



CONDITIONAL USE PERMIT APPLICATION SALINE COUNTY, KANSAS



Date 9/4/2025

Address of general location of subject property: S. Simpson Road and E. McReynolds, Assaria, KS 67416

Owner: S&S Hammond LLC, a Kansas limited liability company

Phone 316-650-7105

Address 3361 SW Chelsea Circle, Topeka, KS 66614

Applicant (if different than owner): Mountain Peak Energy Storage LLC Phone: 832-585-1238

Address 1780 Hughes Landing Blvd, Ste 675, The Woodlands, TX 77380

Legal description of property (attach if necessary): The North Half (N/2) of the North Half (N/2) of the Northeast Quarter of Section 28, Township 15 South, Range 2 West of the 6th Principal Meridian, in Saline County, Kansas

Zoning classification: Agricultural Current use: CRP

Proposed use: Utility Distribution Plans and Service Yards; Battery Energy Storage System

Are there any covenants of record which prohibit or limit the proposed development? No
(If yes, attach copy).

Submit the following materials with this application:

- 1) Deed
- 2) Site plan of the proposed development or use.
- 3) Information about the operating characteristics of the proposed use.
- 4) Filing fee of \$200.

A Conditional Use Permit may be granted only if the proposal conforms to the general use permit criteria listed in Section 13.06 (pages 1288.3 to 1288.6) of the Zoning Resolution. Use Section 13.06 to help you complete the three statements below. Use additional sheets if necessary.

- 1) State how the proposed conditional use will be compatible with and not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. Address relevant design, utilities and traffic considerations. Addressed in more detail in the application narrative; in short, the proposed use is substantially similar to the adjacent Evergy substation in appearance, character, and overall affect on abutting properties.
- 2) State how the proposed use will provide a convenient and functional living, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrants. Addressed in more detail in the application narrative; in short, the proposed use is a utility distribution yard providing necessary services to the surrounding district by increasing reliability of electric transmission infrastructure.
- 3) State how the proposed use and development will enhance the successful operation of the surrounding area in its basic community functions or will provide an essential service to the community or region. Addressed in more detail in the application narrative; in short, the proposed use is a utility distribution plant providing necessary services to the surrounding district by increasing reliability of electric transmission infrastructure.

*****APPLICANT'S AND OWNER'S ACKNOWLEDGEMENT*****

All of the statements and information herein are true. I agree to abide by all restrictions and conditions lawfully binding upon me and acknowledge that this application for conditional use may be revoked if such statements are false or if I fail to abide by all conditions of approval. I understand that acceptance of this application does not imply that my request will be approved and that the Planning staff is not authorized to speculate concerning the decision of the Planning Commission and the County Commission.

Applicant's signature Genevieve Fox Digitally signed by Genevieve Fox Date August 4, 2025
 Owner's signature Shelly Hammond, member, S&S Hammond LLC Date 7-18-2025

*****TO BE FILLED OUT BY PLANNING & ZONING DEPARTMENT*****

Date filed _____ Filing fee _____ Receipt number _____
 Tentative date of Planning Commission hearing Nov. 25
 Date notice mailed to property owners Nov 3

Appendix Description	Designation
Narrative	A
Site Plan & Electrical Diagram, Technical Specs	B
Emergency Services, Fire and Safety Plan	C
Soil Map	D
Visual Renderings	E
Landscaping and Vegetation Management Plan	F
Grading & Stormwater Maintenance Plan	G
Additional Information Required – Reference Table	H
Habitat Assessment	I
Wetland Delineation Report	J
Geotechnical Report & Seismic Study	K
Certificate of Mailing	L
Sample Notice Letter	M
Certified List of Property Owners within Two Miles of the Subject Property	N
Map of Existing Property Lines	O
ALTA Survey	P
FEMA FIRM Map	Q
Manufacturer Design and Emergency Response Information	R
Traffic Study & Road Maintenance Plan	S
Abandonment, Decommissioning, and Reclamation Plan	T
Proof of Filing Fee	U
Deed	V
Existing - Digital Site Plans	Submitted Electronically
Proposed - Digital Site Plans	Submitted Electronically

Mountain Peak Energy Storage Conditional Use Permit Application Standards Reference Sheet

Required Documents – Reference Table from Section 12.17.06 of BESS Regulations

Subsection of 12.17.06	Required Documentation	Location in the Complete Application Package
a.	Evidence of additional public notice	Appendices L, M, N, Certificate of Mailing and Sample Notice Letter, & List of Property Owners, respectively
b(1).	Map of Existing Property Lines and Residential Uses within 5280'	Appendix O, Map of Existing Property Lines and Residential Uses
b(2).	All recorded easements on the property	Appendix P, ALTA Survey
b(3).	Existing points of ingress and egress to the property	Appendix P, ALTA Survey
b(4).	Location and size of any known wells	Appendix P, ALTA Survey
b(5).	Existing buildings and any paved or gravel surfaces	Appendix P, ALTA Survey
b(6).	Contour lines showing the existing topography of the site	Appendix P, ALTA Survey
b(7).	Boundaries and designations of any Special Flood Hazard Areas	Appendix Q, FEMA FIRM Map
b(8).	Existing vegetation (type, percentage of coverage).	Appendix I, Habitat Assessment
b(9).	Existing swales, channels, ditches, streams, ponds, etc.	Appendix J, Wetland Delineation Report
b(10).	Soil map showing location of various classified soils	Appendix D, Soil Map
b(11).	Map of residential uses and structures within 5280'	Appendix O, Map of Existing Property Lines and Residential Uses
b(12).	Presence of any critical habitat for listed species	Appendix I, Habitat Assessment
b(13).	Location of any underground pipelines & utility easements	Appendix P, ALTA Survey
c(1).	Electrical diagram detailing BESS layout	Appendix B, Site Plan and Electrical Diagram

c(2).	Preliminary equipment spec. sheet for proposed BESS components, and associated electrical equipment	Appendices B & R, Site Plan and Electrical Diagram & Technical Specifications
c(3).	Name and address of Operator; Location, and width of access drives	Appendix B, Site Plan and Electrical Diagram
c(4).	Planned location of underground and overhead electric lines connecting BESS to any building or substation	Appendix B, Site Plan and Electrical Diagram
c(5).	Proposed phasing schedule	Appendix A, Narrative - Additional Materials
c(6).	New electrical equipment that is the connection point for the BESS	Appendix B, Site Plan and Electrical Diagram
c(7).	Planned wildlife corridors	N/A
c(8).	Environmentally sensitive lands to be protected	Appendix B, Site Plan and Electrical Diagram
c(9).	Limits of disturbance for all phases of construction and operation	Appendices B & G, Site Plan and Electrical Diagram & Stormwater Maintenance Plan, respectively
c(10).	Location and height of proposed lighting	Appendix B, Site Plan and Electrical Diagram
c(11).	Description of the method of connecting the Array to a building or substation	Appendix B, Site Plan and Electrical Diagram
c(12).	Wiring diagram for the site	Appendix B, Site Plan and Electrical Diagram
c(13).	Location and size of temporary construction laydown yards	Appendices B & G, Site Plan and Electrical Diagram & Stormwater Maintenance Plan, respectively
c(14).	Approximate limits of disturbance for all temporary and permanent project components	Appendix G, Stormwater Maintenance Plan
c(15).	Utility easements	Appendix P, ALTA Survey
c(16).	Seismic study	Appendix K, Geotechnical report
d(1).	Public outreach by applicant	Appendix A, Narrative – Table 1
d(2).	Manufacturer's design and recommended installation methods, and emergency response info	Appendix R, Manufacturer Design and Emergency Response Info (note that this information is provided for permitting purposes, final equipment spec sheets

		will be provided for the building permit)
d(3).	Installation methods for foundations	Appendices B & K, Site Plan & Geotechnical Report
d(4).	Assessment of construction impacts and mitigation measures	Appendix A, Narrative – Construction Impacts
d(5).	Prelim. spec. sheet for BESS components, and associated electrical equipment	Appendix B, Site Plan and Electrical Diagram
d(6).	Grading and vegetation removal plan	Appendices F & G, Landscaping and Vegetation Management Plan, & Grading Plan respectively
d(7).	Stormwater Management Plan with calculations for runoff	Appendix G, Stormwater Maintenance Plan
d(8).	Preliminary Stormwater Plan	Appendix G, Stormwater Maintenance Plan
d(9).	Traffic and Road Maintenance Plan	Appendix T, Traffic Study and Road Maintenance Plan
d(10).	Landscape Plan detailing all proposed changes to landscape of the site for buffering or screening	Appendix F, Landscaping and Vegetation Management Plan
d(11).	Vegetation Management Plan detailing all proposed changes, uses, current or future	Appendix F, Landscaping and Vegetation Management Plan
d(12).	Emergency Services, Fire, and Safety Plan	Appendix C, Emergency Services, Fire, and Safety Plan, SDS provided in Appendix S
d(13).	Abandonment, Decommissioning, and Reclamation Plan	Appendix T, Abandonment, Decommissioning, and Reclamation Plan
d(14).	Bond Requirement for decommissioning	Appendix T, Abandonment, Decommissioning, and Reclamation Plan

Key Issues – Reference Table
from Section 12.17.04 of BESS Regulations

Subsection of 12.17.04(b)	Key Issue	Location in the Complete Application Package
1	Visual impact as provided for in the Comprehensive Plan	Appendix A, Narrative (Section 2 – Project Description / Proposed Use) Appendix E, Visual Renderings
2	Noise requirements	Appendix A, Narrative (Section 4 -Chapter 13 Part A Section 12.17 Compliance- k. Noise)
3	Impact on Wildlife Habitat/ Native Flora and Fauna	Appendix A, Narrative (Section 4.2.1 – Wildlife, including Critical Species Habitat; Cultural Resources) Appendix F, Landscaping and Vegetation Management Plan Appendix I, Habitat Assessment Appendix J, Wetland Delineation Report
4	Impact on cultural, historical, or archeological features	Appendix A, Narrative (Section 4.2.1 – Wildlife, including Critical Species Habitat; Cultural Resources)
5	Impact on critical wildlife habitats, current state-listed threatened and endangered species, and species in need of conservation as defined by Kansas Department of Wildlife and Parks	Appendix A, Narrative (Section 4.2.1 – Wildlife, including Critical Species Habitat; Cultural Resources) Appendix I, Habitat Assessment
6	Impact on environmentally sensitive lands	Appendix A, Narrative (Section 4.2.3 - Environmentally sensitive lands to be protected) Appendix J, Wetland Delineation Report
7	Impact on water quality and soil erosion	Appendix G, Grading & Stormwater Maintenance Plan
8	Impact on infrastructure, including roads and bridges for construction access	Appendix A, Narrative (Section 3.1 - General Use Permit Criteria, 13A-13.06.04)
9	Conformance with federal guidelines	Appendix A, Narrative (Section 4 - Chapter 13 Part A Section 12.17 Compliance)
10	Cumulative Impacts	Appendix A, Narrative
11	Company experience, reputation, and financial	Appendix A, Narrative (Section 1 – Introduction)

	ability must be held for the single entity applying for the permit	
12	Decommissioning, removal, reclamation, and disposal	Appendix A, Narrative (Section 4.2.9 - Project Decommissioning) Appendix T - Abandonment, Decommissioning, and Reclamation Plan
13	Bond agreement or other means of ensuring reclamation, disposal, and decommissioning performance	Appendix T - Abandonment, Decommissioning, and Reclamation Plan
14	Specific requirements for building and construction	Appendix A, Narrative (throughout, Section 2.2 – Construction)
15	Emergency services and training requirements	Appendix A, Narrative (Section 4.2.8 - Emergency Services, Fire and Safety Plan) Appendix C, Emergency Services, Fire and Safety Plan
16	Degree to which agricultural uses and wildlife habitat are accommodated with the facility layout and design	Appendix A, Narrative (Section 4.2 - Additional Information Required (12.17.06)) Appendix B, Site Plan & Electrical Diagram Appendix F, Landscaping and Vegetation Management Plan Appendix I, Habitat Assessment