1. 6:00 P.M. Planning Commission Regular Meeting - 6:00 PM

   Documents:

   FEB 12 PC AGENDA PACKET REDACTED.PDF

BENTON COUNTY
DEPARTMENT OF DEVELOPMENT

ENVIRONMENTAL SERVICES
LAND USE
SSTS
WETLANDS/SOLID WASTE
GIS

Government Center
531 Dewey Street
PO Box 129
Foley, MN 56329

(320) 968-5065
(320) 968-5351 FAX

www.co.benton.mn.us

PLANNING COMMISSION
February 12th, 2026
6:00 p.m.
Commissioner's Room
Government Center, Foley

AGENDA:

1. Call meeting to order followed by the Pledge of Allegiance.
2. Approve/Amend agenda.
3. Approve/Amend minutes and findings from the January 8th, 2026, meeting.
4. MPCA Feedlot Notice, Cory Vannurden.
5. Presentation by NextEra on visual screening for Benton Solar Project.

PUBLIC HEARING:

6. File #26-007, Peterka Trust, landowner and USS Halfway Crossing Solar LLC, applicant requesting an interim use permit to construct a Community Solar Farm in the Agricultural District. Pursuant to Sections 7.2.5(G). 9.20 and 11.7 of the Benton County Development Code. The affected property is described as follows: part of the SW1/2, Section 7, East Langola Township and part of the SE1/2, Section 12, West Langola Township.
7. Other business
8. Adjourn

Next scheduled meeting: March 12th, 2026 @6:00pm

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Planning Commission
MINUTES
January 8th, 2026

PRESENT: Chris Vannurden, Scott Johnson, Mary Jo Holewa, Warren Peschl, Kevin Renslow, Carol Anderson

Staff: Roxanne Achman, Karen Loehrer

1. Roxanne called the meeting to order followed by the Pledge of Allegiance.

2. Election of Officiers. Warren moved to nominate Scott as Chair. Chris seconded and the motion carried. Scott took over meeting as Chair. Mary Jo nominated Jerry as Vice Chair. Chris seconded and the motion carried.

3. Introduction of members.

4. Chris moved to appoint Kevin to the Board of Adjustment. Warren seconded and the motion carried.

5. Warren moved to approve the agenda. Kevin seconded and the motion carried.

6. Kevin moved to approve the minute from the December 11th, 2025 meeting. Mary Jo seconded and the motion carried.

7. Carol recused herself because MN Power is a member of her organization, Community Development of Morrison County and contributions to their budget. She moved to the audience.

8. File #25-381, ALLETE Inc., dba MN Power requesting a conditional use permit for a substation with nominal voltage of 100kv or more in the Agricultural District. Pursuant to Sections 7.2.4(MM), 9.11 and 11.6 of the Benton County Development Code. The affected property is described as follows: part of the N1/2 SW1/4, Section 3, West Langola Township.

   Roxanne presented a map showing the proposed substation location, south of Royalton and north of Rice. She stated that substations are generally considered a public utility structure/essential service which

would be permitted with a land use and building permit. However, a substation with a nominal voltage of 100kV or more requires a conditional use permit. An Environmental Assessment (EA) was completed and accepted for the entire 119.5MW Regal Solar project. This substation will be replacing the Langola Switch that interconnect three different transmission lines to the power gird. This project will be within a 3.4 acre parcel located in the northwest corner of the 40 acre parcel. It will be secured by a 8ft chain linked fence topped with 1ft of barbed wire. The nearest house is approximately 326 ft from the project. Some of the equipment/structures within the project area may be up to 50ft tall but a majority of the structures will be less than 25ft. There are no required setbacks for substations. The Commission may consider screening the site from the house to the north. She showed street views of the site where there are existing transmission lines. The applicant included examples for existing substations that may have a similar appearance. She stated that the solar project was approved through the State and this substation is one component of the entire project.

Alex Luman, MN Power, 30 West Superior St, Duluth, stated that they are requesting a conditional use permit for a 100kV substation. He stated that this substation is part of the Regal Solar Project. Scott asked if there is typically screening for these projects. Alex stated that having screening is not typical but if required screening can be included. Mary Jo asked about the impact on surrounding property. Alex stated that any impacts would occur during the construction. Once the substation is operational there will be less people visiting the site. He stated that the site was picked because of the location of the solar project and to build where the existing infrastructure is. Any noise will meet the MPCA noise standards. He stated that lighting will be directed downward.

No one spoke in favor, opposition or with general comments. Warren moved to close the public hearing. Chris seconded and the motion carried.

Mary Jo moved that the request meets Section 7.2.4(MM), page 7, Section 9.11 pages 27-29 and Section 11.6 pages 9-12. Chris seconded and the motion carried.

In reviewing Section 11.6 the vote was as follows:

1) Warren stated that the proposed use will have no impact on parks and schools. Local roads will see a temporary increase in traffic. The vote was unanimous that the use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2) Mary Jo stated that the development code does not outline specific requirement for substations, primarily due to the necessity of such facilities. The applicant states that the Environment Assessment for the entire solar project may have moderate to significant impacts to properties to the nearest parcels, but that the impacts, if they occur, are expected to decay over time. There was discussion about screening. Scott asked if screening should be included in the conditions. Mike French, ALLETE-MN Power, project manager for the interconnection of the

project, stated that trees are removed along the transmission line right of way. He pointed out the transmission line along the road that will remain and they don't want to add trees in the right of way. The vote was unanimous that the use is sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.

3) Kevin stated that the project will have an industrial look to it. However, substations and transmission lines are generally located and permitted in rural areas out of necessity to provide utilities to the public. The vote was unanimous that the structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
4) Chris stated that the property is currently zoned Agricultural and is being used for general farming purposes, in addition to supporting a switching station and several transmission lines. The use of a portion of this parcel for a substation would be consistent with the existing land uses. The vote was unanimous that the use, in the opinion of the Planning Commission, is reasonably related to the existing land use.
5) Warren stated that the use is consistent with the Development Code. He cited A under Section 2.1.1 and moved to include the development conditions to File #25-381. Chris seconded. Alex stated that they are in agreement with the development conditions. The vote was unanimous that the use is consistent with the purposes of the Development Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.
6) Mary Jo stated that the use is not in conflict with the Comprehensive Plan. The proposed use of a substation with a nominal voltage of 100kV or greater is allowed in the agricultural district with the completion of an Environmental Assessment and approval of a conditional use permit. She cited Environment & Natural Resources Goal #4 Energy: Policy #1: Clean Energy. The vote was unanimous that the use is not in conflict the with Land Use Plan of the county.
7) Kevin stated that there will be an increase in traffic during the construction of the project. Once the project is operational, traffic will be minimal. The vote was unanimous that the use will not cause traffic hazards or congestion.
8) Scott stated that a wetland delineation was completed in 2023 as part of the overall Regal Solar project. There is no wetland within the project area that would be affected by this project. The vote was unanimous that the use will not violate the wetland provisions of MN Statutes Chapter 103G.

Roxanne read the findings and conditions.

Findings

(1) Will the use create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?

The proposed use will have no impact on parks and schools. Local roads will see a temporary increase in traffic.

(2) Is the use sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land?

The development code does not outline specific requirement for substations, primarily due to the necessity of such facilities. The applicant states that the Environment Assessment for the entire solar project may have moderate to significant impacts to properties to the nearest parcels, but that the impacts, if they occur, are expected to decay over time.

(3) Does the structure and site have an appearance that will not have an adverse effect upon adjacent properties?

The project will have an industrial look to it. However, substations and transmission lines are generally located and permitted in rural areas out of necessity to provide utilities to the public.

(4) Is the use, in the opinion of the Planning Commission, reasonably related to the existing land use?

The property is currently zoned Agricultural and is being used for general farming purposes, in addition to supporting a switching station and several transmission lines. The use of a portion of this parcel for a substation would be consistent with the existing land uses.

(5) Is the use consistent with the purposes of the Development Code and the purposes of the zoning district in which the applicant intends to locate the proposed use?

Yes it is consistent with the Development Code.

In accordance with the following Sections:

(A) To promote and protect the public health, safety, comfort, convenience, and general welfare of the people.

The development conditions for file no. 25-381 are adopted.

(6) Is the use in conflict with the Land Use Plan of the county?

It is not in conflict with the Comprehensive Plan. The proposed use of a substation with a nominal voltage of 100kV or greater is allowed in the

agricultural district with the completion of an Environmental Assessment and approval of a conditional use permit.

Environment & Natural Resources
Goal #4 Energy: Explore new opportunities for clean, affordable and sustainable energy throughout the County.
Policy #1: Clean Energy: Encourage businesses and residents to utilize clean energy, including solar and wind power in permitted areas.

(7) Will the use cause traffic hazards or congestion?

There will be an increase in traffic during the construction of the project. Once the project is operational, traffic will be minimal.

(8) Will the use violate the wetland provisions of Minnesota Statutes Chapter 103G?

A wetland delineation was completed in 2023 as part of the overall Regal Solar project. There is no wetland within the project area that would be affected by this project.

Conditions:

1. This Conditional Use Permit is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Conditional Use Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the parcel approved with the application, as qualified by these development conditions. The applicant shall undertake the project according to the plans and specifications submitted to the County with the application.

3. Pursuant to Section 11.6.1 of the Development Code, this conditional use permit shall automatically expire, without notice, within one year after the date of approval unless the applicant has substantially proceeded on the work. To proceed substantially means to make visible improvements to the property and to have had applied to the property at least 40% of the man hours which it is reasonably estimated will be necessary for completion of the project. The Planning Commission may grant an extension of one year to complete the project if a written request for additional time is filed with the Planning Commission prior to the date of expiration of the conditional use permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

4. The applicant shall permit reasonable access for the County to periodically inspect the site at reasonable times and in a reasonable manner to ensure

that the permit holder is in compliance with the conditions of approval and all other applicable statues, rules and ordinances.

5. The applicant shall obtain proper permits necessary to operate said business at the property including but not limited to a Land Use Permit and a Building Permit from the County prior to beginning work.

6. Signage shall be installed on the perimeter fence to display contact information, electrical hazard warnings and other safety related notices.

7. Any security lighting install shall be shielded and directed downwards to minimize light spill and reduce impacts on neighboring properties.

8. The applicant shall work with the road authority on any necessary permits needed during construction of the project

Chris moved to accept the findings and conditions and grant File #25-381. Kevin seconded and the motion carried. The applicant was given a copy of the findings, conditions and decision.

9. Meeting adjourned at 6:37 p.m.

Respectfully submitted,

Karen E Loehrer
Administrative Assistant

Benton County Planning & Zoning Department
531 Dewey St, P. O. Box 129, Foley, MN 56329
Phone: 320.968.5065 Fax: 320.968.5351

Agenda Item #
6

APPLICATION FILED: January 8, 2026
PLANNING COMMISSION: February 12, 2026

STAFF REPORT SUMMARY

FILE NO. 26-007

APPLICANT/OWNER:	USS Halfway Crossing Solar LLC / Peterka Trust (Dan Peterka)
ZONING:	Agricultural (A)
PARCEL:	06.00075.00, 06.00472.00 & 06.00073.00
ACREAGE:	51 fenced acres
PLAN MAP:	Agricultural
DEVELOPMENT CODE PROVISIONS:	Community Solar Farm (Section 7.2.5(G)) Solar Energy Systems (Section 9.20) Interim Use Permit (Section 11.7)
PROPOSAL:	To construct a Community Solar Farm that would consist of a 10-megawatt solar farm.

It should be noted that the content of this report reflects the analysis of staff; it does not reflect the position of the Planning Commission.

For information, contact the Planning & Zoning Department, Government Center, 531 Dewey Street, PO Box 129, Foley, MN 56329-0129, (320) 968-5065.

DESCRIPTION OF THE APPLICATION

The owners, the Charles & Dorothy Peterka Trust, are working with US Solar to construct a 10-megawatt community solar farm on their property under the Benton County Development Code Sections 7.2.5(G) and 9.20.

Copies of the proposed conditions for approval and application are contained in Appendixes 1 and 2.

SITE INFORMATION

Site Address: XXXX Hwy 10 NW, Royalton, MN (between 155th St NW and 165th St NW, east side of Hwy 10)

Legal Description: Part of the NW1/4 of the SW1/4, Section 7 and part of the SE1/4 east of Hwy 10, Section 12, Langola Township

DESCRIPTION OF THE INTERIM USE REQUEST

The solar energy system is proposed to be located in Langola Township along Hwy 10, between the cities of Rice and Royalton. The system will be located in the Agricultural District where solar energy systems are allowed with an interim use permit ("IUP") under Benton County Development Code Sec. 7.2.5(G) and 9.20. The requirements for a community solar farm IUP are outlined in Section 9.20 of the Benton County Development Code.

The project will consist of a 10-megawatt community solar garden developed within a 51-acre fenced in area. At the time of application, the site consists of three parcels. The two northern parcels (06.00472.00 & 06.00073.00) will be combined to eliminate setback concerns for project components needing to meet a setback requirement. The third parcel (06.00075.00) will remain a separate parcel and will serve as access to the project site. The USS Halfway Crossing Solar project will interconnect to Minnesota Power's existing distribution system near the Project.

The panels will be single-axis trackers, meaning they will rotate from east to west as the sun rises and sets. The panels are about 6 – 8 feet tall depending on the tilt of the angle. There are no residential dwellings within 1,000 feet of the project, so screening is not required, nor proposed for this project. There are scattered groupings of trees along Hwy 10 and forested land to the east and northeast of the project.

The site will include a security fence that will be a "farm-field style" fence without barbed wire. The fence will not exceed 8ft in height. The land under the solar panels will be seeded with a mix of pollinator-friendly, low-lying, deep-rooted plants. USS Halfway Crossing Solar will control noxious weeds throughout the life of the solar garden.

The applicants are proposing to remove an existing field windbreak. Section 9.20.2 F

and 9.13 stipulate the removal of field windbreaks.

9.20.2 (F) Field Windbreak.
As stipulated in **Section 9.13,** no field windbreaks shall be removed as part of the project unless it can be shown that the windbreak is no longer serving its purpose and the Planning Commission approves such removal.

9.13.2 No person shall remove or destroy any field windbreak …on soils listed within wind erodibility groups 1-2 or Wind Erodability Index 134 or above within any zoning district of the county without first making an application for and obtaining a land use permit. No such permit shall be issued unless the landowner has agreed, to a deed restriction for the parcel, to utilize Best Management Practices (BMP's) for erosion control. BMP's include, but are not limited to, crop residue management, conservation tillage, permanent grass or tree plantings, ridge orientation, cover crops, wind barriers, perennial grass barriers, ridge roughness, strip-cropping and buffer strips. More than one BMP may be needed to minimize erosion on the site.

9.13.3 As a part of the land use permit application the applicant shall specify the BMP's that will be utilized on the site and provide enough information regarding the specified practice so the practice may be monitored. If a windbreak or portion of a windbreak is to be removed for conversion to a non-erosive land use then the use shall be stated on the permit and no BMP's shall be required.

While the applicant is removing a field windbreak, they will be establishing a permanent ground cover on 51 acres of land that was previously tilled annually. The establishment of this ground cover will reduce the amount of wind erosion in this area.

Access to the site will be from the frontage road that serves businesses such as Rice Farm Supply/Helena Agri-Enterprises, Sand's Repair and Friedrich's Auto. There is a turn lane Hwy 10 to access the frontage road.

A decommissioning plan has been provided to ensure the site is restored to its natural state at the end of the life of the solar garden. When the project reaches the end of its operational life, the component parts will be dismantled and safely recycled or disposed of. Concrete pads/foundations and aggregate materials will be removed and the soil reclaimed and replaced with soil as needed. The County requires a financial surety of $25,000 per megawatt. A $250,000 financial surety will be posted against the project.

The applicant is requesting a 40-year interim use permit, commencing on the date of commercial operation.

ADDITIONAL DETAILS

The project will include:

- Single-axis trackers with solar modules – maximum height of approx. 6-8 ft;
- Fencing (farm-field style fence not to exceed 8ft);
- On-site underground electrical collection lines;

- The site will be revegetated with a solar pollinator native mix and native grasses;
- Operation and maintenance services will be provided throughout the life of the system. The facility will be fenced and locked.

ANALYSIS

In granting an interim use permit, the Planning Commission shall consider the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding lands and water bodies. No Interim Use Permit shall be approved or recommended for approval by the County Planning Commission unless said Commission shall find:

Criteria 1: The interim use conforms to the zoning regulations of the County.

(1) **Foundations.** A professional licensed engineer in the state of Minnesota shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.

The applicant shall provide a professional licensed engineer in the State of Minnesota that has certified that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions after the project is complete.

(2) **Other standards and codes.** All solar farms shall comply with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended, the National Electric Code, as amended; the National Pollutant Discharge Elimination System (NPDES), as amended; and shall be in compliance with all applicable federal, state and local wetland laws, rules and regulations, as amended.

It is the applicant's responsibility to be certain that the solar farms shall comply with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended, the National electric Code, as amended; National Pollutant Discharge Elimination System (NPDES), as amended; and shall be in compliance with all applicable federal, state and local wetland laws, rules and regulations, as amended.

(3) **Power and communication lines.** Power and communication lines running between banks of solar panels and to electric substations, among other project elements and providing interconnections with buildings shall be buried underground. Exemptions may be granted by the planning commission in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.

The power and communication lines running between banks of solar panels and to electric substations or interconnections will be buried underground.

(4) **Setbacks.** Private solar gardens and community solar farms must meet the minimum principal building setback for the zoning district and be located a minimum of 300 feet from a residential dwelling unit not located on the property. Setbacks shall be measured to the nearest solar array or other structure within the private solar garden or community solar farm, excluding security fencing, screening or berm.

The sketch shows that the solar collection devices meet all property line and road right-of-way setbacks. The solar farm is outside of all the defined setbacks from residential dwellings.

(5) **Application Requirements.** The following information shall be provided to the Department as part of the IUP permit:

(1) A site plan of existing conditions showing the following:

(a) Existing property lines and property lines extending 300 feet from the exterior boundaries, including the names of the adjacent property owners and current use of those properties.
This has been submitted

(b) Existing public and private roads, showing widths of the roads and any associated easements.
This has been submitted

(c) Location and size of any existing or abandoned wells, and sewage treatment systems
There are no abandoned wells or sewage treatment systems within the project boundaries.

(d) Existing buildings and any impervious surface.
Not applicable.

(e) Topography at two (2) foot intervals and source of contour interval, a contour map of surrounding properties may also be required.
This has been submitted.

(f) Existing vegetation
This has been submitted.

(g) Waterways, watercourses, lakes and public water wetlands
This has been submitted. A wetland delineation report has been reviewed by the county. Wetlands are shown on the site plan.

(h) Delineated wetland boundaries
This has been submitted.

(i) The one Hundred (100) - year flood elevation and Regulatory Flood Protection Elevation, if applicable
The property is not within the flood plain.

(j) Floodway, flood fringe and/or general flood plain district boundary, if applicable
This is not applicable.

(k) The shoreland district boundary, if any portion of the project is located within a shoreland overlay district
This property is not within shoreland.

(l) In the shoreland overlay district, the toe and top of any bluffs within the project boundaries
This is not applicable.

(m) Surface water drainage patterns
This has been submitted.

(2) Site Plan of Proposed Conditions:

(a) Location and spacing of solar panels
This has been submitted.

(b) Location of access roads
This has been submitted.

(c) Planned location of underground or overhead electric lines connecting the solar farm to the building, substation or other electric load.
This has been submitted.

(d) New electrical equipment other than at the existing building or substation that is the connection point for the solar farm
This has been submitted.

(e) Sketch elevation of the premises accurately depicting the proposed solar energy conversion system and its relationship to structures on adjacent lots (if any);
This has been submitted.

(3) Manufacturer's specifications and recommended installation methods for all major equipment, including solar panels, mounting systems and foundations for poles or racks;

This will be submitted to the building official prior to obtaining a building permit.

(4) The number of panels to be installed;

Approximately 21,276 solar panels are expected to be installed.

(5) A description of the method of connecting the array to a building or substation;

The array will connect into Minnesota Power's existing distribution infrastructure.

(6) A copy of the interconnection agreement with the local electric utility or a written explanation outlining why an interconnection agreement is not necessary;

An interconnection agreement with Minnesota Power will be provided prior to construction commencement.

(7) A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event they are not in use for twelve (12) consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. Disposal of structures and/or foundations shall meet all applicable rules and regulations to proper disposal. The Board may require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

The applicant provided a decommissioning plan. The applicant states the improvements will be removed, recycled, and disposed of according to regulations at that time. As part of the decommissioning process decommissioning will include the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads and other ancillary facilities owned by the solar garden. The applicant commits to providing the required $250,000 decommissioning surety.

(8) Aviation Analysis. If the project is within two miles of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or successor

policy. The applicant must also complete the Air Space Case Analysis (Form 7460) and provide the results.

The proposed project is not within two miles of an airport.

(9) Visual Impact Analysis. An analysis of the potential visual impacts from the project including solar panels, roads and fencing along with measures to avoid, minimize or mitigate the visual effects shall be required. A plan may be required showing vegetative screening or buffering of the system from those items to mitigate for visual impacts.

The applicant provided photos of the site as it exists today. No screening is proposed as part of the project.

Criteria 2: There will be no additional cost imposed on the public if the interim use is approved if it is necessary for the public to take the property in the future.

The applicant has provided a decommissioning plan with the application that includes removal and recycling of materials. In addition to the requirement to provide a decommissioning plan, a $250,000 financial surety will be provided should the County need to get involved with the removal of the solar project.

Criteria 3: The interim use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

The use is not expected to create an excessive burden on existing parks, schools, or streets which are expected to serve the area and public facilities. The project itself does not increase the population of the county and the traffic is expected to be minimal with infrequent visits to the site during the operational phase. This land use will assist in the generation of electricity. The passive nature of electric generation prevents the need for additional or increased services.

Criteria 4: The interim use will not impede the normal and orderly development and/or improvement of surrounding vacant property.

The proposed project will not require city services. Surrounding properties will still be able to be developed per current county requirements. Surrounding areas are currently agriculturally zoned in all directions, with several properties in the area being used for commercial purposes.

Criteria 5: The interim use, including any structures utilized for the use, is sufficiently compatible or separated by distance and/or screening from adjacent land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.

increase the costs of community services.

(L) To further the appropriate use of land, and conserve and protect the natural resources of the county for present and future generations.

(M) To avoid the creation of substandard lots whereby uniform setback requirements cannot be complied with.

Criteria 7: The interim use is consistent with the Comprehensive Plan of the County.

Environment and Natural Resources

Goal #1: Stewardship

Policy #2: Development Review: Protect the integrity of major natural resources through development review and regulation.

Goal #4: Energy – Explore new opportunities for clean, affordable and sustainable energy throughout the County.

Criteria 8: The interim use will provide adequate access to a public road to not cause traffic hazards or congestion on the adjacent public roads and that there are sufficient off-street parking and loading space to serve the proposed use.

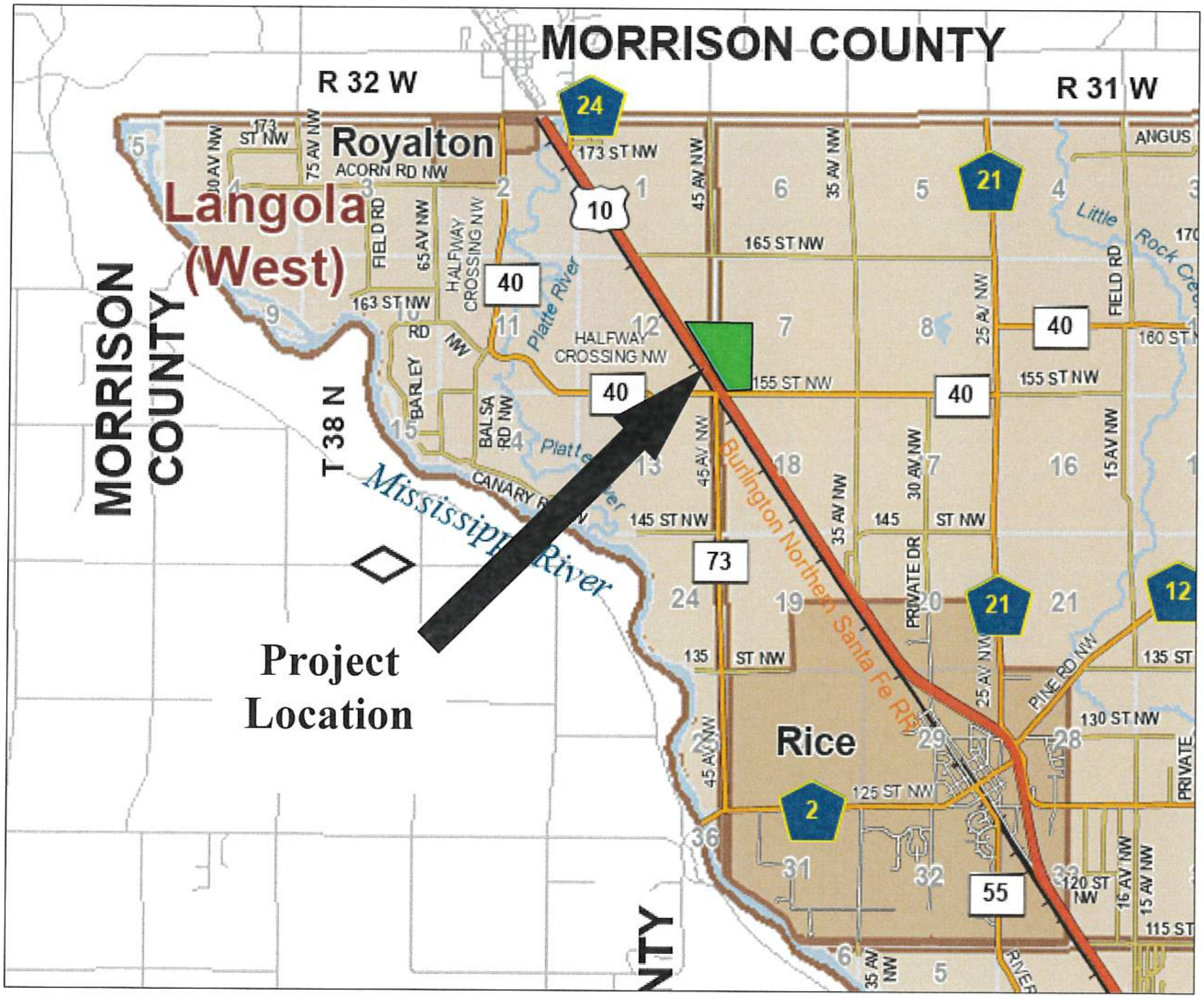
The site will be accessed from a frontage road that connects to Hwy 10.

Criteria 9: The interim use will not create a negative environmental impact, including but not limited to impacts on wetlands and water bodies. Including that adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance.

A wetland delineation has been submitted. The project avoids any wetland impacts.

CONCLUSION

If it is the intent of the Planning Commission to approve the subject application, staff recommends that the Planning Commission condition the approval by requiring conformance with the development conditions contained in Appendix 1.


MORRISON COUNTY
R 32 W
R 31 W
Royalton
Langola (West)
MORRISON COUNTY
T 38 N
Mississippi River
Platte River
Project Location
Rice
Burlington Northern Santa Fe RR
165 ST NW
155 ST NW
145 ST NW
125 ST NW
HALFWAY CROSSING NW
45 AV NW
35 AV NW
25 AV NW
Little Rock Creek


Site Access
United States Highway 10 Northwest
Halfway Crossing Northwest
40
155th Street Northwest
40
40


Field windbreak to be removed.
United States Highway 10 Northwest

PROPOSED DEVELOPMENT CONDITIONS
FILE #26-007

If it is the intent of the Planning Commission to approve the request for a Solar Energy System in the Agricultural District, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. This Interim Use Permit is granted for the land indicated in this application and is not transferable to other land.

2. This Interim Use Permit shall expire 40 years after commencement of commercial operations.

3. This Interim Use Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the parcel approved with the application, as qualified by these development conditions. The applicant shall undertake the project according to the plans and specifications submitted to the County with the application.

4. Pursuant to Section 11.7.3 of the Development Code, this interim use permit shall automatically expire, without notice, within one year after the date of approval unless the applicant has substantially proceeded on the work. To proceed substantially means to make visible improvements to the property and to have had applied to the property at least 40% of the man hours which it is reasonably estimated will be necessary for completion of the project. The Planning Commission may grant an extension of one year to complete the project if a written request for additional time is filed with the Planning Commission prior to the date of expiration of the interim use permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

5. The applicant shall permit reasonable access for the County to periodically inspect the site at reasonable times and in a reasonable manner to ensure that the permit holder is in compliance with the conditions of approval and all other applicable statues, rules and ordinances.

6. Prior to commencement of construction, parcels 06.00472.00 and 06.00073.00 shall be combined, or otherwise adjusted to ensure the fenced in portion of the solar project is entirely on one parcel through the proper County subdivision process and approved by the Land Services Director.

7. Applicant shall comply with all requirements of Benton County Development Code Section 9.20 or successor ordinance.

8. Appropriate erosion control devices shall be utilized during construction of the project.

9. The applicant is permitted to remove the existing field windbreak located on the south side of the project. Best Management Practices are not required due to the establishment of permanent ground cover on the site.

10. Applicant shall submit certification by a professional licensed engineer in the state of Minnesota that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.

11. The solar garden shall comply with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended, the National Electric Code, as amended and shall be in compliance with all applicable federal, state and local wetland laws, rules and regulations, as amended.

12. Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by the planning commission in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.

13. The solar garden shall meet the minimum principal building setback (same as a residential structure) for the zoning district and be located a minimum of 300 feet from a residential dwelling unit not located on the property.

14. The solar developer and or applicant shall provide a financial security in the amount of $250,000. This shall be held by the county for decommissioning if the developer or property owner fails to comply with the decommissioning plan. The financial security will be required until decommissioning of the solar garden is complete as determined by the County.

15. Security fences that are in disrepair shall be repaired.

16. The Solar panels must be removed and properly disposed of if they are out of production for more than 1 year unless the Planning Commission grants an extension of time for their removal.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Land Use Permit through established procedures, and this Interim Use Permit shall not be valid until this has been accomplished.

BENTON COUNTY PLANNING & ZONING DEPARTMENT
531 DEWEY STREET, PO BOX 129
FOLEY, MN 56329-0129
PHONE: (320) 968-5065 FAX: (320) 968-5351

Interim Use Permit Application
Community Solar Energy System

Application Fee: $500 ($954 if it is an after the fact application) **File No.** 76-007

As set forth in Section 11.7 of the Benton County Development Code.

Property Owner: Peterka Trust (Dan Peterka) Phone: [redacted]

Mailing Address: 828 30th Avenue N, St. Cloud, MN 56303

Applicant: USS Halfway Crossing Solar LLC Phone: [redacted]

Mailing Address: 323 N Washington Avenue, Suite 350, Minneapolis, MN 55401

Property Address: No property address. East of Highway 10, North of 155th St. NW in Rice.

Parcel I.D. Number: 060007500, 060047200, 060007300 Section: ____ Twp: ____ Range: 12-38-32 and 7-38-31

Legal Description: Included within proof of site control / recorded memo of lease.

Benton County strongly recommends that you discuss your proposal with the adjacent property owners and the Township Supervisors before a formal application is made. Any conflicts you can resolve ahead of time will make it easier and faster for the County to process your application.

Zoning District: Agricultural in accordance with Section 9.20 of the Benton County Development Code.

It is the burden of the applicant to demonstrate satisfaction of the criteria for granting a interim use permit stated in Section 11.7 of the Development Code (attached).

Provide a detailed description and reason for the request that addresses the following:

1. How the interim use conforms to the zoning regulations of the County, see requirements within each district;
2. There will be no additional cost imposed on the public if the interim use is approved if it is necessary for the public to take the property in the future.
3. The interim use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
4. The interim use will not impede the normal and orderly development and/or improvement of surrounding vacant property.
5. The interim use, including any structures utilized for the use, are sufficiently compatible or separated by distance and/or screening from adjacent land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.

Type text here

6. The interim use is consistent with the purpose and intent of the Development Code and purposes of the zoning district.
7. The interim use is consistent with the Comprehensive Plan of the County.
8. The interim use will provide adequate access to a public road to not cause traffic hazards or congestion on the adjacent public roads and that there are sufficient off-street parking and loading space to serve the proposed use.
9. The interim use will not create a negative environmental impact, including but not limited to impacts on wetlands and water bodies. Including that adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance.

I hereby swear and affirm that the information supplied to the Benton County Planning & Zoning Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant, in applying for this conditional use permit, is inaccurate or untrue.

Applicant's Signature Luke Gildemeister Luke Gildemeister (Project Developer, USS Natural Crossing Solar LLC) Date 10/23/25

Owner's Signature Daniel J Peterka Date 11/07/2025

Planning & Zoning Department Office Use only:

Zoning District: AG Proposed Use: Solar Sec. of Ord.: 7.2.5(G), 9.2.0, 11.7
Meeting Date: 2/12/2026 Reviewed for Accuracy by: RM
(Date shall not be scheduled until staff confirms receipt of all materials)

US/SOLAR

USS HALFWAY CROSSING SOLAR LLC

INTERIM USE PERMIT APPLICATION

BENTON COUNTY
MINNESOTA

COVER LETTER

January 2026
Benton County Planning Commission
531 Dewey Street
P.O. Box 129
Foley, MN 56329

RE: Application by USS Halfway Crossing Solar LLC for an Interim Use Permit to Construct and Operate a Solar Energy System.

Dear Benton County Planning Commission,

Attached, please find an application for an Interim Use Permit ("IUP") to construct and operate a Solar Energy System within Benton County. Pursuant to Section 11.7 *"Interim Uses"* and Section 9.20.2 *"Standards for Private Solar Gardens and Community Solar Farms"* of the Benton County Development Code (the "Ordinance"), the request is being made by USS Halfway Crossing Solar LLC, a subsidiary of United States Solar Corporation ("US Solar"). US Solar, a developer/owner/operator based in Minnesota, seeks to make the benefits of solar more accessible. We coordinate all project details — site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance.

USS Halfway Crossing Solar LLC plans to construct and operate an up to 10-megawatt (MW) Solar Energy System ("Project") in Benton County located east of Highway 10 and north of 155th Street NW (the "Property") through Benton County's Interim Use Permit process. Our application includes information about the site and provides analysis of the applicable land use permitting considerations.

The US Solar team appreciates the coordination and insights already provided by Benton County staff and looks forward to working with the county. Together, we will ensure that this Project will operate safely and efficiently over its lifespan, while providing environmental, financial, and social benefits to the surrounding area.

Please contact us with any questions, comments, or points of clarification. We look forward to working with the Benton County Planning Commission on this proposed Project.

Sincerely,

Luke Gildemeister

Luke Gildemeister – Project Developer

USS Halfway Crossing Solar LLC
323 N Washington Avenue
Suite 350
Minneapolis, MN 55401
W: [redacted]
E: [redacted]

PROJECT SUMMARY

The Project respectfully submits this IUP application to construct, own, and operate an up to 10-megawatt Solar Energy System.

Parcel Identification Numbers	060047200, 060007300, 060007500 (Per County requirements, PID's 7200 and 7300 are in the process of being combined)
Site Address	155th Street NW, Rice
Project Capacity	Up to 10 MWac
Project Acreage	Approximately 51 fenced acres
Site Control Status	Memorandum recorded, see Appendix II
Landowner	Charles & Dorothy Peterka Trust
Township	Langola
Current Use of Property	Agricultural land

SELECTING THIS PROPERTY

The Property was selected because of its solar resources, physical characteristics, proximity to sufficient distribution facilities, ability to meet all local permitting requirements, and of course, landowner support.

- Solar Resources
  - Large, flat, and open land to provide unobstructed access to natural sunlight
- Physical Characteristics
  - Limited grading, if any, maintaining natural topsoil and existing drainage patterns
  - Not in Agricultural Preserve
  - No impact to wetlands or neighboring properties
  - Adequate space for setbacks
  - Soils capable of supporting facility and equipment
  - No water or other infrastructure improvements needed
- Proximity to Sufficient Distribution Facilities
  - Existing three-phase distribution line on the western edge of the proposed Project site
  - Existing "Platte River" electrical substation is located nearby, just across Highway 10 to the west of the Project.
- Ability to meet all local permitting requirements
- Landowner support

LOCAL IMPACT

ENVIRONMENTAL

The area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. This enhances soil, water, and air quality. These native plantings also expand habitat for pollinators and other species that increase crop yields and improve the local environment.

Beyond the local environment, there is also a measurable impact to the global environment by producing clean energy. The Project would provide decades of pollution-free and greenhouse-gas-free electrical generation.

ECONOMIC

US Solar is a leading provider of solar solutions to residents, businesses, and public entities across Minnesota. We are proud to work with dozens of commercial customers and thousands of residential customers in Minnesota. Here are some local economic impacts for the proposed Project:

Already Spent

- Local engineering, environmental, and permitting consulting services
- Legal fees, county recordings, travel, and meals

During Construction

- Private capital infrastructure investment
- Local spending
- Construction and related labor jobs

During Operation

- Increased property tax payments throughout operation
- Permanent, part-time work to monitor and maintain

Our initial estimates are that the Project would generate approximately $504,000 in production tax revenue throughout its 25-year initial term. Of this estimated amount, 80%, or approximately $403,000, would go to Benton County. The remaining 20%, approximately $101,000, would go to Langola Township.

ELECTRICAL

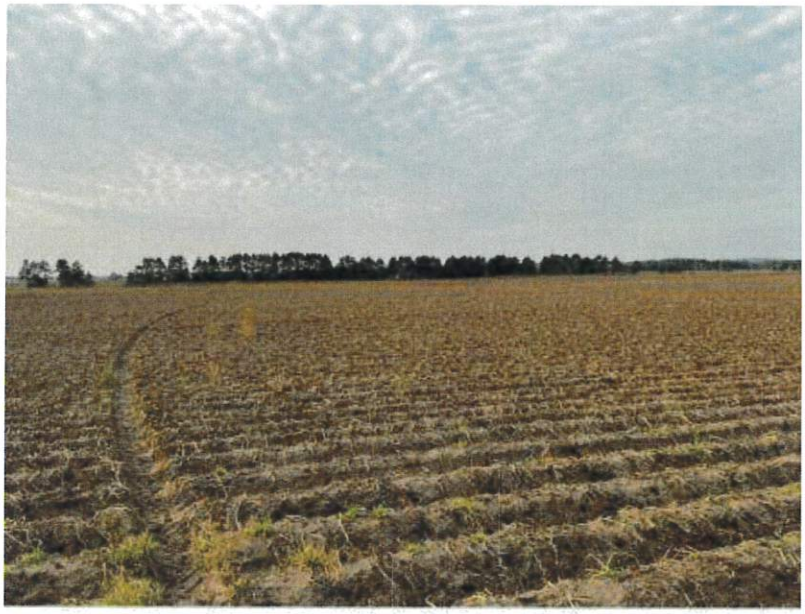
The Project will generate enough clean electricity to power approximately 2,250 homes annually. The Project will interconnect to the existing *"Platte River"* electrical substation. The Project is contracted to deliver electricity for an initial period of 25 years, commencing on the date of commercial operation, which is expected to occur in 2027 or 2028.

VISUAL IMPACT ANALYSIS

OVERVIEW

The Project will be composed of single-axis trackers, which means the panels will rotate from east to west as the sun rises and sets. The panels are about 6 - 8 feet tall, depending on the tilt angle, which varies throughout the day. Each row of solar panels will be approximately 15 feet apart. There would be no permanent structures or buildings.

PHOTOS OF THE SITE



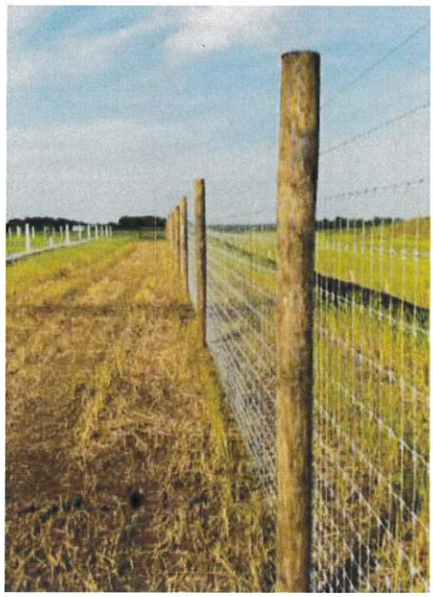
Northeast Subject Property, agricultural land

Northwest Subject Property, agricultural land

East boundary of Subject Property from northeast corner, agricultural land

FENCE + SCREENING

Our Project will include a security fence around the entire perimeter, as required by National Electric Code. The security fencing will be located entirely on the Property. The fence will not exceed 8 feet in height, and it will be a farm-field style fence without barbwire. See the image below for a representative photo taken of a Project under construction in Minnesota in 2020.



AVIATION ANALYSIS

The Project would not be located within two (2) miles of an airport. Therefore, no Solar Glare Hazard Analysis Tool (SGHAT) results or Air Space Case Analysis (Form 7460) results have been completed.

SITE PLAN

The proposed site plan is enclosed in Appendix II. You can also find a screenshot of the site plan below for your convenience.


PID: 060046800
OWNER: LEE C WINSCHER
PID: 060006800
OWNER: JENNIFER S AND SIMON W POPP
PID: 060001801
OWNER: JENNIFER S AND SIMON W POPP
PROPOSED PROJECT BOUNDARY
PROPOSED 81-MODULE TRACKER RACK (TYP.)
50' REAR YARD SETBACK FROM PROPERTY LINE
PROPOSED 108-MODULE TRACKER RACK (TYP.)
PROPOSED STRING INVERTER (TYP.)
50' SIDE YARD SETBACK FROM PROPERTY LINE
PROJECT LOW AREA TO BE USED FOR STORMWATER RETENTION SEE SHEET C201
PIDs 060007200 & 060007300 ARE IN THE PROCESS OF BEING COMBINED
OWNER: MARY E. HANSON, DANIEL F. AND STEPHEN PETERKA
PROJECT LOW AREA TO BE USED FOR STORMWATER RETENTION SEE SHEET C201
PROPOSED ELECTRICAL EQUIPMENT AREA (TYP.)
PID: 060007401
OWNER: ALEXANDER POPP AND JACOB WOLF
PROPOSED UNDERGROUND UTILITY CROSSING
PROPOSED SECURITY FENCE
PID: 060007500
OWNER: MARY E HANSON, DANIEL F AND STEPHEN PETERKA
PROPOSED 12' WIDE ACCESS ROAD
PID: 060007401
OWNER: ALEXANDER POPP AND JACOB WOLF
150' RAILROAD RIGHT OF WAY
200' PUBLIC ROAD RIGHT OF WAY
PROPOSED UNDERGROUND COLLECTION
PID: 060007400
OWNER: POPP COMPANIES INC
EXISTING FIELD DELINEATED WETLAND
100' FRONT YARD SETBACK FROM ROW
PROPOSED OVERHEAD COLLECTION
PROPOSED UTILITY POLES
HALFWAY CROSSING NW
PROPOSED SITE ENTRANCE
50' YARD SETBACK FROM PROPERTY LINE
PID: 060018000
OWNER: SCHLICHTING FARMS INC

CONSTRUCTION

OVERVIEW

Galvanized steel I-beams are driven into the ground to the appropriate depth to ensure long-term stability, according to detailed structural and geotechnical analysis. Racking sits on top of the steel I-beams. Solar panels clip into the racks. Inverters are set up in between sections of solar panels. Electrical line is buried about 4 feet deep in an electrical conduit. The Project will comply with Minnesota Rules 7030 governing noise. We use Tier 1 solar panels to achieve high efficiency and conform to high quality control and safety standards.

VEHICLES/CONSTRUCTION TRIPS

Trucks for construction activities will be standard. Most deliveries will be in the first month, and most electrical testing will be in the later stages of construction.

STRUCTURES

All monitoring is done remotely. No permanent structures will be built onsite.

SIGNAGE

There will be no external signage of the facility unless specifically desired by Benton County. To provide safety and support good practices, the labeling of electrical equipment requires internal signage.

WATER, SEWAGE, AND WASTE

No water, sewage, or waste management services are required onsite. Portable waste facilities will be provided during the construction period.

SITE ACCESS

A new gravel access road will be built north off 155th Street NW. This gravel path will hug the western boundary of the parcels and will extend to the southwestern corner of the project's fenced area. This provides necessary access for construction, regular mowing and maintenance activities, and decommissioning of the project, while minimizing impact to adjacent land uses. The road also provides access in the unlikely event that emergency crews are needed onsite. We utilize the following simple process for construction of the access road:

(1) Remove topsoil from a 15-foot-wide area and spread it thinly in adjacent areas,
(2) Lay down geotextile fabric over compacted subgrades, if necessary, to prevent vegetative growth, and
(3) Install and compact approximately 8-10" of aggregate material/gravel to level with surrounding grade.

Please see the site plan in Appendix II for a depiction of the access road.

OPERATIONS AND MAINTENANCE

As a long-term owner and operator, US Solar's operations team analyzes Project performance remotely 24/7 through our data acquisition system. This real-time monitoring aids in detecting and diagnosing any production anomalies, identifying, and addressing underperformance issues, managing service teams and technicians, and contacting landowners and the utility (Minnesota Power) if necessary.

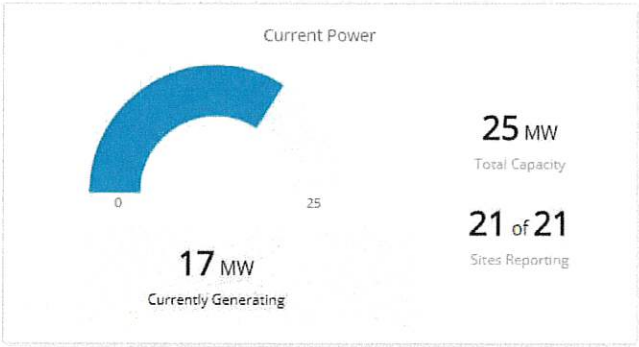


Figure: Snapshot of instantaneous generation for an operating portfolio

Approximately four (4) times per year, authorized and insured technicians will be sent out to perform routine maintenance on the site, in addition to any unplanned maintenance. During the first few years, maintenance personnel will visit the site a few extra times per year to ensure the health of vegetation and landscaping.

Maintenance and Operations questions can be directed to the USS Halfway Crossing Solar LLC Operations Team at 612-260-2230. The Operations Team will be able to address any issues related to drainage, weed control, screening, general maintenance, and operation. Emergency contact details are to be provided prior to construction.

In addition, Minnesota Power personnel will have an easement and will perform any maintenance activities of their interconnection facilities, if needed.

GRADING AND STORMWATER POLLUTION PREVENTION

GRADING

Grading, filling, removal of soils, and addition of soils will be limited to the extent practical. Our solar racking can accommodate various terrain.

We will maintain the existing drainage patterns of this parcel, minimizing impact to surrounding land. A preliminary hydrology and erosion control plan has been included in Appendix II. A full drainage report will be completed as part of the Stormwater and Pollution Prevention Plan (SWPPP) permit. Volume control (infiltration) will be provided through the newly established perennial vegetation.

The SWPPP will include the following:

- Storm water mitigation and management resources
- Wetland impacts (if any)
- Temporary erosion prevention measures
- Temporary sediment control measures
- Permanent erosion and sediment control measures, if needed
- Best management practices (BMPs) regarding erosion control
- Inspection and maintenance
- Pollution prevention measures
- Final stabilization plan for long-term soil stability

EROSION AND SEDIMENT CONTROL PLAN

The Project will comply with the requirements outlined above, including obtaining a stormwater permit prior to construction. Our racking equipment is very accommodating of various terrain types and topography.

DECOMMISSIONING PLAN

As required in Section 9.20.2 *"Standards for Private Solar Gardens and Community Solar Farms,"* the Project proposes a financial surety (bond, letter of credit, or escrow account) of $250,000 for this 10-megawatt Project. The Project consists of many recyclable materials, including glass, semiconductor material, steel, aluminum, copper, and plastics. When the Project reaches the end of its operational life, the component parts will be dismantled and recycled as described below. We have a lease contract with the property owner, which requires us to decommission and restore the site at our expense. The decommissioning plan would commence at the end of the lease term or in the event of twelve (12) months of non-operation. At the time of decommissioning, the Project components will be dismantled and removed using minimal impact construction equipment, and materials will be safely recycled or disposed of. The Project will be responsible for all the decommissioning costs.

REMOVAL PROCESS

The decommissioning of the Project proceeds in the following reverse order of the installation:

1. The solar system will be disconnected from the utility power grid
2. PV modules will be disconnected and removed
3. Electrical cables will be removed and recycled off-site
4. PV module racking will be removed and recycled off-site
5. PV module support posts will be removed and recycled off-site
6. Electrical devices, including transformers and inverters, will be removed and recycled off-site
7. Concrete pads will be removed and recycled off-site
8. Fencing will be removed and recycled off-site
9. Reclaim soil in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations; replace with soil as needed

The Project site may be converted to other uses in accordance with applicable land use regulations at the time of decommissioning.

PROJECT OWNERSHIP

The applicant of the IUP, USS Halfway Crossing Solar LLC, is a subsidiary of US Solar. USS Halfway Crossing Solar LLC is the owner of the Project. Please find more information about US Solar at www.us-solar.com.

INTERCONNECTION WITH MINNESOTA POWER

At the time of this initial submission (January 2026), the Project submitted an interconnection application to Minnesota Power. The first two of four studies that are conducted prior to issuing US Solar an

Interconnection Agreement have been completed. US Solar expects to complete all studies and receive its Interconnection Agreement for the Project from Minnesota Power by mid-2026. US Solar will provide Benton County with a copy of the Interconnection Agreement upon its issuance and is agreeable to this requirement being listed as a condition within an issued Interim Use Permit by Benton County.

CONCLUSION

The Project has complied with the criteria and requirements of Section 11.7 *"Interim Uses"* and Section 9.20.2 *"Standards for Solar Farms"* of the Benton County Development Code, and we respectfully request that the Benton County Planning Commission approves our Interim Use Permit application.

APPENDIX I – ORDINANCE COMPLIANCE

Ordinance Section	Ordinance Language	US Solar Comment
9.20.2, A	A professional licensed engineer in the state of Minnesota shall certify the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.	A licensed engineer from Westwood Professional Services created the preliminary set of site plans, which can be found in Appendix II. As the project progresses, an issued-for-construction version of the site plans will be stamped by a licensed Minnesota engineer.
9.20.2, B	All private solar gardens and community solar farms shall comply with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended; the National Electric Code, as amended; the National Pollutant Discharge Elimination System (NPDES), as amended; and shall be in compliance will all applicable federal, state and local wetland laws, rules and regulations, as amended.	The Project will comply with all applicable local, state, and federal regulatory standards.
9.20.2, C	Power and communication lines running between banks of solar panels, to electric substations, among other project elements and providing interconnections with buildings shall be buried underground.	The wiring running from the Project to Minnesota Power's point of interconnection poles will be underground.

9.20.2, D	Private solar garden and community solar farms must meet the minimum principal building setback for the zoning district and be located a minimum of 300 feet from a residential dwelling unit not located on the property. Setbacks shall be measured to the nearest solar array or other structure within the private solar garden or community solar farm, excluding security fencing, screening, or berm.	The Project meets the minimum principal building setback. The Project's structural setbacks can be found on the site plan included in Appendix II. The Project is located more than 300 feet away from any residential dwelling units not located on the property; the nearest residential dwelling is located over 1,500 feet to the southeast.
9.20.2, E	Ground mounted systems shall not exceed 25 feet in height at maximum ground tilt.	The Project will not exceed 25 feet in height at any time.
9.20.2, F	No field windbreaks shall be removed as part of the project unless it can be shown that the windbreak is no longer serving its purpose and the Planning Commission approves such removal.	US Solar does not believe the thin line of trees located to the south of the Project is considered a field windbreak. US Solar intends to clear this thin line of trees. US Solar is open to further dialogue with Benton County elected officials regarding this thin line of trees.
9.20.2, G	Private solar gardens or community solar farms shall be screened from residential dwelling units as follows when there is less than 1,000 feet of separation between the solar array and residential dwelling.	The nearest residential dwelling unit is located over 1,500 feet southeast of the Project. Therefore, no tree screening is proposed or required.

* Further addressed

9.20.2, H	Solar panels must be removed and properly disposed of if they are out of production for more than 1 year unless the Planning Commission grants an extension of time for their removal.	Confirmed. The Project's private lease with the landowners also requires the removal of the Project if it's out of production for more than 1 year.
9.20.2, I	The interim use permit shall expire at the same time the solar energy farm lease expires, but in no case shall the permit be less than 25 years. The IUP may be extended following the same process as establishment of the original IUP. The Planning Commission may waive the expiration requirement for solar energy farms located on property owned by public utilites or other unique owner operated facilities	Similar to other projects for which US Solar has received a Benton County IUP for in the past (such as USS Golden Spike Solar LLC), the Project is respectfully requesting a 40-year Interim Use Permit, commencing on the date of Commercial Operation.
9.20.2, J1 and J2	A site plan of existing and proposed conditions.	A set of site plans is included in Appendix II.
9.20.2, J3	Manufacturer's specifications and installation methods for all major equipment, including solar panels, mounting systems, and foundations for poles or racks.	An overview of installation methods are covered within the narrative. Specification sheets for the proposed equipment are included in Appendix IV.
9.20.2, J4	The number of panels to be installed.	This is included within the site plans in Appendix II. At this time, approximately 21,276 modules are expected to be installed. The final number of modules will be provided at the time of building permit.

9.20.2, J5	A description of connecting the array to a building or substation.	This is included within the narrative. The Project will interconnect to Minnesota Power's "Platte River" substation located west of Highway 10.
9.20.2, J6	Aviation Analysis. If the project is within 2 miles of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT). The applicant must also complete the Form 7460 and provide the results.	The Project is not located within 2 miles of an airport.
9.20.2, J7	Visual Impact Analysis. An analysis of the potential visual impacts from the project including solar panels, roads and fencing along with measures to avoid, minimize or mitigate the visual effects shall be required. A plan may be required showing vegetative screening or buffering of the system from those items to mitigate for visual impacts.	A visual impact analysis has been included within the narrative.
9.20.2, J8A	A copy of the interconnection agreement with the local electric utility or a written explanation outlining why an interconnection agreement is not necessary.	The Project has completed its pre-application study, distribution impact study, and transmission impact study. US Solar is agreeable to the requirement of an Interconnection Agreement being provided to Benton County prior to construction commencement as a condition of an issued Interim Use Permit.

9.20.2, J8B	A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event they are not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. Disposal of structures and/or foundations shall meet all applicable rules and regulations to proper disposal.	A decommissioning plan is included within the narrative.
9.20.2, J8C	To ensure proper decommissioning, the applicant shall provide a financial surety by posting a bond, letter of credit or the establishment of an escrow account at a rate of $25,000 per MW.	The Project is proposing a $250,000 bond, letter of credit, or escrow account to ensure proper decommissioning.

*Addressing erosion control with removal of field windbreak

Roxanne Achman

From: Luke Gildemeister <[redacted]>
Sent: Wednesday, January 21, 2026 8:41 AM
To: Roxanne Achman
Subject: USS Halfway Crossing - Native Habitat Language

The USS Halfway Crossing Solar LLC project site will feature native plant communities. Native plants have deep root systems, many reaching 10 feet or more into the soil. Rainwater follows those roots into the ground. This helps reduce water runoff. The deep roots also stabilize the soil, preventing erosion from rain and wind. The plants also provide seeds for songbirds, cover for game birds, and serve as host plants for butterflies and insects. The native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of the site. Economical production of power is the foremost goal on solar sites, but there is a parallel opportunity to provide important native pollinator-friendly habitat throughout the array, capitalizing on the low-maintenance needs of native vegetation and giving the soil a rest.

US/SOLAR

Luke Gildemeister | Project Developer
[redacted] | www.us-solar.com

*Addressing erosion control with removal of field windbreak

Roxanne Achman

From: Luke Gildemeister [redacted]
Sent: Wednesday, January 21, 2026 8:43 AM
To: Roxanne Achman
Subject: USS Halfway Crossing - Sediment Control for Tree-Clearing Area

Construction of the USS Halfway Crossing Solar LLC project will comply with the Construction Stormwater General Permit (MNR100001). Prior to the construction starting, the entirety of the site will be pre-seeded to establish a vegetated cover. Perimeter sediment controls, such as silt fence or sediment control logs, will be installed downslope of all planned disturbance, including the tree clearing area. Once tree clearing is completed, the area will be seeded again, and a straw mulch cover will be applied at a minimum of 2-tons per acre. Seeding will include a mix of annual and perennial species to promote both rapid and long-term stabilization. Specific seed mixes and further details about BMP applications will be provided in the project SWPPP prior to building permit submission.

US SOLAR

Luke Gildemeister | Project Developer
[redacted] | www.us-solar.com

APPENDIX II – SITE PLANS AND PROJECT MAPS

Data Source(s): Westwood (2025); ESRI WMS USA Topo & World Streets Basemaps (Accessed 2024); PLSS (2024); U.S. Census Bureau (2024); MNDOT (2024).

N

0 1,800 Feet

USS Halfway Crossing Solar LLC Project

Langola Township, Benton County, Minnesota

Project Location & USGS Topography

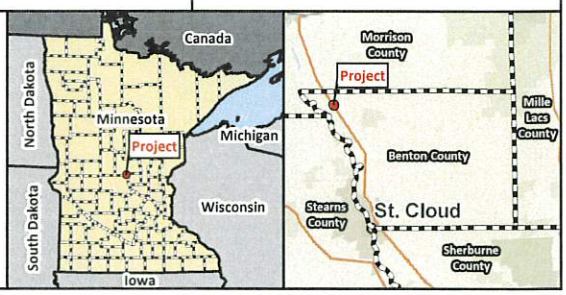
Exhibit 1

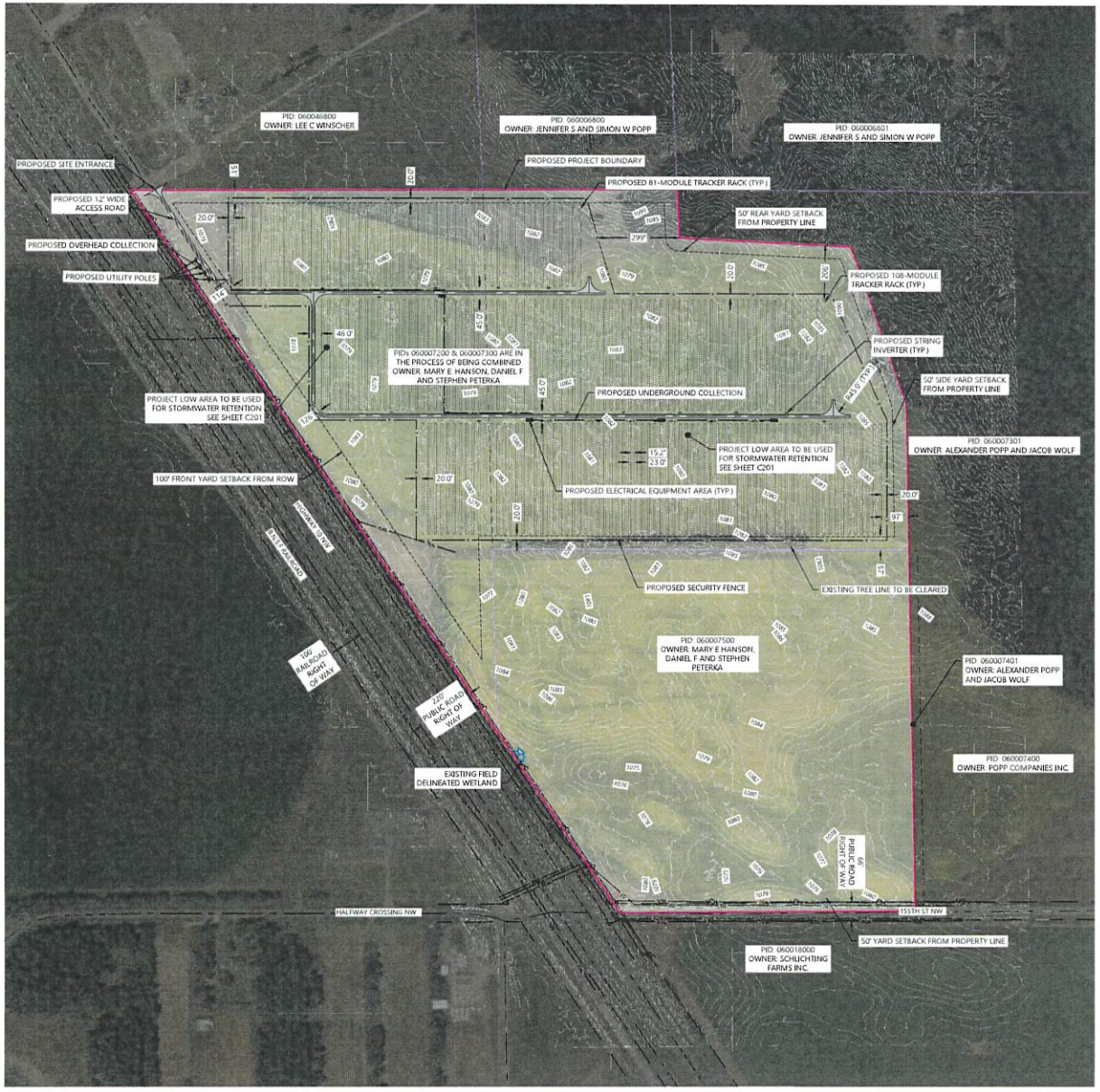
Westwood

Toll Free (888) 937-5150 westwoodps.com

Legend

- Project Premises
- Project Premises 1-Mile Buffer
- State Boundary
- County Boundary
- PLSS Township Boundary
- PLSS Section Boundary
- Civil Township Boundary
- Major Road
- Road
- Railroad





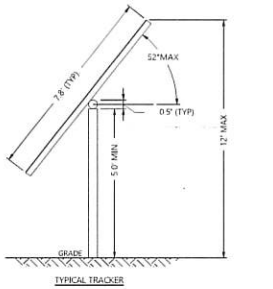
LEGEND:

- PROJECT BOUNDARY
- NONPARTICIPATING PROPERTY
- PARCEL LINES
- RIGHT-OF-WAY LINES
- ROAD CENTERLINES
- EASEMENT LINES
- EX. 5' INDEX CONTOUR
- EX. 1' INTERVAL CONTOUR
- EX. OVERHEAD POWER
- EX. UNDERGROUND POWER
- EX. FIBER OPTIC LINE
- EX. TELEPHONE LINE
- EX. FIELD DELINEATED WETLAND
- PROPOSED SOLAR ARRAY
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED INVERTER
- PROPOSED OVERHEAD MEDIUM VOLTAGE CABLE
- PROPOSED UNDERGROUND MEDIUM VOLTAGE CABLE
- PROPOSED MODULE SETBACK
- PROPOSED ACCESS ROAD
- PROPOSED SECURITY FENCE

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC (MW)	13.2
SYSTEM SIZE AC (MW)	10.0
DC/AC RATIO	1.32
INVERTER MANUFACTURER	CHINT CPS SCH275KTL-DO/US-800
INVERTER RATING (kVA / kW)	275 /250
INVERTER QUANTITY	40
MODULE MANUFACTURER	CANADIAN SOLAR
MODULE RATING (W)	620
TOTAL MODULE QTY	21,276
108-MODULE TRACKER QTY	155
81-MODULE TRACKER QTY	56
INTER-ROW SPACING (FT)	15.2
PITCH (FT)	23.0
GCR (%)	34.0
FENCED AREA (AC)	90.8

STRUCTURAL SETBACKS		
YARD	COUNTY ORDINANCE SETBACK (FT)	PROVIDED (FT)
NORTH	50	51
SOUTH	50	57
EAST	50	97
WEST	100	114

NOTES:
1. INSTALLATION TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES OF REGULATIONS.
2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND XCEL ENERGY REGULATIONS
3. 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
4. THE ENTIRETY OF THE SITE REQUIRES VEGETATION ESTABLISHMENT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES TO REDUCE DISTURBANCE VEGETATION MUST BE ESTABLISHED WITH A DENSITY OF 70% COVERAGE. ANNUAL VEGETATION MAY BE USED FOR PROJECT DURATIONS LESS THAN ONE GROWING SEASON. PERENNIAL VEGETATION ESTABLISHMENT IS NEEDED FOR PROJECT DURATIONS GREATER THAN ONE GROWING SEASON.



TYPICAL TRACKER

NOTES:
1. ALL DIMENSION ARE APPROXIMATE. REFERENCE STRUCTURAL DRAWINGS FOR SPECIFIC HEIGHT REQUIREMENTS.

Westwood	TYPICAL TRACKER ELEVATION	FL01

Westwood

Phone (608) 271-6600 8401 Greenway Blvd., Suite 400 Middleton, WI 53562 westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

US SOLAR

323 Washington Ave. N., Suite 350
Minneapolis, MN 55401

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	12/05/25	Conditional Use Permit			
B	12/11/25	Conditional Use Permit			
C	12/19/25	Conditional Use Permit			
D	01/13/26	Conditional Use Permit			

USS Halfway Crossing Solar LLC

Benton County, Minnesota

PV Site Plan

NOT FOR CONSTRUCTION

DATE 01/13/2026

SHEET C200

REV D

LEGEND:

- PROJECT BOUNDARY
- NONPARTICIPATING PROPERTY
- PARCEL LINES
- RIGHT-OF-WAY LINES
- ROAD CENTERLINES
- EASEMENT LINES
- EX 5' INDEX CONTOUR
- EX 1' INTERVAL CONTOUR
- EX OVERHEAD POWER
- EX UNDERGROUND POWER
- EX FIBER OPTIC LINE
- EX TELEPHONE LINE
- EX FIELD DELINEATED WETLAND
- PROPOSED SOLAR ARRAY
- PROPOSED ELECTRICAL EQUIPMENT
- PROPOSED INVERTER
- PROPOSED OVERHEAD MEDIUM VOLTAGE CABLE
- PROPOSED UNDERGROUND MEDIUM VOLTAGE CABLE
- PROPOSED MODULE SETBACK
- PROPOSED ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED PERIMETER SEDIMENT CONTROL
- DRAINAGE AREA

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC (MW)	13.2
SYSTEM SIZE AC (MW)	10.0
DC/AC RATIO	1.32
INVERTER MANUFACTURER	CHINT CPS SCH275KTL-DO/US-800
INVERTER RATING (kVA / kW)	275 /250
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STRUCTURAL SETBACKS

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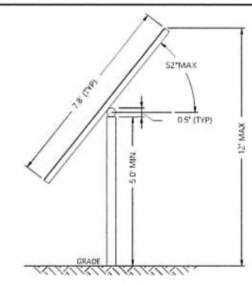
2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND XCEL ENERGY REGULATIONS.
3. 12' ACCESS ROADS SHALL BE DESIGNED TO ACCOMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
4. THE ENTIRETY OF THE SITE REQUIRES VEGETATION ESTABLISHMENT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES TO REDUCE DISTURBANCE. VEGETATION MUST BE ESTABLISHED WITH A DENSITY OF 70% COVERAGE. ANNUAL VEGETATION MAY BE USED FOR PROJECT DURATIONS LESS THAN ONE GROWING SEASON. PERENNIAL VEGETATION ESTABLISHMENT IS NEEDED FOR PROJECT DURATIONS GREATER THAN ONE GROWING SEASON.



NOTES:
1. ALL DIMENSION ARE APPROXIMATE. REFERENCE STRUCTURAL DRAWINGS FOR SPECIFIC HEIGHT REQUIREMENTS.

Westwood | TYPICAL TRACKER ELEVATION | FL01

Westwood
Westwood Professional Services, Inc.

PREPARED FOR:
US SOLAR
323 Washington Ave. N., Suite 350
Minneapolis, MN 55401

REVISIONS

#	DATE	COMMENT	BY	CHK	APR
A	12/05/25	Conditional Use Permit			
B	12/17/25	Conditional Use Permit			
C	12/19/25	Conditional Use Permit			
D	01/13/26	Conditional Use Permit			

0' 200' 400' 600'

USS Halfway Crossing Solar LLC

Benton County, Minnesota

Site Hydrology

NOT FOR CONSTRUCTION

DATE 01/13/2026

SHEET C201 REV D

APPENDIX III – PROOF OF SITE CONTROL

Taxes Paid and Transfer entered this 12 day
of March, 2025
Christine Scherbing
Benton County Auditor/Treas.
Deputy LL
PID: 06.00075.00, 06.00472.00, 06.00073.00

DOCUMENT#: **476348**
Recorded: 03-12-2025 at 2:32 PM
Cheryl L Kantor
County Recorder
Benton County MN
Fee: $46.00
KB
Electronically Recorded Document

Prepared by and when recorded return to:

US Solar Development LLC

323 Washington Ave N., Suite 350,

Minneapolis MN 55401

_____(Top 3 inches Reserved for Recording Data)_____

MEMORANDUM OF LEASE AND SOLAR EASEMENT

THIS MEMORANDUM OF OPTION TO LEASE, LEASE AND SOLAR EASEMENT (this "**Memorandum**"), dated as of September 3rd , 2024 (the "**Memo Effective Date**"), is made by and between Daniel F. Peterka, Stephen Peterka, and Mary E. Hanson, as Trustees of the Disclaimer Trust created under the Charles and Dorothy Peterka Trust under Agreement dated November 26, 1990, whose address is 828 30th Ave N, St. Cloud, MN 56303 ("**Lessor**") and **US SOLAR DEVELOPMENT LLC**, a Delaware limited liability company, whose address is 100 N 6th St., Suite 410B, Minneapolis, MN 55403 ("**Lessee**").

A. Lessor is the owner of real property located in Benton County, Minnesota, that is legally described in Exhibit A (the "**Lessor Property**").

B. Lessor and Lessee have entered into that certain Option to Lease, Lease and Solar Easement (the "**Lease**"), having an effective date of September 3rd, 2024, whereby Lessor leases to Lessee and Lessee leases from Lessor a portion of the Lessor Property (the "**Premises**") described in Exhibit A and whereby Lessor grants to Lessee certain easements described in Exhibit A and Exhibit B, in each case for the purposes of the Facility (as defined below).

C. Lessor and Lessee wish to give record notice of the existence of the Lease.

D. This instrument is exempt from Minnesota deed tax.

NOW THEREFORE, in consideration sum of One Dollar ($1.00), the parties agree as follows:

1. PURPOSE OF LEASE. THE LEASE IS SOLELY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION AND RELATED PURPOSES, AND THROUGHOUT THE TERM OF THE LEASE, LESSEE SHALL HAVE THE SOLE AND EXCLUSIVE RIGHT TO USE THE LESSOR PROPERTY FOR SUCH PURPOSES. FOR PURPOSES OF THE LEASE, PHOTOVOLTAIC ENERGY GENERATION PURPOSES MEANS: (I) MONITORING, TESTING AND ASSESSING THE LESSOR PROPERTY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION, AND (II) DEVELOPING, CONSTRUCTING (INCLUDING LAYDOWN AREAS AND STORAGE AREAS), INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING PHOTOVOLTAIC ELECTRIC ENERGY GENERATING EQUIPMENT, SUPPORTING STRUCTURES AND BALLASTS, INVERTERS, ELECTRICAL STORAGE AND TRANSFORMERS, FIXTURES, ELECTRIC DISTRIBUTION LINES, COMMUNICATION LINES, METERING EQUIPMENT, PERIMETER FENCING, INTERCONNECTION FACILITIES AND RELATED FACILITIES AND EQUIPMENT (COLLECTIVELY, THE "FACILITY") ON THE LESSOR PROPERTY. ANY IMPROVEMENTS, FIXTURES OR STRUCTURES THAT ARE NOT A PART OF THE FACILITY SHALL NOT BE INSTALLED ON THE LESSOR PROPERTY WITHOUT THE EXPRESS WRITTEN CONSENT OF LESSOR.

2. COMMERCIAL OPERATION DATE; TERM; RENEWAL TERMS. THE TERM OF THE LEASE ("TERM") SHALL COMMENCE UPON THE EFFECTIVE DATE AND CONTINUE UNTIL 11:59 PM ON THE 25TH ANNIVERSARY OF THE COMMERCIAL OPERATION DATE. THE "COMMERCIAL OPERATION DATE" SHALL BE THE FIRST DAY OF THE FIRST FULL MONTH AFTER THE FACILITY COMMENCES COMMERCIAL PRODUCTION AND SALE OF ELECTRICITY UNDER ANY CONTRACT OR AGREEMENT OR OTHER ARRANGEMENT PURSUANT TO WHICH LESSEE SELLS THE ELECTRICITY AND RELATED ENVIRONMENTAL ATTRIBUTES (AS DEFINED IN THE LEASE) TO ANY PURCHASER THEREOF. LESSEE HAS OPTIONS TO EXTEND THE INITIAL TERM OF THE LEASE FOR 3 ADDITIONAL 5 YEAR TERMS COMMENCING IMMEDIATELY ON THE DAY THAT THE TERM WOULD OTHERWISE EXPIRE.

3. SOLAR EASEMENT. THE LEASE GRANTS TO LESSEE, FOR THE TERM OF THE LEASE, AN EXCLUSIVE SOLAR EASEMENT TO USE ALL SUNLIGHT WHICH NATURALLY ARRIVES AT THE PREMISES, INCLUDING AN EXCLUSIVE EASEMENT PROHIBITING ANY OBSTRUCTION TO THE FREE FLOW OF SUNLIGHT TO THE PREMISES THROUGHOUT THE ENTIRE AREA OF THE LESSOR PROPERTY DESCRIBED IN EXHIBIT B OF THE LEASE (THE "SOLAR PREMISES"), WHICH SHALL CONSIST HORIZONTALLY THREE HUNDRED AND SIXTY DEGREES (360°) FROM ANY POINT WHERE ANY PHOTOVOLTAIC GENERATING FACILITY IS OR MAY BE LOCATED AT ANY TIME FROM TIME TO TIME (EACH SUCH LOCATION REFERRED TO AS A "SOLAR SITE") AND FOR A DISTANCE FROM EACH SOLAR SITE TO THE BOUNDARIES OF THE SOLAR PREMISES, TOGETHER VERTICALLY THROUGH ALL SPACE LOCATED ABOVE THE SURFACE OF THE SOLAR PREMISES, THAT IS, ONE HUNDRED EIGHTY DEGREES (180°) OR SUCH GREATER NUMBER OR NUMBERS OF DEGREES AS MAY BE NECESSARY TO EXTEND FROM EACH POINT ON AND ALONG A LINE DRAWN ALONG THE PLANE FROM EACH POINT ALONG THE EXTERIOR BOUNDARY OF THE SOLAR PREMISES THROUGH EACH SOLAR SITE TO EACH POINT AND ON AND ALONG SUCH LINE TO THE OPPOSITE EXTERIOR BOUNDARY OF THE SOLAR PREMISES.

4. OTHER EASEMENTS. THE LESSOR GRANTS TO LESSEE, FOR THE TERM OF THE LEASE, THE FOLLOWING EASEMENTS OVER, ACROSS AND ON THE LESSOR PROPERTY (A) A NON-EXCLUSIVE EASEMENT ("ACCESS EASEMENT") ON AND THROUGH THE LESSOR PROPERTY FOR

PURPOSES OF LESSEE'S ACCESS TO THE FACILITY ON THE PREMISES, WITHIN WHICH LESSEE MAY CONSTRUCT, USE AND/OR MAINTAIN A ROAD AT LESSEE'S EXPENSE; (B) A NON-EXCLUSIVE EASEMENT ON AND THROUGH THAT PORTION OF THE LESSOR PROPERTY CONSISTING OF THE DISTRIBUTION EASEMENT (AS DEFINED IN THE LEASE) FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING AN ELECTRIC DISTRIBUTION LINE AND RELATED COMMUNICATION LINES BETWEEN THE FACILITY AND ELECTRICAL FACILITIES OWNED BY CERTAIN PURCHASERS OF ELECTRICITY AND RELATED ENVIRONMENTAL ATTRIBUTES; AND (C) AN EASEMENT AND LICENSE FOR THE FACILITY TO CREATE, CAUSE, INCREASE, ACCENTUATE, OR OTHERWISE CONTRIBUTE TO THE OCCURRENCE OF LIGHT, SHADOWS, SHADOW AND LIGHT FLICKERING, GLARE AND REFLECTION, ON AND ACROSS THE LESSOR PROPERTY. UNDER THE TERMS OF THE LEASE, LESSEE SHALL ALSO BE ENTITLED TO INGRESS AND EGRESS TO AND FROM ITS FACILITY AND APPURTENANT EQUIPMENT AND ELECTRICAL POWER LINES OVER THE PREMISES AND SUCH ADDITIONAL AREAS OF THE LESSOR PROPERTY AS SHALL BE REASONABLY NECESSARY TO ACCESS A PUBLIC ROADWAY OR ALLEY.

5. OWNERSHIP OF LESSEE'S IMPROVEMENTS; DISCLAIMER OF TITLE TO ENVIRONMENTAL ATTRIBUTES. THE FACILITY AND RELATED EQUIPMENT CONSTRUCTED, INSTALLED OR PLACED ON THE PREMISES AND WITHIN THE ACCESS EASEMENT, DISTRIBUTION EASEMENT AND UTILITY EASEMENT BY LESSEE PURSUANT TO THE LEASE SHALL BE THE SOLE PROPERTY OF LESSEE, AND LESSOR AGREES THAT IT SHALL HAVE NO OWNERSHIP OR OTHER INTEREST IN THE FACILITY AND RELATED EQUIPMENT OWNED BY LESSEE ON THE PREMISES OR WITHIN THE ACCESS EASEMENT, DISTRIBUTION EASEMENT AND UTILITY EASEMENT. THE FACILITY IS AND SHALL REMAIN PERSONAL PROPERTY OF THE LESSEE, NOTWITHSTANDING ANY PRESENT OR FUTURE COMMON OWNERSHIP OF THE FACILITY AND THE PREMISES, AND IRRESPECTIVE OF WHETHER ANY OF THE FACILITY IS DEEMED TO BE A FIXTURE OR OTHERWISE PART OF THE LESSOR PROPERTY OR ANY IMPROVEMENTS ON THE LESSOR PROPERTY, AND LESSOR ACKNOWLEDGES THAT THE FACILITY IS AND SHALL REMAIN PERSONAL PROPERTY OF LESSEE IRRESPECTIVE OF THE MANNER OF ITS ATTACHMENT OR CONNECTION TO THE LESSOR PROPERTY. LESSOR ACKNOWLEDGES THAT LESSEE'S LENDERS MAY REQUEST A FIRST PRIORITY SECURITY INTEREST IN THE FACILITY AS COLLATERAL FOR FINANCING OF THE FACILITY, AND LESSOR CONSENTS TO THE GRANT BY LESSEE OF SUCH A SECURITY INTEREST, AND THE FILING OF INSTRUMENTS NECESSARY TO PERFECT SUCH A SECURITY INTEREST UNDER THE UNIFORM COMMERCIAL CODE IN THE FACILITY AS PERSONAL PROPERTY OF THE LESSEE. LESSOR AGREES THAT ALL ENVIRONMENTAL ATTRIBUTES REMAIN THE PROPERTY OF LESSEE IRRESPECTIVE OF WHETHER LESSOR CONSUMES OR USES ANY OF THE ELECTRICITY GENERATED BY THE FACILITY, AND LESSOR HAS NO TITLE OR RIGHT TO ANY SUCH ENVIRONMENTAL ATTRIBUTES RELATED TO, ARISING FROM OR ASSOCIATED WITH THE FACILITY OR ANY ELECTRICAL CAPACITY OR ENERGY CREATED BY THE FACILITY. ANY GRANT, REBATE, INCENTIVE PAYMENT, TAX CREDIT OR ANY OTHER CREDIT, VALUE, TAX OR OTHER BENEFIT ARISING FROM OR ASSOCIATED WITH THE INSTALLATION OR OWNERSHIP OF THE FACILITY OR THE PRODUCTION OF ENERGY AND CAPACITY BY THE FACILITY, INCLUDING, BUT NOT LIMITED TO, ANY PRODUCTION TAX CREDIT OR INVESTMENT TAX CREDIT PURSUANT TO 26 U.S.C. SECTIONS 45 AND 48 OR SIMILAR STATE TAX LAW PROVISIONS; AND THE REBATES AVAILABLE THROUGH UTILITY PROGRAMS SHALL INURE TO THE EXCLUSIVE BENEFIT OF LESSEE.

6. RIGHT TO ENCUMBER; ASSIGNMENT. LESSEE MAY AT ANY TIME MORTGAGE, PLEDGE OR ENCUMBER ALL OR ANY PART OF ITS INTEREST IN THE LEASE AND RIGHTS UNDER THE LEASE AND/OR ENTER INTO A COLLATERAL ASSIGNMENT OF ALL OR ANY PART OF ITS INTEREST IN THE LEASE OR RIGHTS UNDER THE LEASE TO ANY ENTITY WITHOUT THE CONSENT OF LESSOR. LESSEE MAY ASSIGN, SUBLEASE, TRANSFER OR CONVEY ITS INTERESTS IN THE LEASE TO AN AFFILIATE OR SUBSIDIARY OF LESSEE WHICH WILL OWN, LEASE OR OTHERWISE CONTROL THE FACILITY, OR AN ENTITY THROUGH WHICH SUCCEEDS TO ALL OR SUBSTANTIALLY ALL LESSEE'S ASSETS, WITHOUT LESSOR'S CONSENT. LESSEE MAY ALSO ASSIGN, SUBLEASE, TRANSFER OR CONVEY ITS INTERESTS IN THE LEASE TO A THIRD PARTY WITHOUT LESSOR'S CONSENT, SUBJECT TO THE CONDITIONS SET FORTH IN THE LEASE. LESSOR ACKNOWLEDGES THAT IT MAY NOT SELL, TRANSFER, LEASE, ASSIGN, MORTGAGE, OR OTHERWISE ENCUMBER THE FACILITY OR LESSEE'S INTEREST IN THE LEASE AND RELATED EASEMENTS, AND ANY SALE OR CONVEYANCE OF THE LESSOR PROPERTY OR LESSOR IMPROVEMENTS SHALL BE SUBJECT TO THE LEASEHOLD AND EASEMENT INTERESTS OF LESSEE IN THE LEASE.

7. CONTINUING NATURE OF OBLIGATIONS. THE BURDENS OF THE EASEMENTS AND ALL OTHER RIGHTS GRANTED TO LESSEE IN THE LEASE RUN WITH AND AGAINST THE LEASE PREMISES AND THE LESSOR PROPERTY AND ARE A CHARGE AND BURDEN ON THE LEASE PREMISES AND THE LESSOR PROPERTY AND ARE BINDING UPON AND AGAINST LESSOR AND ITS SUCCESSORS, ASSIGNS, PERMITTEES, LICENSEES, LESSEES, EMPLOYEES AND AGENTS. THE LEASE PREMISES, INCLUDING THE EASEMENTS AND ALL OTHER RIGHTS GRANTED TO LESSEE IN THE LEASE, INURE TO THE BENEFIT OF LESSEE AND ITS SUCCESSORS, ASSIGNS, PERMITTEES, LICENSEES AND LESSEES. ANY SALE OR CONVEYANCE OF THE LESSOR PROPERTY OR LESSOR IMPROVEMENTS IS SUBJECT TO THE LEASEHOLD AND EASEMENT INTERESTS OF LESSEE IN THE LEASE.

8. LANDOWNER ACTIVITIES. LESSOR USES THE LESSOR PROPERTY FOR AGRICULTURAL PURPOSES. LESSEE RESERVES THE RIGHT TO RELOCATE OR RECONFIGURE THE FACILITY UPON THE PREMISES DURING THE TERM OF THIS LEASE. LESSEE AGREES TO COOPERATE WITH LESSOR TO LOCATE THE FACILITY ON THE PREMISES IN A MANNER THAT MINIMIZES INTERFERENCE WITH AGRICULTURAL OR BUSINESS OPERATIONS OF LESSOR OR LESSOR'S TENANTS, TO THE EXTENT CONSISTENT WITH LESSEE'S PLANNED USE OF THE PREMISES.

9. PURPOSE OF THIS MEMORANDUM. THIS MEMORANDUM HAS BEEN EXECUTED, DELIVERED AND RECORDED FOR THE PURPOSE OF GIVING NOTICE OF THE LEASE, EASEMENTS, AND OTHER RIGHTS IN ACCORDANCE WITH THE TERMS, COVENANTS AND CONDITIONS OF THE LEASE. THE TERMS AND CONDITIONS OF THE LEASE ARE INCORPORATED BY REFERENCE INTO THIS MEMORANDUM AS IF SET FORTH FULLY HEREIN AT LENGTH. IN THE EVENT OF ANY CONFLICT BETWEEN THE TERMS AND PROVISIONS OF THE LEASE AND THIS MEMORANDUM, THE LEASE SHALL CONTROL.

[Signature pages follow]

IN WITNESS WHEREOF, each of the parties hereto has executed and delivered this Memorandum as of the day and year first above written.

LESSEE: **US SOLAR DEVELOPMENT LLC,**
a Delaware limited liability company

By: _____
Name: Reed Richerson
Title: Authorized Signatory

STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me on September 3rd, 2024 by Reed Richerson, the Authorized Signatory of US Solar Development LLC, a Delaware limited liability company, on behalf of the company.

GILLIAN PAULIE-ROSE MOLLAND
Notary Public
Minnesota
My Commission Expires January 31, 2026

_____
Name Printed: Gillian PR Molland

[Signature Page]

44 pp

Lessor: Daniel F. Peterka, Stephen Peterka, and Mary E. Hanson, as Trustees of the Disclaimer Trust created under the Charles and Dorothy Peterka Trust under Agreement dated November 26, 1990.

By: Daniel F Peterka

Name: Daniel F. Peterka, Trustee

By: Stephen D Peterka

Name: Stephen Peterka, Trustee

By: Mary E Hanson

Name: Mary E. Hanson, Trustee

STATE OF Minnesota

COUNTY OF Stearns

The foregoing instrument was acknowledged before me on this 10 day of July, 2024 by Daniel F. Peterka, Stephen Peterka, and Mary E. Hanson, as Trustees of the Disclaimer Trust created under the Charles and Dorothy Peterka Trust under Agreement dated November 26, 1990.

Name Printed: Heiley Jolie Jongeward

(SEAL)

HEILEY JOLIE JONGEWARD
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

THIS INSTRUMENT DRAFTED BY:

Bruce A. Bedwell. Esq.
United States Solar Corporation
100 N 6th St, Suite 410B
Minneapolis, MN 55403
612.260.2230

[Signature Page]

43 DB

EXHIBIT A TO

MEMORANDUM OF LEASE AND SOLAR EASEMENT

Lessor Property, Premises, Access Easement, Distribution Easement, Utility Easement and Laydown Area

1. Lessor Property: 3 tract(s) in Benton County, Minnesota described as follows:

Property ID: 060007500, 060047200, 060007300

Deeded Acreage: 060007500: 36.5, 060047200: 32.66, 060007300: 42.05

Legal Description:
The South Half of the Southwest Quarter (S½ of SW ¼), all in Section Seven (7), Township Thirty-eight (38), Range Thirty-one (31), LESS AND EXCEPT the West 33 feet of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW 1/4) of Section 7, Township 38, Range 31, and lying Easterly of U.S Highway No. 10, subject to easements of record.

AND that part of the Southeast Quarter (SE ¼) of Section Twelve (12), Township Thirty-eight (38), Range Thirty-two (32), lying easterly of U.S Highway No. 10, subject to easements of record.

AND The North half (N ½) of the Southwest Quarter (SW ¼), all in Section Seven (7), Township Thirty-eight (38), Range Thirty-one (31), less that part east of the line commencing at the Southeast corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼), thence North 541 feet on the East line of the Northwest ¼ of the Southwest Quarter (NW ¼ of the SW ¼), thence Northwest 623.21 feet; thence Northwest 628.04 feet; thence North 180 feet to the North line of the Northwest Quarter of the Southwest Quarter (NW ¼ of the SW ¼) there terminating.

Lessor gives Lessee permission to input the full legal description for the Lessor Property after the Effective Date.

2. Lease Premises: Up to 60 acres of the three tracts comprising the Lessor Property as described above. Approximate depiction of the Lease Premises (green) is shown below. Precise legal description of the Lease Premises to be added following Effective Date pursuant to Section 2.4 of the Agreement. Lease Premises will be of the south most acreage and configured so as not to encumber the non-Lease Premises acreage and shall be a contiguous parcel.

3. Access Easement: Approximate depiction of the Access Easement (green) is shown below. Precise legal description of the Access Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

4. Distribution Easement: Approximate depiction of the Distribution Easement (red) is shown below. Precise legal description of the Distribution Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

5. Utility Easement: Approximate depiction of the Utility Easement (blue) is shown below. Precise legal description of the Utility Easement to be added following Effective Date pursuant to Section 2.4 of the Agreement.

6. Laydown Area. N/A

EXHIBIT A CONT.

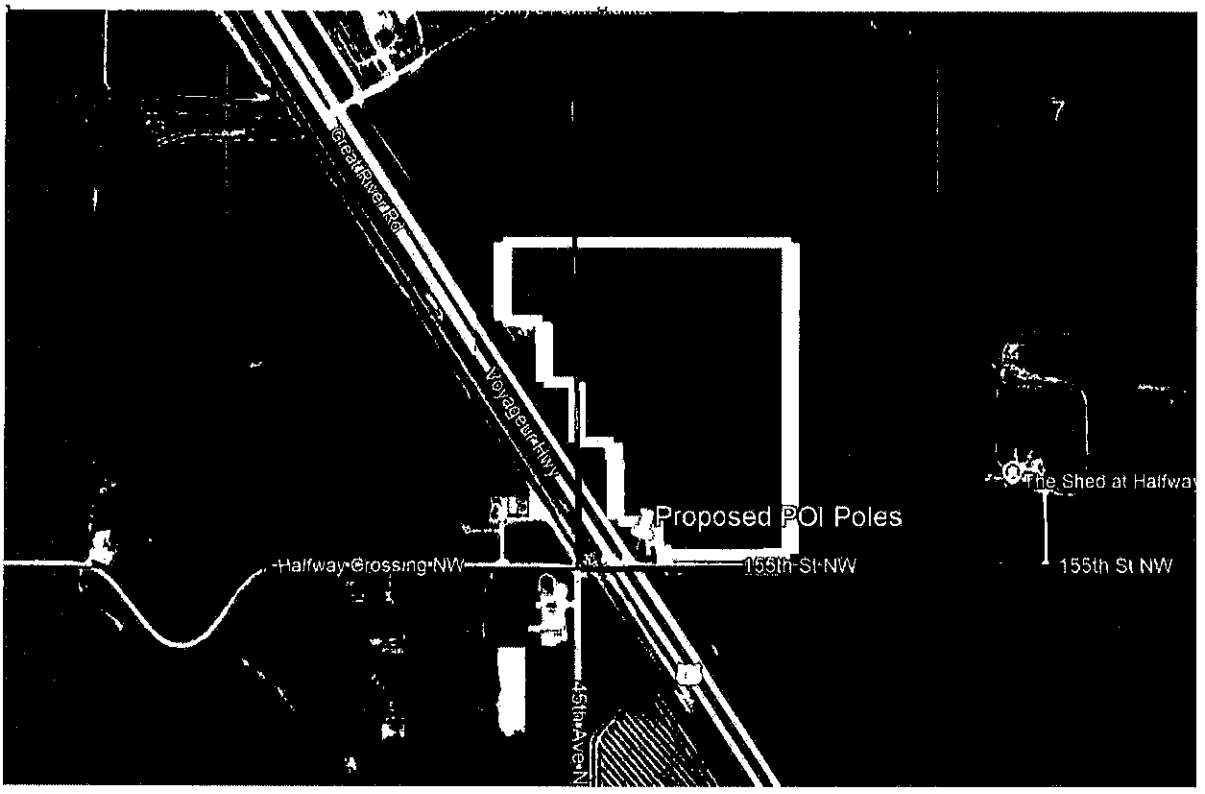


EXHIBIT B TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

Description of Solar Premises

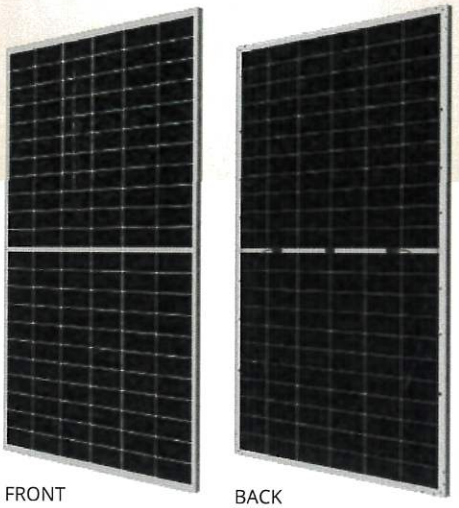
1. Solar Premises.

Same as Premises as described above in Exhibit A.

APPENDIX IV – ADDITIONAL PROJECT DELIVERABLES

NEW

CanadianSolar



FRONT BACK

TOPBiHiKu6

N-type Bifacial TOPCon Technology

600 W ~ 630 W

CS6.2-66TB-600|605|610|615|620|625|630H

MORE POWER

- Module power up to 630 W
  Module efficiency up to 23.3 %
- Up to 85% Power Bifaciality,
  more power from the back side
- Excellent anti-LeTID & anti-PID performance.
  Low power degradation, high energy yield
- Lower temperature coefficient (Pmax): -0.29%/°C,
  increases energy yield in hot climate
- Lower LCOE & system cost

MORE RELIABLE

- Tested up to ice ball of 35 mm diameter
  according to IEC 61215 standard
- Minimizes micro-crack impacts
- Heavy snow load up to 5400 Pa,
  wind load up to 4000 Pa*

TRACEABLE SUPPLY CHAIN

- Independently audited by STS

* For detailed information, please refer to the Installation Manual.

12 Years **Enhanced Product Warranty on Materials and Workmanship***

30 Years **Linear Power Performance Warranty***

1st year power degradation no more than 1%
Subsequent annual power degradation no more than 0.4%

*According to the applicable Canadian Solar Limited Warranty Statement.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001: 2015 / Quality management system
ISO 14001: 2015 / Standards for environmental management system
ISO 45001: 2018 / International standards for occupational health & safety
IEC 62941: 2019 / Photovoltaic module manufacturing quality system

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730
UL 61730 / IEC 61701 / IEC 62716
Take-e-way

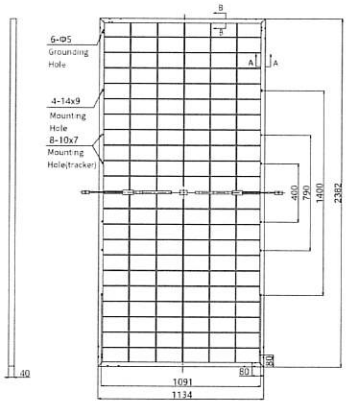
* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

Canadian Solar (USA) Inc. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solu-tions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 23 years, it has successfully delivered over 133 GW of premium-quality solar modules across the world.

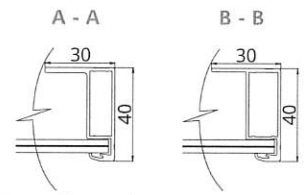
Canadian Solar (USA) Inc.
1350 Treat Blvd. Suite 500, Walnut Creek, CA 94597 | www.csisolar.com/na | service.ca@csisolar.com

ENGINEERING DRAWING (mm)

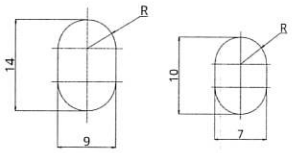
Rear View



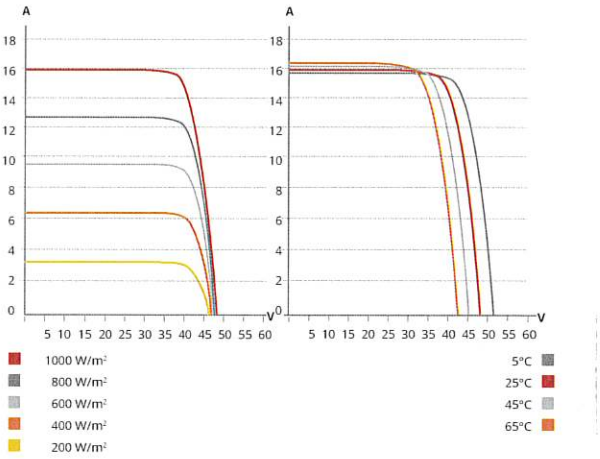
Frame Cross Section



Mounting Hole



CS6.2-66TB-610H / I-V CURVES



ELECTRICAL DATA | STC*

	Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)	Module Efficiency
CS6.2-66TB-600H	600 W	40.4 V	14.86 A	47.6 V	15.85 A	22.2%
Bifacial Gain** 5%	630 W	40.4 V	15.60 A	47.6 V	16.64 A	23.3%
Bifacial Gain** 10%	660 W	40.4 V	16.35 A	47.6 V	17.44 A	24.4%
Bifacial Gain** 20%	720 W	40.4 V	17.83 A	47.6 V	19.02 A	26.7%
CS6.2-66TB-605H	605 W	40.6 V	14.91 A	47.8 V	15.91 A	22.4%
Bifacial Gain** 5%	635 W	40.6 V	15.66 A	47.8 V	16.71 A	23.5%
Bifacial Gain** 10%	666 W	40.6 V	16.40 A	47.8 V	17.50 A	24.7%
Bifacial Gain** 20%	726 W	40.6 V	17.89 A	47.8 V	19.09 A	26.9%
CS6.2-66TB-610H	610 W	40.8 V	14.96 A	48.0 V	15.97 A	22.6%
Bifacial Gain** 5%	641 W	40.8 V	15.71 A	48.0 V	16.77 A	23.7%
Bifacial Gain** 10%	671 W	40.8 V	16.46 A	48.0 V	17.57 A	24.8%
Bifacial Gain** 20%	732 W	40.8 V	17.95 A	48.0 V	19.16 A	27.1%
CS6.2-66TB-615H	615 W	41.0 V	15.01 A	48.2 V	16.02 A	22.8%
Bifacial Gain** 5%	646 W	41.0 V	15.76 A	48.2 V	16.82 A	23.9%
Bifacial Gain** 10%	677 W	41.0 V	16.51 A	48.2 V	17.62 A	25.1%
Bifacial Gain** 20%	738 W	41.0 V	18.01 A	48.2 V	19.22 A	27.3%
CS6.2-66TB-620H	620 W	41.2 V	15.06 A	48.4 V	16.08 A	23.0%
Bifacial Gain** 5%	651 W	41.2 V	15.81 A	48.4 V	16.88 A	24.1%
Bifacial Gain** 10%	682 W	41.2 V	16.57 A	48.4 V	17.69 A	25.2%
Bifacial Gain** 20%	744 W	41.2 V	18.07 A	48.4 V	19.30 A	27.5%
CS6.2-66TB-625H	625 W	41.4 V	15.11 A	48.6 V	16.14 A	23.1%
Bifacial Gain** 5%	656 W	41.4 V	15.87 A	48.6 V	16.95 A	24.3%
Bifacial Gain** 10%	688 W	41.4 V	16.62 A	48.6 V	17.75 A	25.5%
Bifacial Gain** 20%	750 W	41.4 V	18.13 A	48.6 V	19.37 A	27.8%
CS6.2-66TB-630H	630 W	41.6 V	15.16 A	48.8 V	16.20 A	23.3%
Bifacial Gain** 5%	662 W	41.6 V	15.92 A	48.8 V	17.01 A	24.5%
Bifacial Gain** 10%	693 W	41.6 V	16.68 A	48.8 V	17.82 A	25.7%
Bifacial Gain** 20%	756 W	41.6 V	18.19 A	48.8 V	19.44 A	28.0%

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

** Bifacial Gain: The additional gain from the back side compared to the power of the front side at the standard test condition. It depends on mounting (structure, height, tilt angle etc.) and albedo of the ground.

ELECTRICAL DATA | NMOT*

	Nominal Max. Power (Pmax)	Opt. Operating Voltage (Vmp)	Opt. Operating Current (Imp)	Open Circuit Voltage (Voc)	Short Circuit Current (Isc)
CS6.2-66TB-600H	454 W	38.2 V	11.88 A	45.1 V	12.77 A
CS6.2-66TB-605H	458 W	38.4 V	11.92 A	45.3 V	12.82 A
CS6.2-66TB-610H	461 W	38.6 V	11.96 A	45.4 V	12.87 A
CS6.2-66TB-615H	465 W	38.8 V	12.00 A	45.6 V	12.91 A
CS6.2-66TB-620H	469 W	38.9 V	12.04 A	45.8 V	12.96 A
CS6.2-66TB-625H	473 W	39.1 V	12.08 A	46.0 V	13.00 A
CS6.2-66TB-630H	477 W	39.3 V	12.12 A	46.2 V	13.05 A

* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m², spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

MECHANICAL DATA

Specification	Data
Cell Type	TOPCon cells
Cell Arrangement	132 [2 x (11 x 6)]
Dimensions	2382 × 1134 × 40 mm (93.8 × 44.6 × 1.57 in)
Weight	33.4 kg (73.6 lbs)
Front Glass	2.0 mm heat strengthened glass with anti-reflective coating
Back Glass	2.0 mm heat strengthened glass
Frame	Anodized aluminium alloy
J-Box	IP68, 3 bypass diodes
Cable	4.0 mm² (IEC), 12 AWG (UL)
Cable Length (Including Connector)	300 mm (11.8 in) (+) / 200 mm (7.9 in) (-) or customized length*
Connector	T6 or MC4-EVO2 or MC4-EVO2A
Per Pallet	27 pieces
Per Container (40' HQ)	540 pieces or 486 pieces (only for US & Canada)

* For detailed information, please contact your local Canadian Solar sales and technical representatives.

ELECTRICAL DATA

Operating Temperature	-40°C ~ +85°C
Max. System Voltage	1500 V (IEC/UL)
Module Fire Performance	TYPE 29 (UL 61730) or CLASS C (IEC61730)
Max. Series Fuse Rating	35 A
Protection Class	Class II
Power Tolerance	0 ~ + 10 W
Power Bifaciality*	80 %

* Power Bifaciality = $Pmax_{rear}$ / $Pmax_{front}$, both $Pmax_{rear}$ and $Pmax_{front}$ are tested under STC, Bifaciality Tolerance: ± 5 %

TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.29 % / °C
Temperature Coefficient (Voc)	-0.25 % / °C
Temperature Coefficient (Isc)	0.045 % / °C
Nominal Module Operating Temperature	41 ± 3°C

* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. CSI Solar Co., Ltd. reserves the right to make necessary adjustment to the information described herein at any time without further notice.

Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

PARTNER SECTION

Canadian Solar (USA) Inc.
1350 Treat Blvd. Suite 500, Walnut Creek, CA 94597 | www.csisolar.com/na | service.ca@csisolar.com

250/275 kW, 1500 Vdc String Inverters for North America

CPS SCH275KTL-DO/US-800

The 250/275 kW high power CPS three-phase string inverters are designed for ground-mount applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiencies, wide operating voltages, broad temperature ranges and NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The SCH275KTL inverters include a selectable active power of either 250 kW or 275 kW (factory default) with 12 MPPTs and are available with either 36 fused PV string inputs or 24 unfused PV string inputs. The CPS FlexOM solution enables communication, controls and remote product upgrades.

Key Features

- NFPA 70, NEC 2017/2020 compliant
- Touch-safe DC fuse holders adds convenience and safety
- CPS FlexOM Gateway enables remote firmware upgrades
- Integrated DC disconnect switches
- Protection functions for enhanced reliability and safety
- Selectable max AC active power of 250 kW or 275 kW
- UL 1741-SA certified to CA Rule 21, including SA14-SA18
- 12 MPPTs with 36 fused inputs or 24 unfused inputs
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Full power capacity up to 42°C
- Standard 5-year warranty with extensions to 20 years
- Supported comm protocols (Modbus RTU, TCP/IP, PLC)
- UL 1741-SB and IEEE 1547-2018 certified

C US

This device complies with part 15 of the FCC Rules

Chint Power Systems America
1380 Presidential Drive, Suite 100, Richardson, TX 75081
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Model Name	CPS SCH275KTL-DO/US-800-36	CPS SCH275KTL-DO/US-800-24
DC Input		
Max. DC input voltage	1500 V	
Operating DC input voltage range	500-1450 Vdc	
Start-up DC input voltage / power	550 Vdc / 500 W	
MPPT voltage range @ PF>0.99[1]	900-1300 Vdc	
Number of MPP trackers	12	12
Max. PV input current (clipping point)	26 A per MPPT	26 A per MPPT
Max. PV short-circuit current	600 A, 50 A per MPPT	600 A, 50 A per MPPT
Number of DC inputs	36 fused inputs, 3 per MPPT	24 non-fused inputs, 2 per MPPT
DC disconnection type	Load-rated DC switches	
DC surge protection	Type II	
AC Output		
Max AC output power (selectable) @ PF>0.99	250 kW / 275 kW	
Max. AC apparent power	275 kVA	
Rated output voltage	800 Vac	
Output voltage range[2]	704-880 Vac	
Grid connection type	3-phase / PE	
Max. AC output current @ 800 Vac	198.5 A	
Rated output frequency	60 Hz	
Output frequency range[2]	57 - 63 Hz	
Power factor	>0.99 (±0.8 adjustable)	
Current THD @ rated load	<3%	
Max. fault current contribution (1 cycle RMS)	215.2 A	
Max. OCPD rating	300 A	
AC surge protection	Type II	
System and Performance		
Max. efficiency	99.0%	
CEC efficiency	98.5%	
Stand-by / night consumption	5 W	
Environment		
Enclosure protection degree	NEMA Type 4X	
Cooling method	Variable speed cooling fans	
Operating temperature range[3]	-22°F to +140°F / -30°C to +60°C (derating from +107°F / +42°C)	
Non-operating temperature range[3]	-40°F to +140°F / -40°C to +60°C	
Operating humidity	0-100%	
Operating altitude	8202 ft / 2500 m (no derating)	
Audible noise	<80 dBA @ 1 m and 25°C	
Display and Communication		
User interface and display	LED indicators, WiFi + App	
Inverter monitoring	Modbus RS485 / Ethernet TCP/ IP[4] / PLC[5]	
Site-level monitoring	CPS FlexOM (1 per 32 inverters)	
Modbus data mapping	SunSpec / CPS	
Remote diagnostics / firmware upgrade functions	Standard / (with FlexOM Gateway)	
Mechanical		
Dimensions (H x W x D)	27.2 x 41.3 x 15.7 in (690 x 1050 x 400 mm)	
Weight	Approx. 262 lbs (119 kg)	
Mounting / installation angle	Vertical installation	
AC termination	Stud type terminal (wire range: 3/0 AWG – 750 kcmil AL/CU, lugs not supplied)	
DC termination	36 fused input: screw clamp fuse holder (wire range: #14 - #8 AWG CU) 24 non-fused input: screw clamp terminal (wire range: #14 - #8 and #6 - #4 AWG CU)[6]	
Fused string inputs (3 per MPPT)[7]	20 A fuses provided (fuse values up to 30 A acceptable)	
Safety		
Certifications and standards	UL 1741-SA/SB Ed. 3, CSA-22.2 NO.107.1-16, IEEE 1547a-2014, IEEE 1547-2018, FCC PART 15	
Selectable grid standard	IEEE 1547a-2014, IEEE 1547-2018, CA Rule 21, ISO-NE	
Smart-grid features	Volt-RideThru, Freq-RideThru, Ramp-Rate, Specified-PF, Volt-VAR, Freq-Watt, Volt-Watt	
Protection Functions		
IV curve tracing[8]	Yes	
Insulation resistance monitoring	Yes	
Onboard fault oscillography	Yes	
PV MPPT current monitoring	Yes	
Residual current monitoring	Yes	
Input reverse polarity protection	Yes	
Output overcurrent protection	Yes	
Output short-circuit protection	Yes	
Output overvoltage protection	Yes	
Warranty		
Standard	5 years	
Extended terms	10, 15 and 20 years	

1) See user manual for information regarding MPPT voltage range when operating at non-unity PF.
2) The output voltage and frequency ranges may differ according to the specific grid standard.
3) See user manual for further requirements regarding non-operating conditions.
4) CPS FlexOM Gateway required for Ethernet Modbus TCP/IP communication.
5) CPS AC-PLC Kit required for AC PLC communication.
6) One threaded hole per MPPT for connecting #6 - #4 AWG CU.
7) Fused string inputs only applicable to the SCH275KTL 36-input model.
8) CPS FlexOM Gateway and Portal access required for IV curve tracing.

DuraTrack® HZ v3

A (r)evolutionary design that builds on the DuraTrack heritage while adding innovative features engineered to deliver the best LCOE in the industry.

THE (R)EVOLUTION IN TRACKER DESIGN IS HERE.

DuraTrack HZ v3 is not just an evolution of our innovative single-axis horizontal solar tracker, it incorporates revolutionary features found nowhere else in the industry.

HIGHEST POWER DENSITY

In fact, 6% more than our closest competitor. Increase capacity on a reduced footprint, or add to production by cutting down on backtracking.

GREATEST RELIABILITY

Reducing the number of sensitive components has resulted in the highest operational uptime in the industry. An improved driveline design allows for fewer motors—less than two per megawatt. No stow required—a failure-free wind relief management feature takes care of that.

ULTRA-EFFICIENT INSTALLATION

One single-fastener clamp per module streamlines the most labor-intensive step. Per megawatt, this equals 15,000 fewer fasteners than competitive systems, adding up to big savings.

ZERO MAINTENANCE

Gearboxes are sealed and lubricated for life resulting in zero scheduled maintenance. All tracker rows self-calibrate twice daily ensuring that each row is always at the optimal tracking angle.

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DuraTrack HZ v3

THE V3 DELIVERS LOWEST LCOE

Add it up. Working together, all the features of the DuraTrack HZ v3 are designed to result in the best LCOE. When you calculate what you'll save on installation due to the streamlined design, what you won't be spending on O&M due to zero scheduled maintenance, and what you'll add in production due to 99.996% uptime, 6% more density and optimized 52° ROM, you'll discover the value added by going with the industry leader in solar tracking.

With more gigawatts installed, and nearly 30 years dedicated to tracker design and manufacturing, Array's reliability and reputation make it the low-risk choice that you and your financial institution can rely on.

THE ARRAY ADVANTAGE

Array Technologies is the worldwide leader in tracking solutions for utility and commercial solar electric generation systems, with multiple gigawatts across the globe. After more than 28 years in the industry, Array's innovations in solar tracking continue to provide the best levelized cost of electricity through reliable, easy to install and maintain systems. Array Technologies' solutions are engineered in the USA and shipped worldwide.

STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS	
Tracking Type	Horizontal single axis
Tilt Angle	0°
kW per Drive Motor	~ 650–800 kW DC
String Voltage	Up to 1,500V DC
Maximum Linked Rows	28
Maximum Row Size	80 modules (crystalline, 1,000V DC) & 90 modules (crystalline, 1,500V DC)
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
Motors per 1 MW AC	Less than 2
East-West / North-South Dimensions	Site / module specific
Array Height	54" standard, adjustable (46" min height above grade)
Ground Coverage Ratio (GCR)	Flexible, 28–45% typical
Modules Supported	Most commercially available, including frameless crystalline and thin film
Tracking Range of Motion	± 52°
Operating Temperature Range	-30°F to 140°F (-34°C to 60°C)
Module Configuration	Single-in-portrait standard. Dual-in-landscape (crystalline), four-in-landscape (thin film) also available.
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline per manufacturer specs.
Materials	HDG steel and aluminum structural members
Allowable Wind Load (IBC 2012)	135 mph, 3-second gust exposure C
Wind Protection	Passive mechanical system relieves wind and obstruction damage — no power required
ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS	
Solar Tracking Method	Algorithm with GPS input
Control Electronics	MCU plus Central Controller
Data Feed	MODBUS over Ethernet to SCADA system
Night-time Stow	Yes
Tracking Accuracy	± 2° standard, field adjustable
Backtracking	Yes
INSTALLATION, OPERATION & MAINTENANCE	
PE Stamped Structural Calculations & Drawings	Yes
On-site Training & System Commissioning	Yes
Connection Type	Fully bolted connections, no welding
In-field Fabrication Required	No
Dry Slide Bearings & Articulating Driveline Connections	No lubrication required
Scheduled Maintenance	None required
GENERAL	
Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimated
Land Area Required per 1 MW	Approx. 5 to 5.75 acres per MW @ 33% GCR (site and design specific)
Energy Gain vs. Fixed-Tilt	Up to 25%, site specific
Warranty	10 year structural, 5 year drive & control components
Patent Numbers	US patent 8,459,249 US patent 9,281,778 US patent 9,581,678 B2 and patents pending
Codes and Standards	UL Certified (3703 & 2703)