw and Label on Sketch (in feet)

- ☐ ***All** Structures on the Property and Dimensions
- ☐ ***All** Driveways, Access Roads, and Wetlands
- ☐ ***All** Proposed Structures and Dimensions

- ☐ ***Distance** of Proposed Structures to Shoreline (Closest Point)
- ☐ ***Distance** of Proposed Structures to Septic System and Tank
- ☐ ***Distance** of Proposed Structures to Property Lines
- ☐ ***Distance** of Proposed Structures to Road Centerline and Right-of Ways

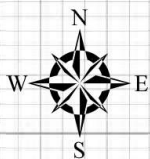
You may submit your own site sketch **IF it has the required information indicated above.**

See attached map

***Applicant Name:** Minnesota Power c/o Daniel McCourtney

***Site Address:** Section 12-T58N-R15W

***PIN:** 570 0022 00185



See Attached Figure 1

Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

Signature _____

Title _____



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Conditional use permits are typically required on property where the owner does not reside and/or has employees and customer traffic. A CUP needs additional controls or restrictions to assure that it is in harmony with the neighborhood. They are also required for a variety of other uses.

County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

WHAT ARE YOU APPLYING FOR? *Check all that apply to the project.*

- ☐ New business
☐ Expansion of existing business
☐ Replace existing business
☐ Extractive Use-General Purpose Borrow (Gravel) Pit*
**Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).*

- ☒ Other
If Other, please explain:

Minnesota Power is requesting a Conditional Use Permit for a solar farm located at the Hoyt Lakes industrial park located within the Town of White. (see attached map for location specifics)

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used?

The property is currently being used for forest management and is considered a greenfield site.

What type of business/use is being applied for? (List all uses that will take place)

See attached project description.

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start: Not Applicable
End:

Start:
End:

Start:
End:

TRAFFIC, PARKING, AND/OR DOCKAGE

☐ Yes ☒ No

Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.)

The facility will not increase regular traffic flow once construction is complete

If Yes, estimated increase: ☐ 10 vehicles or less ☐ 11-25 vehicles ☐ Greater than 25 vehicles

☐ Yes ☒ No

Does the proposal require parking? (Please include employees, visitors, and other parking)

The facility will not require additional parking once construction is complete

If Yes, how many parking spaces are available on the property?

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

☐ Yes (Please attach approval letter)

☒ No

SIGNAGE AND LIGHTING

☐ Yes ☒ No Does your proposal include signage? (Include any off-site signs)

If Yes, please list number of signs, size, location, and illumination of each sign:

☐ Yes ☒ No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain:

At this time, no additional lighting is anticipated.

TYPE OF PROPOSED STRUCTURES *Check all that apply to the project.*

☐ No New Structures

☐ New Structure(s)

All equipment needed
for an commercial
grade solar installation

Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
Other					

Structure Type	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet		Feet
Other					

☐ Structure Additions

OUTDOOR BUSINESS ACTIVITY *Check all that apply to the project.*

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc?

☐ Yes ☒ No

If Yes, please explain:

WASTEWATER TREATMENT

Will wastewater will be generated?

☐ Yes ☒ No

If Yes, what type of system will be used to handle wastewater treatment?

☐ Private Septic System

☐ Municipal

☐ Other, please explain:

SOLID WASTE *Check all types of waste generated and describe how you will collect and store waste generated from the business below:*

<input type="checkbox"/> Household Garbage	<input type="checkbox"/> Animal Waste	<input type="checkbox"/> Hazardous	<input type="checkbox"/> Radioactive
<input type="checkbox"/> Oil and Grease	<input type="checkbox"/> Chemicals	<input type="checkbox"/> Demolition Waste	<input type="checkbox"/> Other
<input type="checkbox"/> Other Automotive Fluids	<input type="checkbox"/> Medical	<input type="checkbox"/> Wood and Sawdust	

If Other, please explain:

Please describe collection and disposal:

Not Applicable

*Additional information may be required based on the scope of the project.

STORMWATER MANAGEMENT

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Will there be more than one (1) acre of altered surface?
---	-----------------------------	--

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, do you have an MPCA NPDES permit? (Please attach permit) Minnesota Power will apply for an NPDES Permit after all regulatory approval have been received.
------------------------------	--	--

CONTACT: Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse**Duluth**Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000**Virginia**Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103**Office Use Only**

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



*St. Louis County CUP Application
Laskin Solar Project Description
Date: November 22, 2021*

Laskin Solar Project Description:

ALLETE/Minnesota Power (doing business as ALLETE Enterprises) is requesting a Conditional Use Permit from St. Louis County to facilitate the construction of an approximately 25 acre, 5.6 megawatt solar installation located on the west side of the Hoyt Lakes Industrial Park within the Town of White.

The Project will consist of approximately 14,800 solar panels sized 39"x78". The solar panels will be affixed to driven pile foundations approximately 15' deep. Additional project infrastructure will consist of module racking, power inverters, perimeter fence and an access road. The areas under the panels and not comprised of Project infrastructure will be seeded and maintained as native pollinator-friendly grass species.

The proposed Project infrastructure has been sited to comply with St. Louis County setback requirements. The nearest piece of infrastructure to the Partridge River is the facility perimeter fence and is located approximately 170 feet east of the Partridge River shoreline at its closest location. The nearest landowner that is not an ALLETE/Minnesota Power affiliate is owned by the City of Hoyt Lake and is located approximately 250 feet southeast of the facility perimeter at the closest location. A visual depiction of the Project and associated setbacks are included in Figure 1- Laskin Solar Project Layout.

ALLETE/Minnesota Power owns over 4,540 contiguous acres within the immediate area. The approximate Project location relative to its ownership is included in Figure 2- ALLETE/Minnesota Power Ownership.

Project design will incorporate infiltration ditches for permanent stormwater storage during operation and will incorporate stormwater Best Management Practices throughout construction and operation. A Stormwater Pollution Prevention Plan has been developed for the Project and is included as Attachment A. In addition, a National Pollutant Discharge and Elimination System Permit will be acquired from the Minnesota Pollution Control Agency prior to beginning construction.

Project wetland delineations have been verified by both St. Louis County and the US Army Corps of Engineers (ACOE). The Project will impact less than 0.1 acres of wetlands and a preconstruction notification is not required. A copy of the wetland delineation report and the St. Louis County Notice of Decision can be provided upon request.

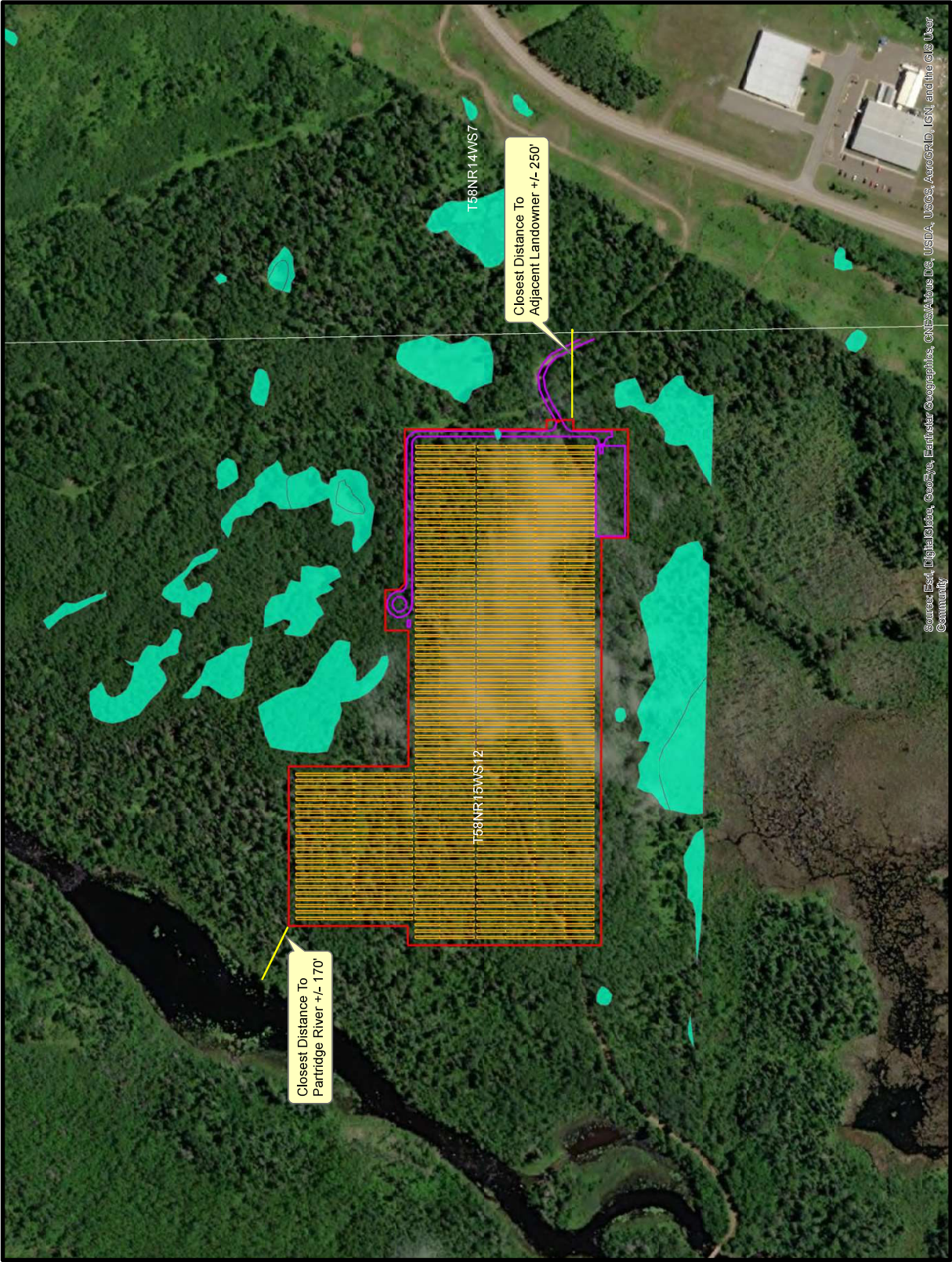
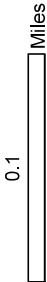
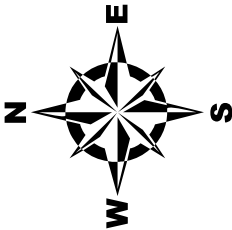
Laskin Solar Project Layout

Figure 1

08/27/21

Legend

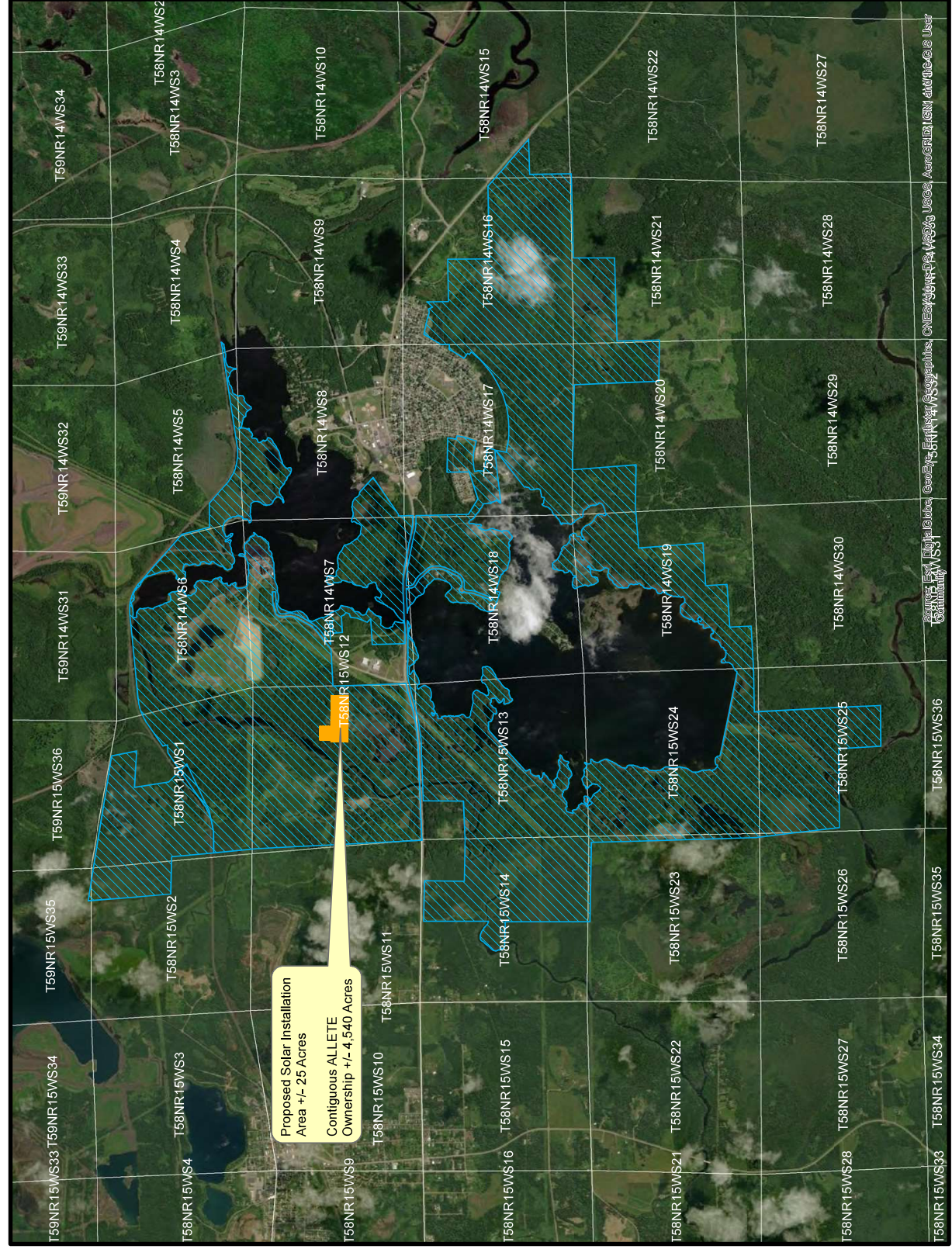
- Laskin Solar Perimeter Fence
- Laskin Solar Panel Layout
- Laskin Solar Access Road
- Laskin Solar Surveyed Wetlands



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

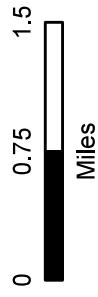
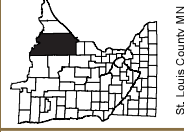
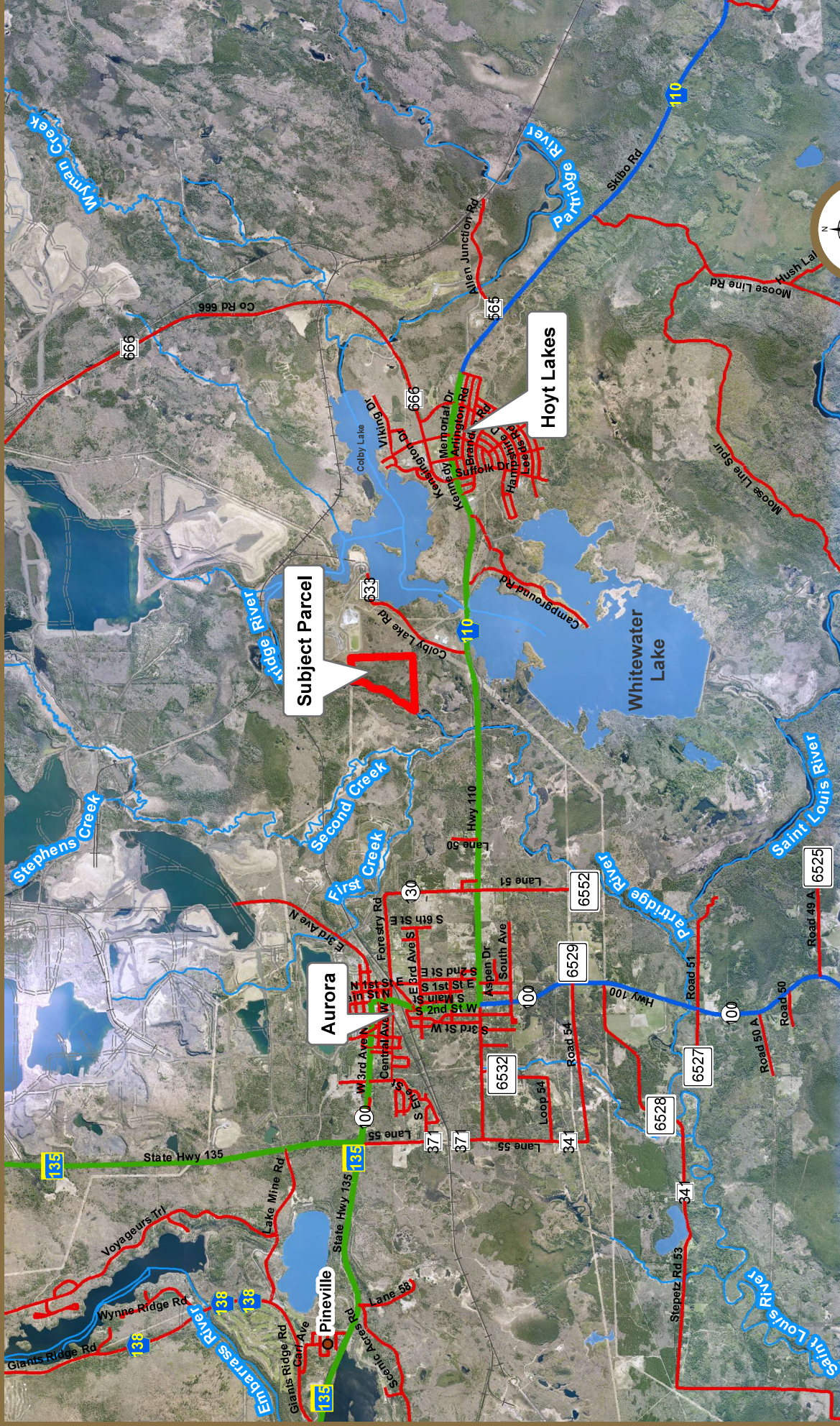


ALLETE/Minnesota Power Ownership



St. Louis County

January PC Meeting



Allete Enterprise

Location Map

PIN: 570-0022-00185



Prepared By: Planning & Community Development
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

Map Created: 12/10/2021

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St. Louis County

January PC Meeting



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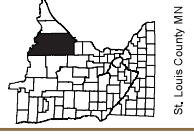
Allete Enterprise

Location Map

PIN: 570-0022-00185



0 0.25 0.5
Miles





St. Louis County

January PC Meeting



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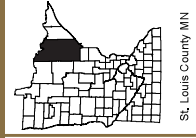
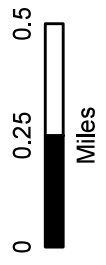
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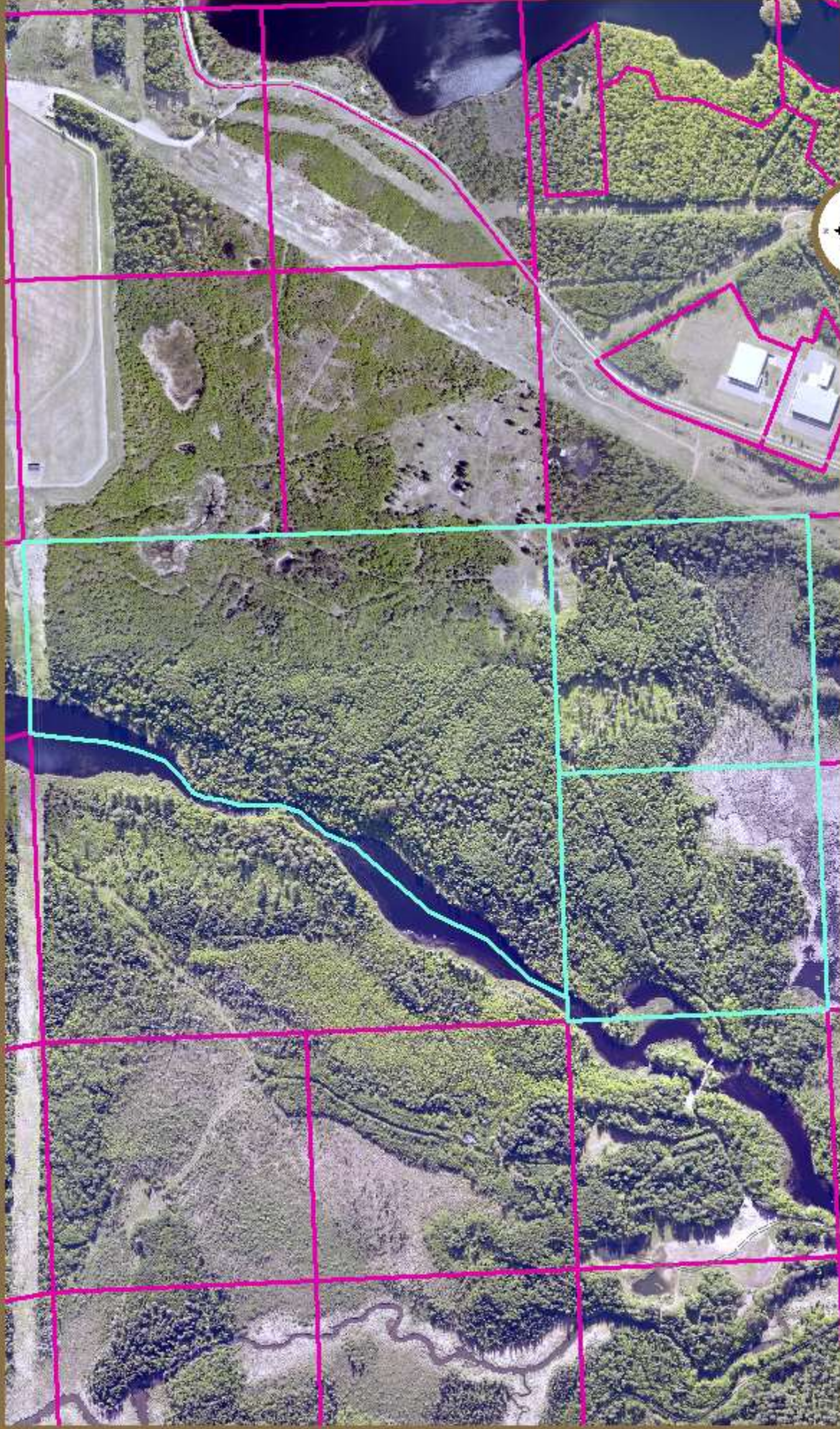
Allete Enterprise

Zoning Map

PIN: 570-0022-00185



St. Louis County



Site Map



Prepared By: Planning & Community Development

(216) 725-3000
www.stlouiscounty.mo.gov

Source: St. Louis County

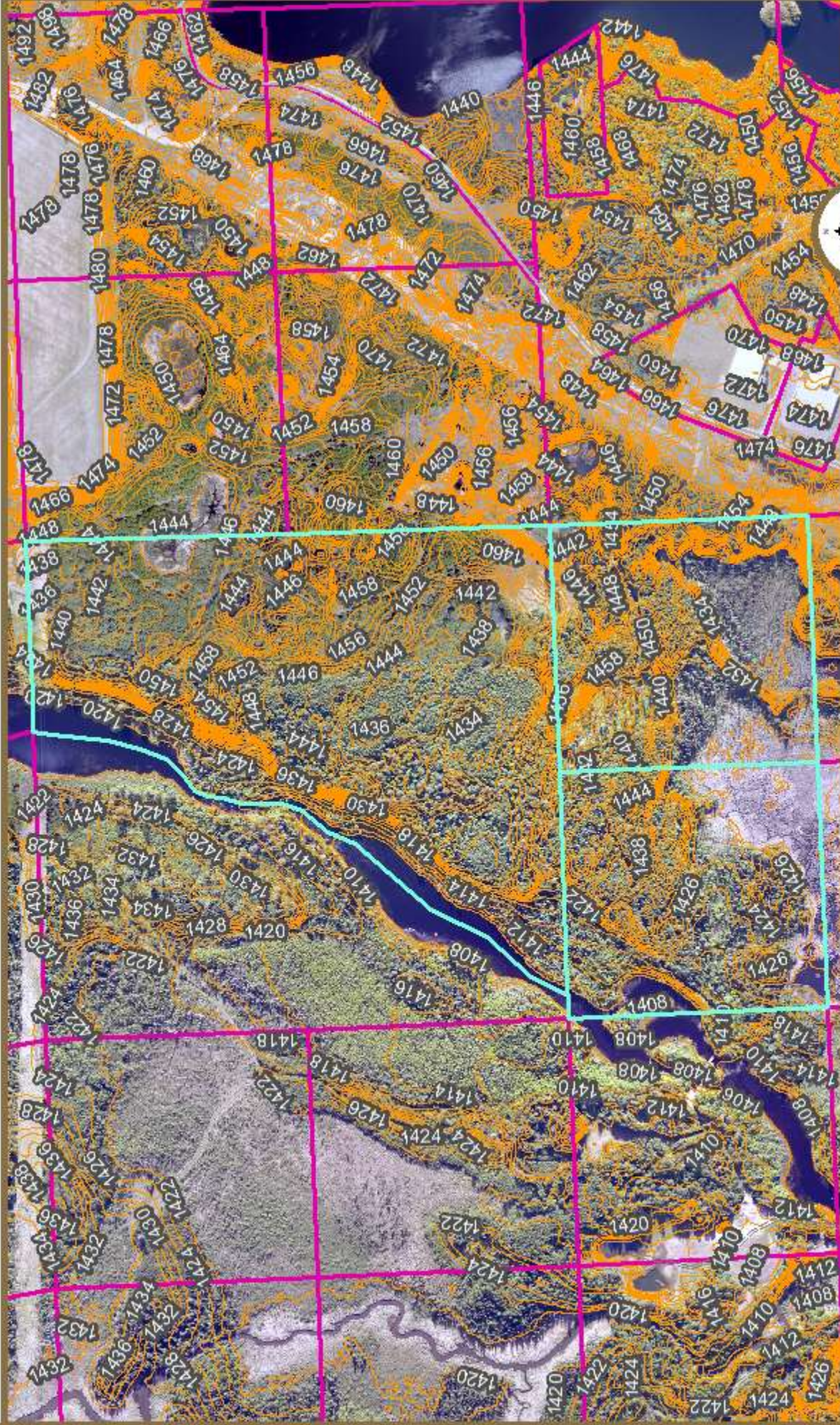
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St. Louis County



Site Map



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St. Louis County



Approximate Location of the Project

Site Map

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