

From: Klatt, Michael [mailto:mklatt@tlha.org]
Sent: Monday, February 12, 2018 3:04 PM
To: CODINGTON COUNTY <Codington.County@sdstaate.edu>
Cc: Jamie & Laurie Dolen (jldolen4246@gmail.com) <jldolen4246@gmail.com>
Subject: Wind Power Zoning Ordinance
Importance: High

Dear Mr. Muller:

I am writing at the request of the chairman of the Punished Woman's Lake Association (PWLA) relevant to public comment on the wind power zoning ordinance. Mr. Jamie Dolan serves as chairman and I serve as vice chairman of the board. I also own a home in South Shore.

For the purpose of commentary, the PWLA has taken a neutral or no position on the expansion of wind power with certain desired goals to be considered. First, we are mindful that the expansion in wind power could produce some positive income for area farmers and landowners and other economic impact both short term and long term. It was the consensus of our group to try and not oppose that opportunity and in some cases recognize that it may be beneficial to support a family farm or ranching operation. At the same time, the PWLA desired that the wind power generators or wind mills be located as to not infringe upon the views of home owners. Some of the general concerns felt that since the closure of the South Shore school, our only public significant asset is our water resources, Punished Woman's Lake. It was desired that the area views not be so be infringed by large scale placements of wind power that overpowers the asset. I assume that the owners of property and the users of public resources say at Lake Kampeska might have a similar response assuming there was such a development. It would be our goal that an ordinance would be sensitive to those concerns. These wind mill assets will be a permanent landscape change. To that end, one of the major concerns of the PWLA was that future generations would not have to be responsible for tearing down unused mills. We would not want to see a future, even if it is forty or fifty years down the road a deteriorated or abandoned wind mill development with nobody taking responsibility.

The issue of future use or the lack thereof is one central major concern. One has to assume that wind power mills will be located on land that may be sold or leased multiple times during the lifecycle of a mill. Are they responsible for the dismantling of a product that may not be used for future power sources or simply is not replaced or repaired in future years? Should the original developers of such power grids have a responsibility clause and even an escrow for this issue entrusted with a local public entity or financial institution or trustee? Or should the original benefactors of the power be required to set aside a certain amount for such a matter. The last sentence has been one of the key issues of concern in the consideration of the development. One of the disappointments of hearing from some of the wind power developers is the lack of opportunity for local communities to benefit from the power. It would seem that the zoning commission ought to consider future use having some local benefit. For instance, why shouldn't communities or a county in or near a development have power generated for their benefit as part of the grid?

In the communications that we received at some of our association meetings, it was shared that the users or beneficiaries of such a wind power development are large companies who are using it as part of their utility strategy or possibly a hedge for taxes with some type of tax credit. While the zoning commission may have primary concern with the placement of wind power mills, it may need to consider

other economic considerations. It is clear that land owners will receive some type of benefit of which we support. What is less clear is the significance of this development as part of local and state policy. A good example of this is the most recent Foxconn Development that received massive tax incentives to locate an international business in Wisconsin near the Illinois border. While there are some unknowns in the development, it is largely clear what the tax incentives are and what the potential economic impact is to the community and state of Wisconsin. The development proposed here is not as clear. If it is, it is not well known. Should someone be asking the question of economic impact for the community? Is the area giving too much away for such a development? Exactly how much is this development worth, who are the beneficiaries and what is the cost benefit analysis or ROI for economic impact in Codington County and the state of South Dakota? Finally, as you consider zoning issues, especially the issue of abandoned or unused mills, one also has to consider the potential changes to tax law and incentives. President Trump and congress recently reduced tax benefits for wind power development. This should be considered especially if tax credits go away and then the development is abandoned in even a shorter period of time. Finally, we believe that there is growing evidence of sun power generators taking a greater growth strategy. This is evident along Highway 7 in Minnesota with several acres being developed for this purpose by rural land owners. It would be appropriate if this area of zoning has not been addressed be given consideration.

Lastly, there are now historical data that should assist in zoning policy. The area around Pipestone has had wind generation for several years. Many of the questions posed above should be able to be answered from that development. While there appears to be no controversy over that development, seeking input would seem beneficial. There is however a wind power generation development that has created concerns. This development, just south of DePere, Wisconsin, near Green Bay, has divided neighbor to neighbor, siblings, and one farm to another. Environmental groups have been outspoken and others have raised noise or other concerns. Since we do not know the history or even maybe the lack of good policy development, one does not know the credibility of concerns or if this is simply sometimes the unkindness that humans can generate toward one another.

Finally, we need to reiterate that the PWLA has taken a NEUTRAL position on this matter and has delayed taking a formal vote. We affirm the rights to property owners to seek beneficial economic development through legitimate means including this power development. Whatever that assists local farmers and ranchers sustain their operations is a good thing and needs to be strongly considered and supported. The PWLA has no legal authority but is rather just a group of citizens and friends who want to see the future of South Shore continue to advance despite so many odds against small communities. In particular, we are blessed with assets for the public to enjoy. We want to see that continue as well. Whatever decision is made, we will be positive and respected neighbors for such a development and polices created by the Codington County Zoning Commission.

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