

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
January 26, 2015**

A joint meeting of the County and City Planning Commissions was held on January 26, 2015 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Becky Randall, Bonnie Duffy, Jeff Barth, Wayne Steinhauer, and Bill Even.

CITY PLANNING COMMISSION MEMBERS PRESENT: Steve Gaspar, Denny Pierson, Ken Dunlap, Nicholas Sershen, and Kurt Johnson.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, and David Heinold - County Planning
Diane de Koeyer – City Planning

The County Planning Commission Chair Wayne Steinhauer presided over the meeting. The City Planning Commission was chaired by Steve Gaspar.

CONSENT AGENDA

A motion was made for the City by Commissioner Pierson and seconded by Commissioner Sershen to **approve** the consent agenda. The motion passed unanimously. Same motion was made for the County by Commissioner Even and seconded by Commissioner Randall to **approve** the consent agenda. The motion passed unanimously.

ITEM 1. Approval of Minutes – November 24, 2014

A motion was made for the City by Commissioner Pierson and seconded by Commissioner Sershen to **approve** the meeting minutes for November 24, 2014. The motion passed unanimously. Same motion was made for the County by Commissioner Even and seconded by Commissioner Randall to **approve** the meeting minutes for November 24, 2014. The motion passed unanimously.

ITEM 2. CONDITIONAL USE PERMIT #15-10 to allow an Electrical Substation.

Petitioner: Northern States Power d/b/a Xcel Energy (KLJ Engineering)

Property Owner: Lynn & Jean Bennet

Location: 47195 260th St. Northwest edge of Sioux Falls

Staff Report: David Heinold

To allow the construction of an Electrical Substation.

General Information:

Legal Description – N453' E535' NE1/4 NE1/4 (Ex. Co. Auditor's Lot H-1 and H-2),
Section 25-T102N-R50W

Present Zoning – A-1 Agricultural District

Existing Land Use – Agriculture

Parcel Size – 3.89 Acres

Staff Report: David Heinold

Staff Analysis:

The applicant is requesting conditional use permit approval for construction of a 115 kV electrical substation to be located on an approximately 4 acre parcel just off the northwest side of the Interstate 29 and 90 off ramp. The subject property is located on the south side of 260th St., immediately south of the now decommissioned Renner Substation. While not a direct replacement of that substation, the proposed substation will draw transmission power from an existing 115 kV electric transmission line to address both immediate and growing electricity needs within this area.

Representatives of Xcel Energy have met and/or communicated with property owners or their representatives of the immediately adjacent properties as well as Benton Township and have not received any objections regarding the proposed project.

The petitioner has provided a brief narrative that explains the project in detail as well as a site, grading, and landscape plan for your review.

On January 13, 2015, staff conducted a site visit and determined that the proposed location of the electrical substation is an adequate use of the land with minimal effect on adjacent properties.

On January 14, 2015, staff was contacted by Brian Mielke, KLJ Engineering, about site plan review. Mr. Mielke indicated that Benton Township mentioned that an additional seventeen (17) feet may need to be dedicated for potential road right-of-way improvements from thirty-three (33) to fifty (50) feet for half of the road right-of-way.

Regardless of whether or not the 17-foot dedication is needed, the site plan shows that the Electrical Equipment Enclosure building would be one hundred three (103) feet and the security fence would be about seventy-eight (78) feet from the centerline of the 260th St. right-of-way.

Conditional Use Criteria:

1) The impact of the proposed use on adjacent properties shall be a major consideration. The proposed use should be generally compatible with adjacent properties and other properties in the district.

The area is primarily agricultural with a few farmstead sites to the west, the interstate interchange of I-90 and I-29, and McCrossan Boys Ranch is about one mile to the west on 260th St. The proposed use should only have a minimal impact on adjacent properties as farming to the north will not be affected and the residential home sites in the area will have a few rows of trees surrounding the electrical substation to limit the visual exposure. The area south of 260th St. is depicted as a Tier 1 Future Urbanized Area in the Shape Sioux Falls Comprehensive Plan, which this plan denotes that annexation is advised and all city services are expected to be available within the five-year Capital Improvement Program period.

2) Measures shall be taken to ensure that the proposed use does not alter the general character of the area or neighborhood.

The general character of the area is agriculture with a few farmstead properties and McCrossan Boys Ranch within the surrounding area. The petitioner plans to include some trees around the north and west sides of the proposed use, but additional measures could be included to screen the entire facility from view. Since the subject property lies within the 2035 Sioux Falls urban growth area, the proposed use should not negatively affect the general character of the area. An electrical substation will be adequate in meeting the increasing electricity demands of the area as well as keeping pace with current development rates among land south of I-90.

3) The effects of noise, odor, traffic, air and water pollution, and other negative factors shall be eliminated or controlled through the use of screening, setbacks, and orientation.

The petitioner does not expect noise levels to exceed 70 dBA at the property line, which would be expected to be lower than that of the noise levels generated by the adjacent Interstate. The petitioner has provided a landscaping plan with one row of trees around the north and west sides of the subject property consisting of pine, honeylocust, and various shrubs. A majority of the traffic should be expected during the construction process with a couple service vehicles visiting the site for maintenance and inspection upon commencement of use. There should be no effect on odor, air, or water pollution because of the type of proposed use.

4) The proposed use shall not adversely affect the public.

There should not be adverse impact on the general public other than a visual impairment of the view for traveling motorists on the adjacent interstate system as well as some residences in the immediate vicinity. The petitioner proposes to utilize landscape screening from the residential properties, McCrossan Boys Ranch, the adjacent residences, and future municipal growth.

Recommendation:

Staff found that the proposed project meets the goals and policies of the 1998 Comprehensive Development Plan. Staff believed that the electrical substation will provide a benefit to the community and with appropriate conditions of approval any concerns can be mitigated. Staff recommended **approval** of Conditional Use Permit #15-10 with the following conditions:

- 1.) That the Electrical Substation be entirely enclosed in an eight (8) foot high fence, gated, and locked.
- 2.) That if dust, mud/dirt, or other debris causes a nuisance to adjacent properties or is brought onto 260th St. all driving and parking areas will need to be hard surfaced in conformance with Section 16.04 of the 2002 Revised Joint Zoning Ordinance for the City of Sioux Falls and Minnehaha County.
- 3.) That a Stormwater Pollution Prevention Plan and Soil Erosion and Sediment Control Plan be submitted to the Planning Director prior to construction.
- 4.) That a landscaping plan be submitted prior to construction and all landscaping shall be maintained in a live state and all noxious weeds be controlled.
- 5.) That the applicant shall follow the proposed construction phases of the electrical substation as submitted to the Planning Director.
- 6.) That a building permit is required prior to construction of the electrical substation and installation of any signage.
- 7.) That all signage be in conformance with Article 17.00 and 17A.00 of the 2002 Revised Joint Zoning Ordinance for the City of Sioux Falls and Minnehaha County.
- 8.) That the applicant shall obtain and keep current any required South Dakota Public Utilities permits and meet all noise standards set by the Public Utilities Commission.

ACTION

A motion was made to **approve** Conditional Use Permit #15-10 for the City by Commissioner Pierson and seconded by Commissioner Sershen. The motion passed unanimously. Same motion was made to **approve** Conditional Use Permit #15-10 for the County by Commissioner Even and seconded by Commissioner Randall. The motion passed unanimously.

Old Business

Staff announced that there is a vacancy on the Minnehaha County Planning Commission and individuals may submit an application for review.

New Business

Staff announced that there will be an Envision 2035 Task Force meeting on Thursday, January, 29, 2015 from 3:30-4:30 pm in the County Commission Meeting Room. Members of the public are encouraged to attend or send their comments directly to the County Planning Department.

Adjourn

A motion was made for the City by Commissioner Pierson and seconded by Commissioner Sershen to **adjourn**. The motion passed unanimously. Same motion was made for the County by Commissioner Barth and seconded by Commissioner Even to **adjourn**. The motion passed unanimously.