

Alex Sharpe

From: Community Development
Sent: Thursday, January 2, 2025 11:11 AM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

Sent: Tuesday, December 31, 2024 1:54 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

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Dear Sir/Madam:

I am in receipt of your notice of public hearing scheduled for January 15, 2025, regarding the proposed amendments related to The Rockport, LLC.

I have lived south of this section since 2004. It would be great if a large portion of this area remain undeveloped due to the presence of wildlife living in the area. There is an active coyote pack that has made the area their home for several years. Additionally, I have witnessed the presence of deer, Great-Horned owls and eagles.

The City of Apple Valley has an overabundance of liquor stores, medical facilities, fast food establishments, etc.

It would be great to retain an area within the city for wildlife.

I appreciate the opportunity to voice an opinion.

Thank you.

Sincerely,

Amy PirkI
651/260-0243

Alex Sharpe

From: Community Development
Sent: Thursday, January 9, 2025 1:35 PM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

See below.



Breanna Vincent | Planning Department Assistant

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🌐 www.applevalleymn.gov

📍 7100 147th Street W. | Apple Valley, MN 55124

From: [REDACTED]
Sent: Thursday, January 9, 2025 1:21 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

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City of Apple Valley
Community Development Department

Good afternoon and thank you for the opportunity to provide comment on the proposed amendments to The Rockport LLC sand and gravel mining area and Mixed Business Campus in advance of the hearing scheduled for January 15, 2025.

We are homeowners adjacent to the parcel for which the amendment to the land use is proposed, as owners of 15233 Florist Circle, Apple Valley, MN 55124. As homeowners next to the proposed land use change, we would like to provide our comments and discontent with the proposed changes.

Our neighborhood is residential and very family oriented. There are many elementary and secondary school children living in the neighborhood and who walk to bus stops and to the pool within our community. When we purchased this property, that family, residential feel was a major reason we selected this neighborhood. This amendment to the land use of the adjacent property concerns us, in that an increase from a majority office use to industrial use would impact the quality of life in our neighborhood.

The increase of industrial development would likely bring more noise, pollutants, and large truck traffic to our community. We purchased this home with the understanding that the adjacent property was zoned for mostly office space. I understand the notice mentions that after COVID the demand for office space decreased, however more and more employers are requiring staff to come back into the office, and the pendulum appears to be swinging back toward in office work for many businesses.

Please consider the community and adjacent homeowners and do not amend the land use to allow for an increase in industrial use of this property. The neighborhood is more appropriate for office, retail or residential use. We previously lived in Rosemount, MN and are very familiar with the community concerns surrounding the refinery and industrial areas by homeowners there. We are very disappointed to be faced with a potential increase in industrial land use to be permitted next door to our property in Apple Valley. This proposed amendment in land use would negatively impact the nature of our neighborhood and our property values.

Thank you,

Rebecca Arsenault Herize
Luis Herize Lopez

Breanna Vincent

From: Denise Siewert [REDACTED]
Sent: Monday, January 27, 2025 11:51 AM
To: Community Development
Subject: Rockport LLC Hearing

You don't often get email from dsiewert68@hotmail.com. [Learn why this is important](#)

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To whom it may concern,

I have received notice of the hearing and I am unable to attend. I wanted to point out that there is an active Eagles nest in the area in or next to the property being discussed. The nest is in a tree on the boundary of the quarry and Regatta Park. It is a young nest that I had the pleasure of watching the Eagles build. I wanted to make sure that the city was aware as I believe that is where the eventual expansion of 155th street will be.

We enjoy being able to watch the eagles and photograph them. We just want to be sure that the appropriate actions are taken to protect them.

Denise Siewert
15579 Finch Ave

February 1, 2025



Apple Valley City Council Members

Apple Valley Planning Commission

Apple Valley City Administrator

Apple Valley Community Development Director

The Fischer Family

Rockport, LLC

Senator Erin Maye Quade

Rep. Robert Bierman

Rep. John Huot

State and City Leaders, Commissioners, and Property Representatives,

Apple Valley Eco Advocates (AVEA) is a community-based volunteer organization whose members are actively restoring and maintaining natural spaces in local parks, providing outreach on sustainable practices, and advocating in the public, business, and private sectors to promote sustainability for a resilient community. As President of AVEA and a resident of Apple Valley and Minnesota, I am writing to you about data centers. According to the City of Apple Valley's website, a technology center with a total of five data center structures is proposed at the Orchard Place development. Our neighbors in Rosemount, Farmington, Eagan, and Hampton are in various stages of developing their own data centers. While such developments bring technological advancement and economic growth, it is essential to carefully assess and mitigate their potential impacts on the community and environment. I appreciate recent efforts at the legislative level with HF 245 to restrict data center development to industrial zones under a Conditional Use Permit (CUP). This is a fair approach to allow public input on the data centers coming into their neighborhoods. Minnesotans have made significant investments in clean energy. It is vital that our progress towards net-zero carbon emissions by 2050 and 100% carbon-free electricity by 2040 is not compromised by high-energy land use.

I attended the January 15th Planning Commission Meeting, and I appreciate the thoughtful questions and careful consideration shown by the Commissioners to the requested changes to the 2040 Comprehensive Plan. It was clear to me that the decision makers are concerned about our community with this high-energy, large-scale proposed development being presented for approval. With a significant number of data centers proposed in Dakota County, the concern is mounting over how to meet the incredible amount of energy required to operate so many facilities in a condensed geographic area, while also supporting clean energy initiatives in other sectors such as transportation and building heating/cooling.

A second concern with data center development is the environmental impact of the facility's cooling method. To reduce energy consumption for cooling, some data centers pull water from groundwater aquifers. The DNR's response to the AUAR 2024 Update highlighted this concern we share – it is unknown what impact multiple data centers, located in the same general area and fed by the same aquifer, will have on the community's drinking water supply. The Met Council projects significant reduction in stormwater infiltration due to urbanization by 2040 (Page 30: [Met Council Water Supply Planning](#)). I appreciate that the AUAR 2024 Update includes more robust water reuse strategies with the addition of water storage tanks and with an enlarged volume of holding water in the stormwater ponds. Water harvesting and greywater systems are integral to include in development to ensure communities have access to safe and healthy drinking water with our region's projected decline in water infiltration due to urbanization.

*Advocating for practices that preserve the environment
avecoadvocates@gmail.com*

In the City of Apple Valley's 2040 Comprehensive Plan, it emphasizes the importance of sustainable growth, water conservation, renewable energy integration, and habitat preservation. To ensure that the Orchard Place development aligns with community and environmental priorities, we respectfully ask:

1. Whether a data center or other development is built at Orchard Place, integrate sustainable energy systems and energy-efficient technologies to minimize grid impact and to support Minnesota's zero-carbon commitments.
2. Whether a data center or other development is built at Orchard Place, integrate sustainable water systems that protect and conserve our drinking water, and reduce wastewater generation.
3. Whether a data center or other development is built at Orchard Place, integrate native grassland and tallgrass prairie into the site to help support the Rusty Patched Bumblebee and other pollinators.

Minnesota residents and businesses have stepped up for our environment by investing in net-zero carbon initiatives. With the unprecedented climate realities we are currently experiencing – intense rains and flooding impacts, periods of drought and dangerous heat waves, increased number of poor air quality days, more intense and destructive wildfires – we cannot backtrack on our progress towards clean energy. It is vitally important that the commitment to 100% carbon -free electricity by 2040 not be compromised in the name of data centers. Attached to this letter is more information on the impact data centers have on the environment, and potential strategies to consider in mitigating those impacts, as Minnesota contemplates more of these developments.

We urge all stakeholders to prioritize sustainability measures in the Orchard Place project to ensure a harmonious integration of this project into our community and ecosystem. Thank you for considering these recommendations. We look forward to the continued work of the legislature to protect our communities and their environments, and we welcome an Orchard Place that reflects the values of our livable community here in Apple Valley.

Sincerely,

Cindi Dayus

Cindi Dayus

Apple Valley Eco Advocates

President

Key Environmental Issues Associated with Data Centers and Potential Mitigation Strategies

Until technological innovations are developed to reduce energy consumption of data centers, a region-wide Comprehensive Plan would help guide decision makers on the impact of multiple data centers concentrated in close geographic proximity.

- **Energy Consumption:** Data centers are among the largest consumers of energy globally, with a typical facility consuming 50 to 100 MW annually—equivalent to powering tens of thousands of homes (<https://energyinnovation.org/expert-voice/how-much-energy-do-data-centers-really-use/>). Without sustainable energy strategies, reliance on fossil fuels exacerbates carbon emissions and strains the energy grid. Failing to implement sustainable energy strategies in data center operations can hinder Minnesota's renewable energy goals by increasing the demand for non-renewable energy sources. This not only counteracts efforts to transition to clean energy but also contributes to higher greenhouse gas emissions, undermining the State's commitment to achieving net-zero carbon emissions by 2050 and 100% carbon-free electricity by 2040.

Sustainable Energy Strategies:

- **Renewable Energy Integration:** Renewable energy options are just one component of a sustainable energy strategy to support Minnesota's renewable energy and carbon reduction goals. Data centers could invest in renewable energy production, coupled with battery storage, to reduce grid reliance (<https://www.whitecase.com/low-carbon-data-center>).
- **Heat-to-Power Conversion:** Waste heat from servers can be reused (<https://datafloq.com/waste-heat-usage>).
- **Water Usage:** Traditional water-cooled systems consume millions of gallons annually, often pulling from drinking water aquifers. This not only reduces local water availability but also generates wastewater requiring municipal water treatment.

Water Conservation Strategies:

- **Closed-Loop Cooling Systems:** These systems recycle water within the facility, significantly reducing water consumption and wastewater generation (<https://www.datacenterknowledge.com/closed-loop-cooling>).
- **Liquid Immersion Cooling:** In this method, servers are submerged in a thermally conductive but electrically insulating liquid. This approach drastically reduces water usage and can improve cooling efficiency by directly managing heat at the component level (<https://datacenters.lbl.gov/liquid-cooling>).
- **Direct-to-Chip Cooling:** This technology uses liquid-cooled plates attached directly to server chips to transfer heat away. Direct-to-chip cooling minimizes water use and is significantly more efficient than traditional air cooling (<https://www.datacenterknowledge.com/direct-chip-cooling>).