

April 3,2017

Mr. Bathke
Director of Planning & Zoning- Davison County

I would greatly appreciate the commissioner's consideration of concerns my husband (Doug Hansen) and I, along with a number of fellow residents, have regarding the proposed ordinance changes in respect to wind energy in Davison County.

The goal of the Zoning Ordinance, in referencing your letter to Mr. Kelley, 'is to *not* be so restrictive as to zone out a business, and to provide a set of standards' or conditions whereby a Conditional Use Permit might be granted.

Our concern is that the commission's approach in setting that criteria appears to be from the premise of accommodating the new entity's access to occupy space in Davison County, prior to assuring additional criteria is in place that will fulfill the pre-existing responsibility to safeguard every current resident's property and best interests, and not leave them susceptible to possible intrusion and negative impact from that outside entity.

From this premise; there is the danger of being in the position of having to 'reverse adapt' the county ordinance, in order to accommodate the criteria set forth by the wind energy proponents, for their benefit.

There is the danger of merely following previous county's examples, without giving proper consideration to the dramatic variance in population-density factors that must figure into any individual county's unique criteria. Davison County ranks 3rd in the state in population density of 45.2 per square mile, as opposed to Jerauld County at 3.9 people per square mile, and Aurora County at 3.8 per square mile. (ratio of nearly 12:1) Research shows that Davison County averages 20 households per sq. mile, while Jerauld and Aurora each average 1.6 households per sq. mile. So a wind tower within 1 sq. mile in either Aurora or Jerauld County would only impact a little over 1 household, while a wind tower in 1 sq. mile of Davison County will impact 20 households.

There is the danger of failing to adequately research and learn from any concerns arising from previous wind tower placement and the resulting negative impact that the history of wind energy is exhibiting, through testimony and examples of those currently exposed to the effects upon property values, economic impact, health and wellbeing, and wildlife.

There is the danger of failure to recognize the need to take a pro-active approach by first establishing criteria that will serve to safeguard every square mile of this presently occupied county, to preserve existing property rights, (with a minimum 1 mile setback ordinance from the closest property line) and then, to serve the best interests of all residents, allowing each resident the opportunity to decide if they will choose to open up their property to the prospect of wind energy, in return for compensation. (Waiver would be given by each property owner who is willing to accept compensation for surrender of his property rights and building eligibility in return for the giving of a wind easement.)

The take-away is this; our concern is that the criteria used to establish ordinances relating to the granting of a 'Conditional Use' Permit to an outside, private, for-profit entity (wind energy), should be based upon whether or not that entity can conform to fit within our 'conditions' and guidelines –set in place to serve our resident's best interests; not the county ordinance being revised to adapt to wind energy's 'conditions' and demands.

Upon whose conditions would this Conditional Use Permit be granted? Or maybe a better question would be; Who is granting whom the Conditional Use Permit?

We appreciate your service to our county, and rely upon the Planning & Zoning Commission to establish criteria essential to safeguarding the best interests of all current residents, by not leaving them susceptible to the possible intrusion and undo negative impact of an outside entity.

I would also ask that you read the attached link for a letter from Arvid J Swanson P.C. to Toby Brown, Director of Lincoln County Planning Office, in its entirety, as I feel it explains the setback with waiver proposal very well, from a legal standpoint.

http://lincolncountysd.org/userfiles/file/Public%20Submissions/02_17_17_AJ_Swanson_Correspondence.pdf

My husband and I would welcome any opportunity to discuss with you, in greater detail, some of our most recent findings from research into wind energy in Aurora, Jerauld, and Bon Homme counties, as it relates to population-density ratio impact; such a relevant factor in determining wind tower placement.

Thank you for your efforts in that regard.

Respectfully submitted by;
Holly Hansen / Davison County Resident

Thanks!

Holly Hansen



[Click here](#) to stay in touch through our Hansen Wheel & Wagon Shop Newsletter!

40979 245th St, Letcher, SD 57359 - 605-996-8754

Visit us on [Facebook](#) or at www.hansenwheel.com