

Appendix J: Deuel County Rezoning Permit Application

215 South Cascade Street
PO Box 496
Fergus Falls, Minnesota 56538-0496
218 739-8200
www.otpco.com

January 16, 2018

Jodi Theisen
Deuel County Zoning Officer
PO Box 606
Clear Lake, SD 57226



**RE: Otter Tail Power Company – Astoria Station Project
Petition for a Change in Zoning Classification**

Dear Ms. Theisen:

Otter Tail Power Company is pleased to submit the enclosed application and \$200 fee for a change in zoning classification from Agricultural to Commercial/Industrial in order to accommodate the proposed Astoria Station. Astoria Station is an approximate 250 megawatt energy conversion facility located approximately 1.5 miles northwest of Astoria, South Dakota. Otter Tail has received several resolutions of support for the project, including from the Deuel County Commission, Town of Astoria, Town of Toronto, City of Clear Lake, Deubrook Area School District 5-6, and the Brookings County Commission.

The parcel that is being requested for a change in zoning classification will contain numerous project components related to plant construction and operation, such as the combustion turbine generator, natural gas metering and piping, a water well and storage tanks, exhaust stack, generator-step up transformer, stormwater retention pond, and a construction laydown area. Preliminary engineering drawings showing the location and dimensions of the project components are attached to this application; however, please note that the final plant layout could change during detailed engineering design and equipment procurement.

Following a change in zoning classification to Commercial/Industrial for this parcel, Otter Tail will apply for a Special Exception permit for a Private Utility. Additionally, for the electrical transmission components of the project located within adjacent properties that are zoned as agricultural, Otter Tail will separately apply for a Special Exception permit for Essential Services.

Thank you for your attention to this matter. Please feel free to contact me at (218) 739-8205 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "William J. Swanson". The signature is written in a cursive style and is positioned above the typed name.

William Swanson, P.E.
Manager, Supply Engineering
Astoria Station Project Manager

Enclosures

**DEUEL COUNTY
PETITION FOR A CHANGE IN ZONING CLASSIFICATION**

PERMIT NUMBER _____

APPLICANT (PRINT): Otter Tail Power Company **PHONE:** 218-739-8200

ADDRESS: 215 S. Cascade St., Fergus Falls, MN 56537

OWNER (PRINT): _____ **PHONE:** _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF COUNTY COMMISSIONERS OF DEUEL COUNTY, SOUTH DAKOTA, TO ISSUE A CHANGE IN ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

See attached. Property is in Section 22, Township 113 N, Range 48 W.

GENERAL AREA OR STREET ADDRESS: 482nd Avenue, approximately 1.5 miles NW of Astoria

EXISTING LAND USE: AG **EXISTING ZONING:** AG

SIZE OF PARCEL: ACRES 52.88 **LOT DIMENSIONS:** WIDTH _____ LENGTH _____ DEPTH _____

SURROUNDING LAND USE/ZONING	NORTH: <u>AG</u>
	SOUTH: <u>AG</u>
	EAST: <u>AG</u>
	WEST: <u>AG</u>

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CHANGE IN ZONING CLASSIFICATION INCLUDING DISCUSSION ON WHAT CHANGE OR CHANGING CONDITIONS MAKE THE PASSAGE OF THIS AMENDMENT NECESSARY (attach a separate sheet of paper if necessary)

Otter Tail Power Company is requesting a change in zoning classification from Agricultural to Commercial/Industrial in order to develop, own, and operate an approximate 250-megawatt energy conversion facility.

SIGNATURE OF APPLICANT 
William Swanson, Manager, Supply Engineering

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- | | |
|--|--|
| 1. NORTH DIRECTION | 5. LOCATION OF PROPOSED STRUCTURE ON LOT |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. DIMENSIONS OF FRONT AND SIDE SET BACKS |
| 3. STREET NAMES | 7. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 4. OTHER INFORMATION AS MAY BE REQUESTED | |

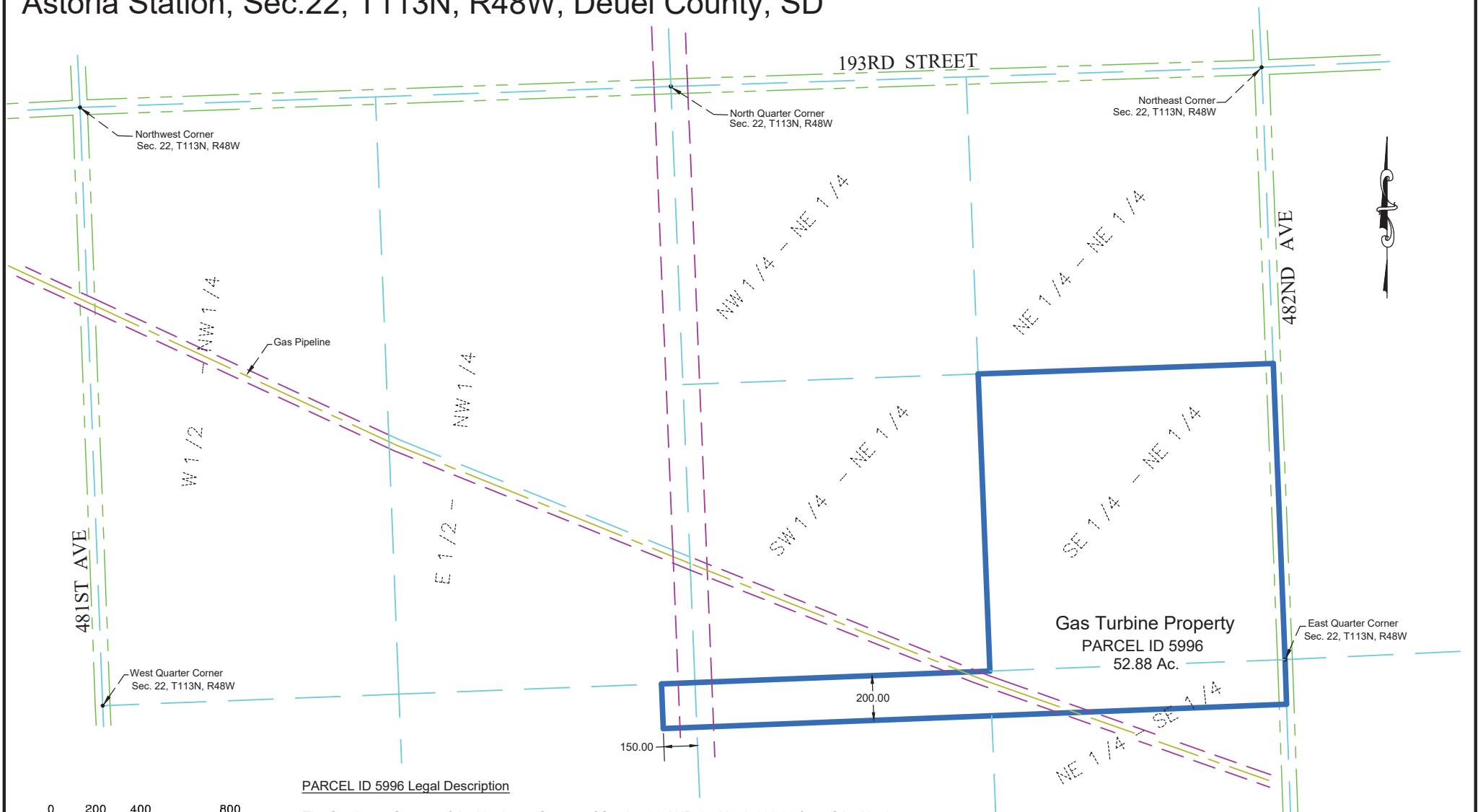
THE PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

***PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.*

FOR OFFICIAL USE ONLY

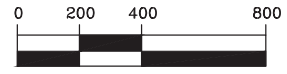
DATE FILED WITH ZONING OFFICER: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING(S): _____
ACTION BY PLANNING COMMISSION: _____ **ACTION BY COUNTY COMMISSIONERS:** _____

Astoria Station, Sec.22, T113N, R48W, Deuel County, SD



PARCEL ID 5996 Legal Description

The Southeast Quarter of the Northeast Quarter of Section 22 AND the North 200.00 feet of the Northeast Quarter of the Southeast Quarter of Section 22 AND the North 200.00 feet of the Northwest Quarter of the Southeast Quarter of Section 22 AND the North 200.00 feet of the East 150.00 feet of the Northeast Quarter of the Southwest Quarter of Section 22, all in Township 113 North, Range 48 West, Deuel County, South Dakota. Containing 52.88 Acres. Subject to easements of record.



PRELIMINARY

NOT FOR CONSTRUCTION



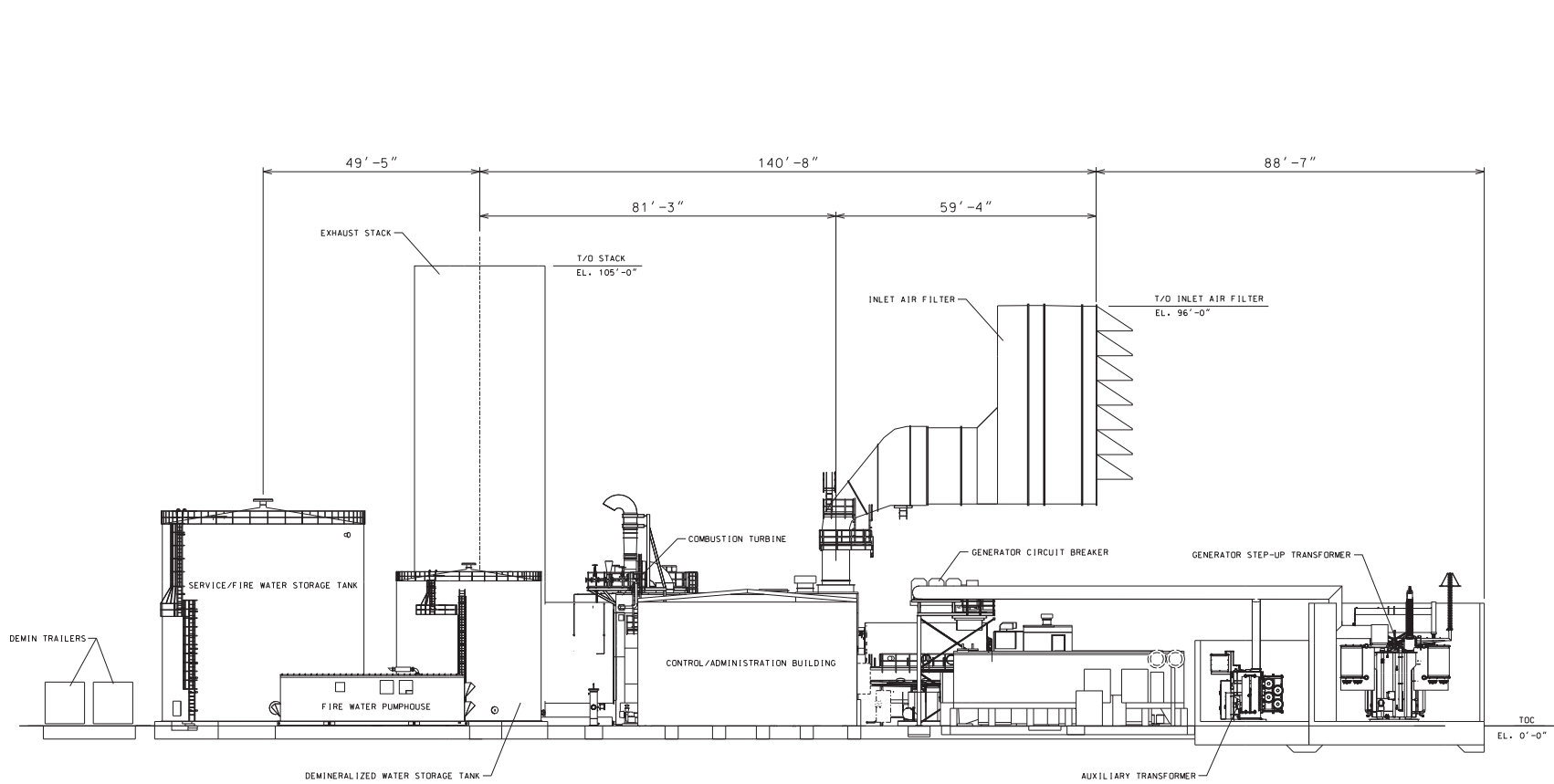
HOLD INFORMATION		
NO.	DESCRIPTION	
CONTRACTOR/INSTALLER SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO ENSURE THE SAFETY OF ALL PEOPLE LOCATED ON THE WORK SITE, INCLUDING CONTRACTOR'S/INSTALLER'S PERSONNEL (OR THAT OF ITS SUB-CONTRACTOR(S)) PERFORMING THE WORK.		
RELEASE INFORMATION		
REV.	DATE	DESCRIPTION
B	03-03-2017	FOR CLIENT COMMENT
C	05-19-2017	FOR USE
D	06-30-2017	FOR USE
ISSUE PURPOSE:		
SPECIFICATION:		
PROJECT NO.: 12715-009		
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ENTER NAME.		
ENTER NAME _____		
ENTER DATE _____		
MY LICENSE RENEWAL DATE IS: ENTER DATE _____		
PAGES OR SHEETS COVERED BY THIS SEAL: _____		
THIS DOCUMENT ONLY.		
CERTIFICATE OF AUTHORIZATION (WHEN REQ'D)		
CAD FILE NAME: SK-GA-AST-001.DGN		
PREPARED BY: R. MILLER		
REVIEWED BY: A. PATEL		
APPROVED BY: -----		
ANY MODIFICATION OR ADDITION TO THIS DRAWING BY AN ORGANIZATION OTHER THAN SARGENT & LUNDY, IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY.		
SARGENT & LUNDY 55 EAST MONROE STREET CHICAGO, ILLINOIS 60603-5780		
PROJECT		
ASTORIA SIMPLE CYCLE		
SOUTH DAKOTA		
DRAWING TITLE		
PRELIMINARY GENERAL ARRANGEMENT SITE PLAN		
DRAWING NUMBER		REVISION
SK-GA-AST-001		D
SHEET	01 OF 01	

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 Form 000-0401-01-08 - ANS1 (11/06/10) MicroStation Border - Size E - 34 x 44
 Revision 11a, Revision Date: 04-30-2010

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PRELIMINARY

NOT FOR CONSTRUCTION



SECTION VIEW
A-A

HOLD INFORMATION	
NO.	DESCRIPTION

CONTRACTOR/INSTALLER SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO ENSURE THE SAFETY OF ALL PEOPLE LOCATED ON THE WORK SITE INCLUDING CONTRACTOR'S/INSTALLER'S PERSONNEL (OR THAT OF ITS SUB-CONTRACTOR(S)) PERFORMING THE WORK.

RELEASE INFORMATION		
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ISSUE PURPOSE:
SPECIFICATION:

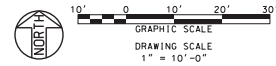
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ENTER NAME
ENTER DATE
MY LICENSE RENEWAL DATE IS: ENTER DATE
PAGES OR SHEETS COVERED BY THIS SEAL: THIS DOCUMENT ONLY.
CERTIFICATE OF AUTHORIZATION (WHEN REQ'D)
CAD FILE NAME: SK-GA-AST-003.DGN
PREPARED BY: R. MILLER
REVIEWED BY: A. PATEL
APPROVED BY: ----

ANY MODIFICATION OR ADDITION TO THIS DRAWING BY AN ORGANIZATION OTHER THAN SARGENT & LUNDY, IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY.



PROJECT	
ASTORIA SIMPLE CYCLE	
SOUTH DAKOTA	
DRAWING TITLE	
PRELIMINARY ISOMETRIC VIEW	
DRAWING NUMBER	REVISION
SK-GA-AST-003	E
SHEET 01 OF 01	1



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Form GDS-0401-01-08 - ANSI (Imperial) MicroStation Border - Size E - 34 x 44
Revision 11a - Revision Date: 04-30-2010

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