

City of Shakopee
Memorandum

TO: Kyle Sobota, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Conditional Use Permit (Power Generation Building with Over Height Structures for Xcel Energy Blue Lake Generating Plant)

CASE NO.: USE-000188-2023

DATE: January 30, 2024

The staff review indicates a request to review a Conditional Use Permit (CUP) from Northern States Power/ Xcel Energy Blue Lake Generating Plant to construct a power generation building with an over-height structure. The property (1200 70th Street) is located north of State Highway 169, east of Valley Park Drive, and south of County Road 101.

The Engineering Department has completed its review and offers the following comments at this time for the applicant and for the planning department:

1. Prior to any land disturbing activity, the applicant will obtain a grading permit and/or a building permit. The permit application must be accompanied by detailed, certified construction drawings (including a site plan). Along with the permit(s), the applicant must submit a detailed impervious surface drawing.
2. Based on the proposed use, it appears there will be no need for sanitary sewer service. If sanitary sewer service is needed, coordinate with City of Shakopee Engineering Division.
3. Per City Code 151.142 (D) all proposed driveways shall be surfaced with either asphalt or concrete.
4. Prior to relocating any fence for this project, a fence permit shall be obtained.
5. Prior to approval of a grading permit and/or a building permit, the applicant will obtain approval of a storm water management plan (SWMP). The SWMP will adequately address requirements set forth in the City of Shakopee's Comprehensive Water Resources Management Plan (CWRMP).
6. Grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering division, providing topsoil per city requirements and applying seed, mulch and/or sod per city requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.

7. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit coverage letter must be provided to the city. A certified SWPPP inspector must conduct the required SWPPP inspections and provide documentation to the city.
8. If a stormwater best management practice (BMP) is required for this project, a Utility Facilities Easement Agreement with the City of Shakopee shall be submitted. The applicant must record the easement agreement with the county.
9. Submit a Construction Management Plan. A template can be provided by the Engineering Division.
10. Approval of the CUP request does not constitute approval of the submitted plans.

Recommendation

The Engineering Department recommends approval of the CUP application subject to the items above being attached as conditions of the approval.