

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
Brookings, SD 57006
(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
January 7, 2020 – 7:30 PM meeting

2020cu003 – January 7, 2020

Prepared by Richard Haugen,

Applicant: Coyote Ridge Wind LLC, % Golda Portillo, 1125 NW Couch St, Suite, 700, Portland, OR 97209

Landowner: Norfeld Hutterian Brethren, 20426 482nd Ave, White, SD 57276

Legal Description: “NE1/4 of Section 15, T111N, R48W of the 5th P.M., Brookings County, South Dakota (Sherman Township).”

Brookings County Zoning Ordinance, Article 11: Section 11.01: “A” Agricultural District: Conditional Use Permit # 6: Contractors’ shops and yards.

2020cu003: Coyote Ridge LLC by Jesse Bermel has applied for an agricultural district conditional use # 6: Contractor’s shop and yard. The contractor’s yard will be temporary with an anticipated ending date of August 31, 2020. The contractor yard is already in place, Conditional Use 2018cu021 was approved by this board on September 4, 2018 with an end date of November 1, 2019 for the Coyote Ridge Wind project. The Coyote Ridge Wind LLC wind project has been delayed due to the wet weather this past year. The majority of the project has been completed, but the last phase of project is to be completed and the site cleared by August 31, 2020. The 10 acre site is located on the northeast corner of the quarter along 482nd Ave (Brookings County gravel road # 27) on the east side and 204th Street on the north side. The laydown yard will be used for construction trailers, wind tower components and supplies used during the construction phase of the Coyote Ridge Wind Towers. The applicant has visited with the township and county highway department about a road agreement.

Public notices were published in the Brookings Register on December 24 and 31, 2019 and in the White Tri-City Star on December 19, 2019 and January 2, 2020

Letters were sent to the land owner, adjoining landowner’s, Sherman Township Chairman and Clerk and the Brookings County Highway Department.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 12/05/2019

Permit Number: 2020cu003

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Coyote Ridge Wind, LLC is submitting this application to extend the use of the temporary construction laydown yard (2018cu021) in Brookings County, SD. The laydown yard would be used for construction of the Coyote Ridge Wind Farm and would house construction trailers, wind tower components and supplies used to construct the project. The 10 ac site is located in the northwest corner of the quarter section along 482nd Ave on the east side and 204th Street on the north side. The laydown yard would be up to 10 acres in size and removed after construction is completed which is estimated as August 31, 2020. A batch plant is not required at this site.

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11, Section 11.01. "A" Agricultural District: Conditional Use #6, Contractors shops and yards.

C.) Legal Description of Property:

NE1/4 of Section 15, T111N, R48W of the 5th P.M., Brookings County, South Dakota (Sherman Township).

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RECEIVED

5-15-2018

1 of 4

DEC 9 2019

BROOKINGS
COUNTY DEVELOPMENT

2020 u 003

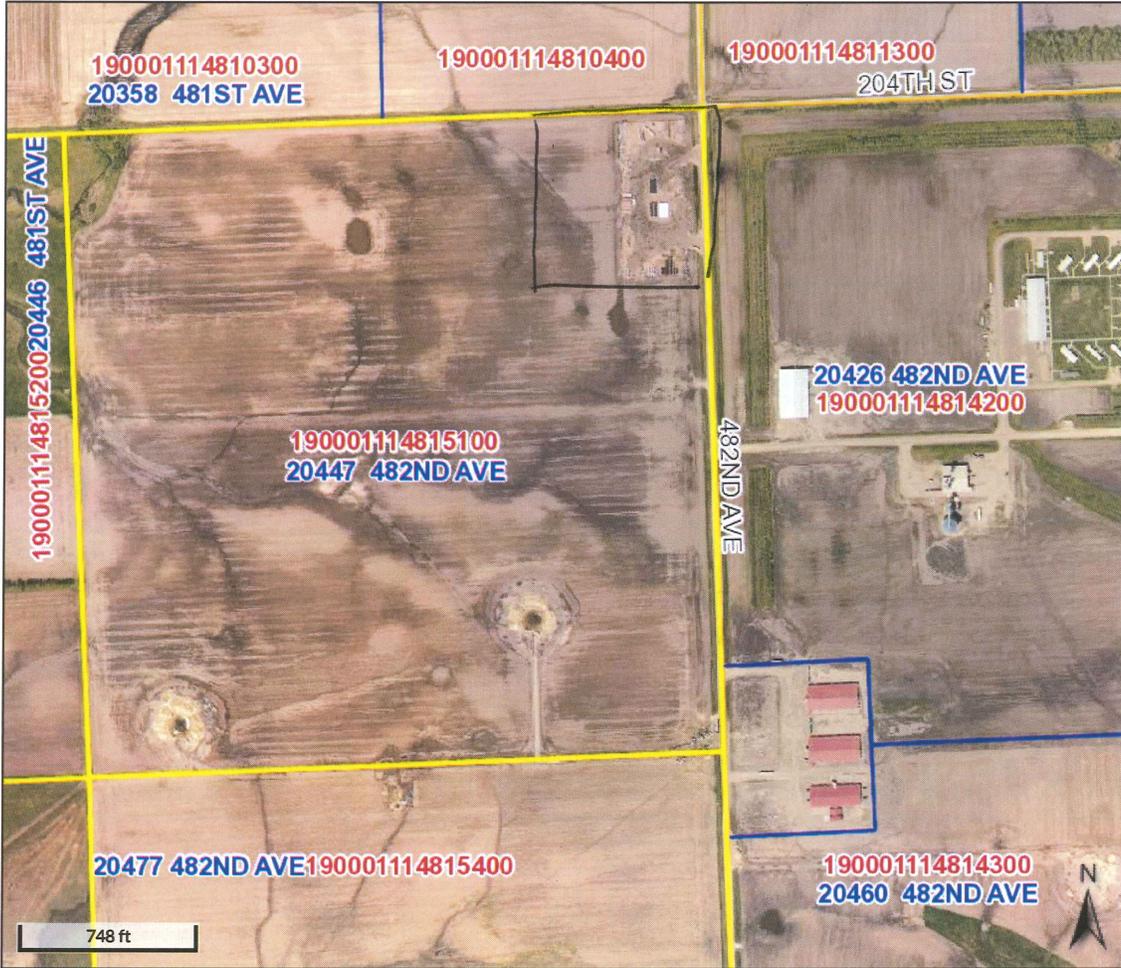


Laydown Area
Coyote Ridge Wind Project

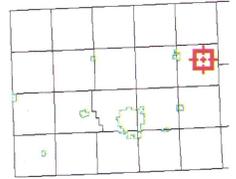
- Streams
- Wetlands NWI
- Wetland Delineation
- Laydown Area (~10 acres)
- Property Boundary

0 200 400 600
Feet

2020 cu 003



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	190001114815100	Alternate ID	n/a	Owner Address	NORFELD HUTTERIAN BRETHREN INC
Sec/Twp/Rng	15-111-48	Class	AGA		20426 482ND AVE
Property Address	20439 482ND AVE	Acreage	160		WHITE SD 57276
	WHITE (WIND TOWER)				
District	1910				
Brief Tax Description	NE 1/4 SEC 15-111-48 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 12/9/2019
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Developed by Schneider
 GEOSPATIAL

482nd Ave (Brookings County gravel road # 27). Contractor yard.



North entrance of contractor yard.



2020cu003-Coyote Ridge Wind LLC by Jesse Bermel

South driveway of contractor yard.



South end of contractor yard.

