

## H. CONDITIONAL USE PERMITS FOR ENERGY STORAGE FACILITIES LOCATED WITHIN A SOLAR ENERGY OVERLAY DISTRICT (SEOD)

### 1. PURPOSES AND GENERAL PERMIT REQUIREMENTS

- 1.1 These regulations are intended to regulate the placement and construction of commercial scale energy storage facilities and support facilities located within a Solar Energy Overlay District (SEOD) in order to protect and promote the public health, safety, and welfare, to protect the environment, to promote the efficient use of land and to preserve property values.
- 1.2 No energy storage device as defined herein shall be constructed, erected, maintained or operated except under Conditional Use Permit issued in accordance with these regulations in areas zoned Solar Energy Overlay District (SEOD).
- 1.3 All Conditional Use Permits under this section shall comply with the procedures and standards of Section 15 A. of these regulations and the Solar Energy Overlay District, Section 30.

### 2. APPLICABILITY

- 2.1 These regulations apply to the following facilities when located in a SEOD.
  - energy storage facilities;
  - accessory facilities such as staging yards, maintenance yards, maintenance buildings, or laydown yards, that were not approved as part of the overlay district.

### 3. APPLICATION STANDARDS

#### 3.1 Project Owner Information:

- 3.1.1 Name, address, phone number, and e-mail address of the project owner and the project owner's contact person for the project;
- 3.1.2 A statement from the project owner providing relevant information regarding an overview of the company, the company's financial condition, the company's environmental management history and the company's qualifications and experience in renewable energy development.
- 3.1.3 The name, address, phone number and e-mail address of the manager of the project in the event the project is approved and the name, address and phone numbers of any proposed buyers of the project.

### 3.2 Site Plan:

#### 3.2.1 A site plan drawn in sufficient detail to clearly describe the following:

- General vicinity of the project location within the County;
- Scale and north arrow;
- Acreage of the site;
- Physical dimensions of the property and the physical location of the project boundary including the property lines of the discrete lot;
- Location and physical dimensions of existing structures and location and physical dimensions of proposed structures, and accessory structures;
- Houses within one thousand feet (1,000') of the parcel boundary;
- Location of existing electrical lines and facilities, including transmission lines and whether overhead or underground;
- Approximate location of proposed electrical lines and facilities, including transmission lines and whether overhead or underground;
- Existing topography;
- Proposed grading and removal of natural vegetation;
- Proposed setbacks of all proposed structures from the project boundary;
- Anticipated ingress and egress locations and projected methods of circulation on the project property;
- Location of and distance to the nearest accessible public road;
- Approximate location of any major known underground pipelines or other underground utilities;
- Approximate location of any major known utility easements;
- Location of any delineated 100-year floodplains, stream buffers, sinkholes, wetlands, and other environmentally sensitive areas;
- Approximate area/size of land disturbance.

- 3.3 An assessment of the potential adverse environmental impacts from the proposed facility.
- 3.4 A decommissioning and land reclamation plan to be implemented in the event the project is abandoned or upon the end of the useful life of the project. The plan shall include a statement specifying the anticipated useful life of the project.
- 3.5 A summary of the Transportation and Infrastructure Mitigation Plan developed during the approval process for the SEOD in which the proposed facility is located in addition to:
  - 3.5.1 A description of how the proposed facility relates to that plan;
  - 3.5.2 The mitigation measures that are to be implemented and a schedule of when such measures are to be completed.
  - 3.5.3 If applicable, the Missouri Department of Transportation approval of the plan for the site-specific project.
  - 3.5.4 If applicable, any local municipalities approval of the plan for the site-specific project.
- 3.6 A plan for the physical security of the site and the structure(s) authorized by the Conditional Use Permit.

#### 4. APPROVAL STANDARDS

- 4.1 It is the responsibility of the project owner to provide sufficient information and documentation to allow approval of the Conditional Use Permit (CUP).
- 4.2 Before authorizing the issuance of a CUP for the requested facility or facilities, the County Commission shall satisfy itself that the following approval standards are met and the requirements of Section 15 A. (2) are met:
  - A satisfactory Decommissioning and Land Reclamation Plan has been submitted including procedures to address project abandonment or upon the end of the useful life of the project;
  - The project owner has negotiated a draft agreement with Boone County to mitigate traffic and road related impacts as identified in the Transportation and Infrastructure Mitigation Plan submitted and reviewed as part of the approval process for the SEOD in which the proposed facilities are located;

- Adequate measures are proposed to protect the physical security of the site and the structure(s) authorized by the Conditional Use Permit;

## 5. STANDARD CONDITIONS

5.1 The following conditions shall be attached to each Conditional Use Permit granted under this section, unless the County Commission specifically omits one or more:

All energy storage facilities shall be equipped with a fire suppression system that meets the applicable NFPA standard or is otherwise approved by the fire district with jurisdiction.

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