



CITY COUNCIL CONSENT AGENDA ITEM

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**Subject:** Application from Three Rivers Park District for a conditional use permit to install a ground-mounted solar energy system at Gale Woods Farm

**Prepared By:** Nickolas Olson, Senior City Planner  
**Through:** David Abel, Community Development Director

**Meeting Date:** May 4, 2026

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**Overview:** Three Rivers Park District (the “Applicant”) has made an application for a conditional use permit to install a ground-mounted solar energy system at 36 Address Unassigned; A: Agriculture Zoning District; PID #21-117-24-41-0001 (the “Property”). The parcel is part of Gale Woods Farm at 7210 County Road 110 West.

**Background:** It is the intent of the city in establishing general and specific criteria for conditional uses that such uses, by subject to careful evaluation to ensure that their location, size, and design, are consistent with the standards, purposes, and procedures of the city code and the comprehensive plan. The city may also consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in other regulations or ordinances of the city or other governmental bodies having jurisdiction over the city.

The city may grant conditional use permits when such permits are authorized by this section and may impose conditions and safeguards in such permits to protect the health, safety and welfare of the community and assure harmony with the comprehensive plan of the city.

**Discussion:** When acting upon an application for a conditional use permit, the city will consider the effect of the proposed use upon the health, safety, and general welfare of the city. When considering the effect, the city should look at the following:

- (1) The factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land.**

The Applicant has indicated there aren't concerns with noise, glare, odor, electrical interference, vibration, dust, and other nuisances. There may be a slight disturbance during construction, but beyond that the system runs silently. The Property is large and there is ample space to stage and park during construction. Post construction, the system won't generate significant traffic nor require any additional parking on the street. Fire and safety should not be a concern as the

**Mission Statement:**

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

system will be constructed to the applicable codes and inspected as needed during construction.

**(2) The effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, character and integrity of the neighborhood.**

City code requires that all ground mounted solar energy system be screened to the fullest extent practical without reducing efficiency. By doing so, this helps to minimize the impact on the surrounding neighborhood and views. The Applicant is proposing the array in a location that utilizes the remote nature of the location along with existing vegetative cover and fencing for screening. This is shown on the attached site plan. The City Council should review and determine if this is acceptable. As for valuation, previous similar applications have indicated that solar energy systems add value to properties per government and realtor reports.

**(3) Consistency with the city's comprehensive plan; impact on governmental facilities and services, including roads, sanitary sewer, water and police and fire.**

In the simplest form, the proposed solar array complies with the comprehensive plan because it's allowed by conditional use permit in the rural land use designation (Agriculture zoning district). It is further confirmed because an element of the comprehensive plan is protecting solar access, which this array is taking advantage of. As far as impact on governmental services, there will be a slight uptick on the roads during construction, but afterwards that should cease and the use will become passive. The project won't necessitate additional police or fire services and the Property is not connected to City water or sewer, so no impact there either.

**(4) The effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains and soils.**

The Applicant is proposing the solar energy system in a relatively flat, open space. The Applicant will be using the existing vegetation to help screen the system, so there should be an emphasis on preserving said vegetation. The proposed system meets all the requirements from property lines, the lakeshore, and any wetlands on the Property, which helps protect those features. In addition to complying with the required setbacks, the solar array will only require footings and should be minimally invasive to the slopes and soils and won't alter any floodplains (if applicable). There also shouldn't be an impact on the underground water supply, especially since its counted as hardcover based on minimum tilt, when in reality it will be angled and cover less of the Property (which currently is well below the allotted 25% maximum). The system is also located far way from the existing well on the property.

**(5) Any other factors as found relevant by the city.**

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Based on the request, the information submitted with this land use application, and the lack of neighborhood concerns, there appears to be no other relevant factors to consider.

**Neighborhood Comments:** Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has spoken with one neighboring property owner, but has not received any written comments/concerns regarding this request at the time of this report.

**Planning Commission Recommendation:** The Applicants' request was presented to the Planning Commission at their April 27, 2026 meeting. At that meeting, the Planning Commission reviewed the Applicants' request and held the required public hearing. No one besides the Applicants were present. After hearing no public testimony during the public hearing and having considered the entire record before them, the Planning Commission made a motion to recommend the City Council approve the requested conditional use permit at Gale Woods Farm, based on certain findings of fact and subject to conditions. Motion passed 5-0. Absent: Gangestad, Taylor, Rognli, and Gehring.

**Conclusion:** The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. Findings of fact based on the information submitted by the Applicant may be as follows:

1. The proposed ground-mounted solar energy system is allowed by Conditional Use Permit in the Agriculture (A) Zoning District;
2. The proposed use does not have an effect of upon the health, safety, and general welfare of the city regarding the factors of noise, glare, odor, electrical interferences, vibration, dust, or other nuisances;
3. The proposed use does not pose any discernable fire or safety hazards;
4. The proposed use does not change existing or anticipated traffic conditions or parking facilities on adjacent streets and land;
5. The proposed use does not have an effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, or character and integrity of the neighborhood;
6. The proposed use does not have any added impact on governmental facilities or services, including roads, sanitary sewer, water and police and fire;
7. The proposed use does not have an effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains, or soils; and
8. The request is consistent with the Minnetrista Comprehensive Plan.

**Recommended Action:** Motion to adopt a resolution approving the requested conditional use permit for a ground-mounted solar energy system at Gale Woods Farm, based on the findings of fact outlined in the staff report and subject to the following conditions:

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1. The ground-mounted solar energy system must remain screened from view to the extent possible without reducing efficiency;
2. If the ground-mounted solar energy system is not in proper working order, has ceased functioning for a period of more than six months or has not been maintained, it must be deconstructed and removed from the property at which point the Planning Commission and City Council shall review the Conditional Use Permit;
3. The Applicant shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction prior to any construction;
4. The Applicant shall be responsible for all fees incurred by the city in review of this application;
5. The City may inspect the property, at any time, for the purposes of insuring the conditions of the Conditional Use Permit are being met;
6. The City Council reserves the right to review and revoke the CUP upon violation of any term or condition; and
7. Any other conditions deemed necessary by the City Council.

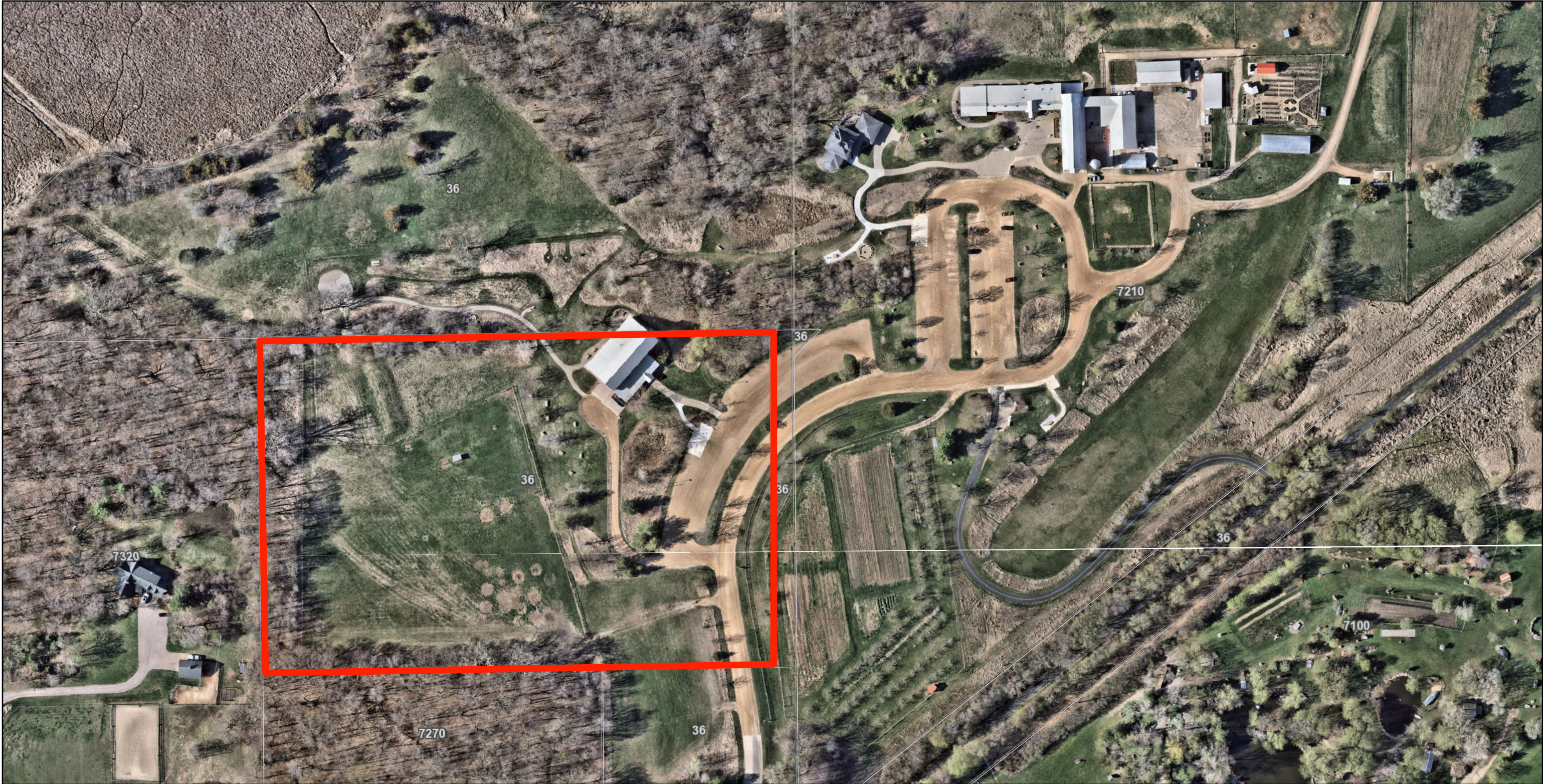
**Attachments:**




1. Location Map
2. Applicant Narrative
3. Site Plan
4. Building Plans
5. Res. No. 52-26 Approve Conditional Use Permit for Ground-Mounted Solar at Gale Woods Farm

**Mission Statement:**

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# Gale Woods Farm



-  City Boundary
-  Address Labels
-  Parcels



1 in = 200 Ft



April 21, 2026  
Map Powered By Datafi



March 27, 2026

City of Minnetrista Solar CUP Application Response  
Gale Wood Solar Installation – Pavilion Ground-Mount System  
Three Rivers Park District

**CUP Application Item 2 – Written Statements:**

- a. Contact Information:
  1. Owner of Record:

Three Rivers Park District  
3000 Xenium Lane N., Plymouth, MN 55441  
7653-559-9000
  2. Owner Authorized Agent:

Jason Zemke  
Three Rivers Park District  
3000 Xenium Lane N. Plymouth, MN 55441  
612-490-3317
  3. Solar Installer:

Brok Johnson  
Solar Connection Inc.  
6254 34<sup>th</sup> Ave. NW, Suite A, Rochester, MN 55901  
507-292-8400
  
- b. Site Data:
  1. Address:

Gale Woods Farm  
7210 Co. Rd. 110 W, Minnetrista, MN 55364
  2. Current Zoning Classification: Parks
  3. Parcel Size: 8.57 Acres (373,400 SF)
  4. PID #: 2111724410003
  5. Legal Description:

*The North 30 rods of the West 45 5/7 rods of the East 47 5/7 rods of the Northeast ¼ of the Southeast ¼ of Section 21, Township 117, North Range 24, West of the 5<sup>th</sup> Principal Meridian.*  
*ALSO: The East 2865.55 feet of that part of the Northeast ¼ of the Southeast ¼ of Section 21, Township 117, Range 24, lying South of the North 30 rods thereof and North of the North lines of County Road No. 110 and the Great Northern Railway right of way, EXCEPT the East 2 rods thereof, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.*
  
- c. History of Property:

Prior to 2000, Gale Woods Farm was privately owned. The property was donated to Three Rivers Park District in the early 2000's. Since the early 2000's, the Park District developed the site into a working farm that specializes in public education related to sustainable agriculture, food production, and land stewardship. Gale Woods Farm is now comprised of over 400 acres across 12 parcels.
  
- d. Proposed Use of Site/Development:

The proposed solar photovoltaic (PV) development consists of a single row of 64 ground mount solar panels (total 1,317 SF). The PV array will be installed within an existing pasture that is used for grazing sheep. The PV array will positively impact the operations of the Farm in both a functional and educational manner.

First, the development will enhance sustainable educational programming because of its compatibility with sustainable agricultural practices, namely, agrivoltaics.

Agrivoltaics is a term that describes compatible dual uses of land for agriculture (in this case, sheep-grazed pasture) with energy generation. Agrivoltaics does not take farmland out of production. Rather, farmland is retained and enhanced by the installation of solar PV because the solar array provides shading for the sheep.

Second, educational programming designed to discuss the concepts of agrivoltaics and green energy will be enhanced by bringing farm tours and school groups to view the ground-mounted system up close.

The PV array will not otherwise impact existing use, functionality, traffic circulation, or natural wetland/forested areas of the Farm.

e. Impact of Development on City:

No direct or adverse effects on the City or immediate neighbors are anticipated due to the proposed solar PV development. The solar PV array will cause no additional vehicle traffic to the site, does not create additional noise or pollution, does not impact natural resources on or adjacent to the site, and is not visible from a public right-of-way. The solar PV array is over 200' away from the adjacent neighbor's property and is completely screened from view from the adjacent property by a natural tree line of mature trees. Modern PV solar modules generally create little to no glare, as they are designed to absorb the sun's rays rather than reflect them. As a comparison, most glare studies have found that ground mounted PV solar arrays create less glare than residential windows, bodies of water, and ground snow. I have attached an in depth glare study as a reference with the findings on pages 18 and 19. This specific ground mounted solar project will also not be visible from any main roadway and would not provide glare to any neighboring residential property. However, the Park District will work with the City if additional natural screening is required.

f. Relationship to Minnetrista Comprehensive Plan:

The existing site is currently zoned as a Park, which is consistent with the 2040 Planned Use, which designates the site to remain as a Park use. Additionally, the proposed development is consistent with the Comprehensive Plan's goal to maintain the rural character of the land and to preserve farmland as well as recreational opportunities. Finally, the Plan seeks to preserve solar access throughout the City – the proposed development is consistent with that goal.

g. Concerns of Neighboring Properties:

Our original proposed location for the ground-mount solar array was on a different parcel within Gale Woods Farm. However, the original location was in direct view of a neighbor to the south, across the Dakota Rail Regional Trail. Based on that neighbor's informal concerns, we revised our plan and selected the current site that is significantly less visible from any adjacent property. The adjacent neighbor directly to the west of the proposed ground-mount array, Guy Doot, told the Park District that he is in favor of having solar panels, he is a proponent of renewable energy, and that he has no concerns about our proposed development, including its proposed location.

h. Conflicts with Nearby Land Uses:

The proposed development creates no conflicts with existing or future uses of nearby land nor does it disturb existing wetland or natural areas.

- i. Development's Burden on Public Facilities/Services:  
The proposed development is simply a compatible enhancement to the current operations and use of the existing Farm. Ground-mounted solar PV will not adversely impact existing traffic levels, public utility services, or public City services.
  
- j. Proposed Development/Operating Schedule:  
The proposed development will begin construction during the summer or fall of 2026, depending on successful interconnection and permitting with the utility provider (Xcel Energy). Construction is anticipated to be completed by the end of 2026.

**LEGAL DESCRIPTION**

The North 30 rods of the West 45 5/7 rods of the East 47 5/7 rods of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 117, North Range 24, West of the 5<sup>TH</sup> Principal Meridian.

ALSO: The East 286.55 feet of that part of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 117, Range 24, lying South of the North 30 rods thereof; and North of the North lines of County Road No. 110 and the Great Northern Railway right of way, EXCEPT the East 2 rods thereof, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

EXISTING SHED

**PROPOSED SOLAR PANEL**

- **ARRAY SETBACKS:**
- **N=33'**
- **E=419'**
- **W=217'**
- **S=451'**
- **SEPTIC MOUND=30'**

EXISTING DRAINFIELD

EXISTING PASTURE

EXISTING FENCING (TYP.)

EXISTING TREE LINE

GARAGE

EXISTING GALE WOODS FARM PAVILION RENTAL SPACE

**PARCEL INFORMATION:**

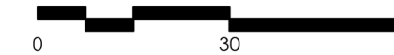
- **PARCEL ID: 2111724410003**
- **ZONING CLASSIFICATION: PARKS**
- **PARCEL SIZE: 8.57 ACRES (373,400 SF)**

**HARDCOVER CALCULATIONS**

- **PROPOSED SOLAR ARRAY: 1317 SF, 0.35%**
- **BUILDINGS (SHED AND PAVILION): 6697 SF, 1.8%**
- **DRIVEWAY, PARKING LOT, SIDEWALK, AND PAVERS: 40,084 SF, 11%**

PARCEL BOUNDARY

MAIN ENTRANCE ROAD TO GALE WOODS FARM



| REVISIONS | Mark | Date | Description |
|-----------|------|------|-------------|
|           |      |      |             |
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|           |      |      |             |

**Three Rivers**  
PARK DISTRICT

DEPARTMENT OF PLANNING AND DEVELOPMENT  
3000 XENIUM LANE NORTH PLYMOUTH, MINNESOTA 55441  
763-559-9000 PHONE  
763-557-5248 FAX

**GALE WOODS SOLAR PROJECT**  
7210 CO. RD 110 W  
MINNETRISTA, MN 55364

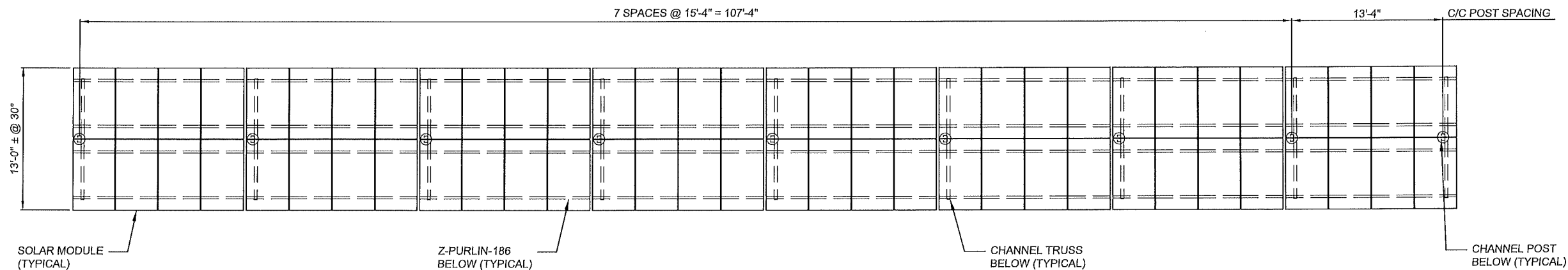
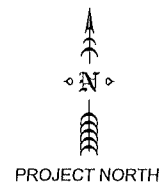
Proj. No. GAL2401  
Issue Date 03/20/2026  
Designed By NS  
Drawn By NS  
Checked By JZ

SHEET TITLE  
SITE PLAN



GREAT LAKES SOLAR & ENGINEERING, PLLC  
1104 INDUSTRIAL BLVD  
ALBION, MI 49224

THREE RIVERS PARK PAVILION  
7210 COUNTY ROAD 110 W  
MINNETRISTA, MN 55364



**RACKING PLAN VIEW**

SCALE: NONE

TOTAL MODULE COUNT: 64

**BILL OF MATERIALS**

| QUANTITY | SDE ITEM                                     | COMPONENT                                  | COMPONENT WEIGHT (LBS) | TOTALS (LBS) |
|----------|--|--|------------------------|--------------|
| 9        | 9x4 C-CHANNEL-174                            | POST                                       | 115                    | 1035         |
| 9        | TRUSS-DIRECT TIE                             | TRUSS                                      | 84                     | 756          |
| 9        | STRUT-40                                     | ANGLE BRACE                                | 5                      | 45           |
| 32       | Z-PURLIN-186                                 | PURLIN                                     | 54                     | 1728         |
| 9        | ASSEMBLY HARDWARE KIT                        | ASSEMBLY BOLTS / NUTS                      | NA                     | -            |
| 256      | 5/16-18 x 3/4 STAINLESS SERRATED FLANGE BOLT | ATTACHMENT HARDWARE                        | NA                     | -            |
| 256      | 5/16-18 STAINLESS SERRATED FLANGE NUT        | ATTACHMENT HARDWARE                        | NA                     | -            |
|          |  | WEIGHT DOES NOT INCLUDE HARDWARE OR CLAMPS | TOTAL WEIGHT (LBS)     | 3564         |

**NOTES**

- DESIGN IS APPROVED AS SHOWN
- ENGINEER SHALL BE CONSULTED IF DESIGN IS MODIFIED
- SEE DRAWING S2 FOR ADDITIONAL NOTES AND DESIGN CRITERIA

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Dunley Michael Stults

Signature: *Dunley Michael Stults*

Date: 03/26/2026 License # 56423

ELECTRONIC FILE LOCATION: \\Sde-eng\SDSEEng\New Projects\260324-6 Three Rivers Park Pavilion (Van Meter Inc)

PROJECT INFORMATION

RACKING DETAILS

TITLE

| NO | DATE | BY | DESCRIPTION |
|----|------|----|-------------|
|    |      |    |             |

| NO | DATE | BY | DESCRIPTION |
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PROJECT NO. 260324-6

RELEASE DATE 03/24/26

APPR INT

DRAWN BY DOB

SCALE VARIES

DATE

DESCRIPTION

NO

DATE

BY

DESCRIPTION

NO

DATE

REV

SHEET NO. 51

REV 0



GREAT LAKES SOLAR & ENGINEERING, PLLC  
1104 INDUSTRIAL BLVD  
ALBION, MI 49224

**DRAWING INDEX**  
S1 RACKING DETAILS  
S2 RACKING DETAILS / SPECIFICATIONS & NOTES

**SPECIFICATIONS**  
PANELS: VSUN SOLAR  
600 W MODULES; 38.40 kW DC  
TILT ANGLE: 30 DEGREES  
GROUND CLEARANCE: 30 IN. ±

THIS CERTIFICATION IS FOR DESIGN OF SDE SOLAR PANEL RACKING @ 30 DEGREE TILT WITH EMBEDDED POSTS

GREAT LAKES SOLAR & ENGINEERING IS NOT RESPONSIBLE FOR SOLAR PANEL DESIGN OR INSTALLATION

CONTACT GREAT LAKES SOLAR & ENGINEERING IF ROCK IS ENCOUNTERED DURING POST INSTALLATION

POSTS SHALL BE INSTALLED WITH FLAT FACE TO THE EAST FOR EVEN ANGLES (20° & 30°) AND WITH FLAT FACE TO THE WEST FOR ODD ANGLES (25° & 35°) AND SEASON ADJUSTABLE SYSTEMS

WEST FACING POST SHOWN IN RACKING SIDE ELEVATION VIEW. EAST FACING POST SIMILAR

POSTS MAY BE TRIMMED FROM BOTTOM TO AVOID EXCESS EMBEDMENT AS NEEDED

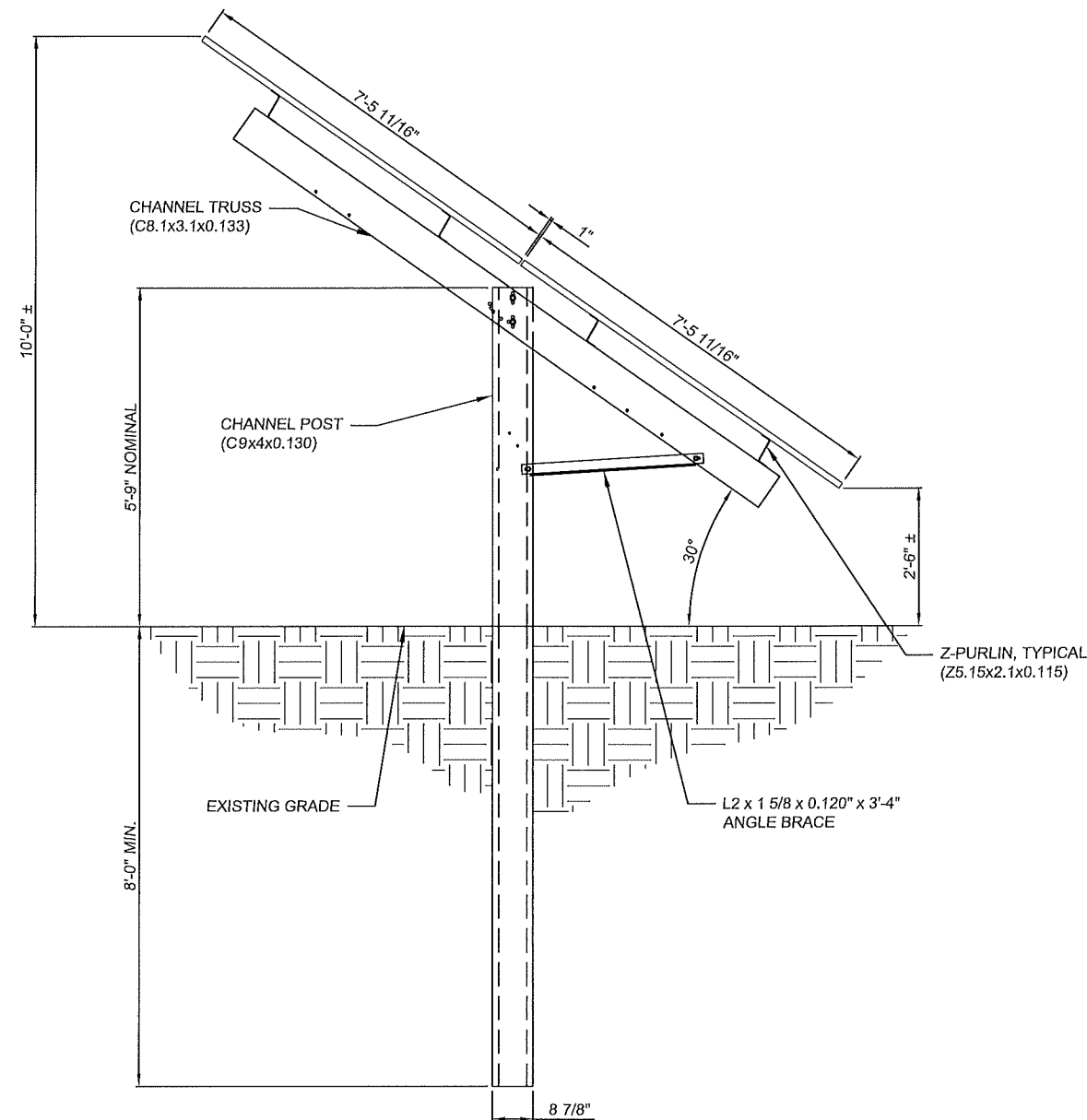
**RACKING DESIGN CRITERIA**  
TOTAL AREA BETWEEN POSTS = 89.69" x 44.65" x 8 PANELS = 222.46 SQ.FT.  
APPLICABLE CODES AND STANDARDS: IBC 2018, ASCE 7-16  
RISK CATEGORY: I  
FLOOR LIVE LOAD (1603.1.1): NA  
ROOF LIVE LOAD (1603.1.2): 20 PSF (REDUCIBLE)  
ROOF SNOW LOAD (1603.1.3):  
Pg = 50 PSF  
Pf = 30.24 PSF  
Ce = 0.9  
Is = 0.8  
Ct = 1.2  
WIND LOAD (1603.1.4):  
V = 102 MPH  
Iw = 1.0  
EXPOSURE: C  
EARTHQUAKE DESIGN DATA (1603.1.5)  
Sds = 0.053  
Sd1 = 0.047  
SITE CLASS = D  
Ie = 1.00  
SDC = A  
BASE SHEAR V = 22.15 LBS

SOIL IS ASSUMED TO BE STIFF

POSTS SHALL BE EMBEDDED INTO UNDISTURBED SOIL

2 PANEL HIGH (PORTRAIT), 8 PANELS BETWEEN POSTS  
GROSS UPLIFT = 2835 LBS (PER POST)  
HORIZONTAL = 2750 LBS (PER POST)

- NOTES**
- DESIGN IS APPROVED AS SHOWN
  - GREAT LAKES SOLAR & ENGINEERING SHALL BE CONSULTED IF DESIGN IS MODIFIED
  - UNLESS INDICATED OTHERWISE, SYSTEM HAS BEEN DESIGNED ASSUMING MODULES FACE 180° AZIMUTH
  - SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDE AND SPECIFICATIONS
  - DRAINAGE SHALL BE DIVERTED AWAY FROM POSTS. POSTS SHALL NOT BE INSTALLED IN SWALES, DRAINAGE AREAS, OR WHERE WATER MAY BE ALLOWED TO FLOW OR STAND
  - EXISTING GRADE SHALL BE NOMINALLY FLAT WITH NO MORE THAN 5° SLOPE. GREAT LAKES SOLAR & ENGINEERING SHALL BE CONSULTED IF SLOPE IS GREATER THAN 5°
  - DAMAGED COMPONENTS SHALL BE REJECTED AND REPLACED
  - SEE SHEETS C1 THROUGH C3 FOR STANDARD CONNECTION DETAILS AND NOTES



**RACKING SIDE ELEVATION VIEW**  
SCALE: NONE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Dunley Michael Stults

Signature: *Dunley Michael Stults*

Date: 03/26/2026 License # 56423

PROJECT INFORMATION  
THREE RIVERS PARK PAVILION  
7210 COUNTY ROAD 110 W  
MINNETRISTA, MN 55964

| RACKING DETAILS / SPECIFICATIONS & NOTES |          | PROJECT NO. | SHEET NO. | REV.        |
|--|----------|-------------|-----------|-------------|
|  |          | 260324-6    | S2        | 0           |
| ISSUED FOR CONSTRUCTION                  | DATE     | BY          | NO        | DESCRIPTION |
| DMS                                      | 03/24/26 |             |           |             |
| ISSUED FOR CONSTRUCTION                  | DATE     | BY          | NO        | DESCRIPTION |
|  |          |             |           |             |
| ISSUED FOR CONSTRUCTION                  | DATE     | BY          | NO        | DESCRIPTION |
|  |          |             |           |             |
| ISSUED FOR CONSTRUCTION                  | DATE     | BY          | NO        | DESCRIPTION |
|  |          |             |           |             |

ELECTRONIC FILE LOCATION: \\sds-eng\usd\Engineering\New Projects\260324-6 Three Rivers Park Pavilion (Van Meter Inc)

**RESOLUTION NO. 52-26**

**CITY OF MINNETRISTA**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THREE RIVERS  
PARK DISTRICT FOR A GROUND-MOUNTED SOLAR ENERGY SYSTEM AT GALE  
WOODS FARM**

WHEREAS, the City of Minnetrista is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, Three Rivers Park District (the “Applicant”) has made an application for a conditional use permit for a ground-mounted solar energy system at the property located generally at Gale Woods Farm (the “Property”) and which is legally described on Exhibit A attached hereto; and

WHEREAS, on April 27, 2026, the Minnetrista Planning Commission considered the requested conditional use permit, held a public hearing, and, after consideration of the record before it, voted 5-0 in favor of recommending approval of the conditional use permit; and

WHEREAS, the City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The proposed ground-mounted solar energy system is allowed by Conditional Use Permit in the Agriculture (A) Zoning District;
2. The proposed use does not have an effect of upon the health, safety, and general welfare of the city regarding the factors of noise, glare, odor, electrical interferences, vibration, dust, or other nuisances;
3. The proposed use does not pose any discernable fire or safety hazards;
4. The proposed use does not change existing or anticipated traffic conditions or parking facilities on adjacent streets and land;
5. The proposed use does not have an effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, or character and integrity of the neighborhood;
6. The proposed use does not have any added impact on governmental facilities or services, including roads, sanitary sewer, water and police and fire;
7. The proposed use does not have an effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains, or soils; and
8. The request is consistent with the Minnetrista Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the ground-mounted solar conditional use permit at Gale Woods Farm, as requested by the Applicant, based on the findings of fact outlined above, with the following conditions:

1. The ground-mounted solar energy system must remain screened from view to the extent possible without reducing efficiency;
2. If the ground-mounted solar energy system is not in proper working order, has ceased functioning for a period of more than six months or has not been maintained, it must be deconstructed and removed from the property at which point the Planning Commission and City Council shall review the Conditional Use Permit;
3. The Applicant shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction prior to any construction;
4. The Applicant shall be responsible for all fees incurred by the city in review of this application;
5. The City may inspect the property, at any time, for the purposes of insuring the conditions of the Conditional Use Permit are being met; and
6. The City Council reserves the right to review and revoke the CUP upon violation of any term or condition.

This resolution was adopted by the City Council of the City of Minnetrista on the 4<sup>th</sup> day of May 2026, by a vote of \_\_\_ Ayes and \_\_\_ Nays.

---

Lisa Whalen, Mayor

ATTEST:

---

Ann Meyerhoff, City Clerk

## **EXHIBIT A**

### Legal Description of the Property:

The North 30 rods of the West  $45 \frac{5}{7}$  rods of the East  $47 \frac{5}{7}$  rods of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 21, Township 117, North Range 24, West of the 5th Principal Meridian.

ALSO: The East 2865.55 feet of that part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 21, Township 117, Range 24, lying South of the North 30 rods thereof: and North of the North lines of County Road No. 110 and the Great Northern Railway right of way, EXCEPT the East 2 rods thereof, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.