STEVENS COUNTY COURT HOUSE

STEVENS COUNTY • MORRIS, MINNESOTA 56267

400 Colorado Ave.
COUNTY COORDINATOR

Phone (320) 589-7417
Phone (320) 589-2141 TDD
Fax (320) 589-2036

August 6, 2007

Keith Thorstad
West Stevens Wind, LLC
PO Box 321
Chokio MN 56221

Dear Keith:

Enclosed is the original copy of the order granting a Conditional Use from the July 30th, 2007, public hearing, in which you were granted said Conditional Use Permit.

This document has been filed at the Stevens County Recorders Office (in accordance with Section 15-E-1 of the Stevens County Zoning Ordinance) so that the action of the Stevens County Planning Commission will become part of the official record of this property. This document should be kept with other important documents relevant to this property for safe keeping.

Sincerely,

Jan Gomér
Administrative Assistant

Enc. 2

182738

VIRGINIA MAHONEY
RECORDER
STEVENS COUNTY, MN
RECORDED ON
08/02/2007 12:57PM

REC FEE: 506.00
PAGES: 3 RECEIPT #: 1127

STATE OF MINNESOTA STEVENS COUNTY PLANNING COMMISSION

COUNTY OF STEVENS CONDITIONAL USE PROCEEDINGS

In the Matter of **West Stevens Wind, LLC**

REQUEST: Authorize construction of 10 wind turbines and 1 substation in the A-1 zone district in accordance with Section 6 of the Stevens County Wind Energy Conversion System Interim Ordinance.

ORDER GRANTING

CONDITIONAL USE

Keith Thorstad: Applicant

The above entitled matter came on to be heard before Stevens County Planning Commission of the 30th day of July, 2007, a petition for a conditional use pursuant to the Stevens County Zoning Ordinance, for the following described property:

Turbine #1: SE¼ Section 17, T125N, R44W, Everglade Township, Stevens County.
Turbine #2: SW¼ Section 16, T125N, R44W, Everglade Township, Stevens County.
Turbine #3: SE¼ Section 16, T125N, R44W, Everglade Township, Stevens County.
Turbine #4: SE¼ Section 16, T125N, R44W, Everglade Township, Stevens County.
Turbine #5: NW¼ Section 29, T125N, R44W, Everglade Township, Stevens County.
Turbine #6: NE¼ Section 29, T125N, R44W, Everglade Township, Stevens County.
Turbine #7: NW¼ Section 28, T125N, R44W, Everglade Township, Stevens County.
Turbine #8: NE¼ Section 28, T125N, R44W, Everglade Township, Stevens County.
Turbine #9: SW¼ Section 33, T125N, R44W, Everglade Township, Stevens County.
Turbine #10: SW¼ Section 33, T125N, R44W, Everglade Township, Stevens County.
Substation: SW¼ Section 33, T125N, R44W, Everglade Township, Stevens County.

IT IS ORDERED that a conditional use be granted as upon the following conditions or reasons:

a. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity, and is compatible with the existing neighborhood;

b. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area; and conforms to the comprehensive land use plan of the County;

c. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided;

d. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;

e. 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, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result;

f. That soil conditions are adequate to accommodate the proposed use; and

g. That proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use.

h. That any septic system will be designed, installed and inspected by those holding a Minnesota Pollution Control Agency License.

The Stevens County Planning Commission approved the issuance of a Conditional Use Permit for the above described property subject to the following conditions:

DATED this **30th day of July, 2007.**

Knute Christensen

Chairman of Stevens County Planning Commission
Knute Christensen

STATE OF MINNESOTA)
) ss.
County of Stevens)

STEVENS COUNTY OFFICE
OF PLANNING AND ZONING

I, James Thoreen, Zoning Administrator for the County of Stevens, with and in for said County, do hereby certify that I have compared the foregoing copy and Order granting a conditional use with the original record thereof preserved in my office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Morris, Minnesota, in the County of Stevens on the **30th day of July 2007.**

James Thoreen

Stevens County Zoning Administrator
James Thoreen

The foregoing instrument was acknowledged before me this **30th day of July, 2007.**

Neil A. Ness

Notary Public - Stevens County Auditor
Stevens County Auditor
County Auditor Seal Affixed

This Instrument Was Drafted By:

NAME: Stevens County Office of Planning & Zoning
ADDRESS: 400 Colorado Ave., P.O. Box 530, Morris, MN 56267
PHONE NUMBER (320) 589-7417