

Power Generation Facilities

New definition:

14.98.276 Energy Generation Facilities.

"Energy Generation Facilities" means a generator that uses a variety of sources and/or products for the production of power for sale as a primary use. Types of energy facilities may include but are not limited to petroleum, methane, ethanol, thermal, wind, solar, hydro-electric and other energy generation facilities as determined by the review official.

14.98.344 Fossil fuel generator.

~~"Fossil fuel power generator" means a generator that uses petroleum, coal and/or natural gas products for the production of power as a primary use or that is intended to run for a length of time exceeding seven (7) days. This definition does not include a generator that provides support power to other stationary energy facilities i.e. fuel cells and the production of temporary emergency power.~~

Amend definition:

14.98.876 Utilities.

"Utilities" means any water, gas, sanitary or storm sewer, electrical, telephone, irrigation, drainage way, wire or television communication facility, excluding power generating facilities, and/or service and all persons, companies or governmental agencies furnishing the same.

New section:

18.80.281 Alternative Power/energy Generation Facilities.

The following minimum conditions shall apply to energy generation facilities:

- A. Projects shall be designed and operated in compliance with all applicable provisions of the DCC and other local, state and federal regulations;
- B. Low impact energy sources for solar, fuel cells, waste oil burners and other similar activities are exempt from these requirements, provided the energy/power created is not for sale as a primary activity as determined by the review official.
- C. Depending on the output, design of the facility and location the review official may require generation facilities not be located closer than the following uses as measured in the most direct manner:

- 1) Fossil fuel power plants, waste-energy generator or other similar uses: up to two (2) miles from an urban growth area or rural service center and/or 2,500 feet from an off-premise residential dwelling;
 - 2) Power plants for methane and ethanol facilities: 2,500 feet from an urban growth area or rural service center, and/or up to 1,000 feet from an off-premise residential dwelling; and/or
 - 3) Power production farms for solar, wind or other similar facilities: up to 1,500 feet from an off-premise residential dwelling.
- D. Detailed environmental analyses, documentation and proposed mitigation measures shall be submitted at the time of application, when applicable as determined by the review official. Douglas County may retain experts to provide an independent review of environmental analyses. The cost of retaining these experts shall be borne by the applicant.
- 1) Baseline air quality study and air quality dispersion model meeting the format and content requirements of the Department of Ecology;
 - 2) Noise modeling demonstrating the anticipated noise levels, noise characteristics, and documentation that the design and operation of the proposal will meet the requirements of DCC chapter 8.04 and WAC 173-60-040. Facilities creating noise levels that exceed 60 dBA noise levels from the property line shall make available monitoring devices established at the property line boundary and for use by the Sheriff's Office, at no cost, to investigate noise inquiries associated with the project. The operator shall take immediate steps to reduce noise to acceptable levels should violations of the standards be verified by Sheriff's office personnel;
 - 3) Visual and aesthetics analysis, if applicable, when located near major transportation corridors, historical land marks, cultural resource sites, natural vista's and other similar features;
 - 4) Baseline critical areas analysis and documentation of "Best Available Science";
 - 5) Hazardous waste generation and disposal analysis;
 - 6) Traffic analysis and documentation shall be provided in accordance with DCC Title 20;
 - 7) Vibration and heat analysis and characteristics an analysis of anticipated impacts from vibration and heat
- E. Conceptual storm drainage plans and supporting documentation prepared in accordance with DCC 20.34.010; and
- F. Diesel or natural gas engines shall meet EPA Tier One emission requirements. Generators shall be equipped with engine jacket heaters to reduce emissions at start-up. Generators shall be equipped with a fuel

catalyst device to pre-treat fuel for efficiency and emission reduction, and with advanced reburn/recirculating catalytic converters.

- G. Fuel storage and delivery systems shall be double-walled and equipped with a leak detection system. The drainage system design for the site shall address the need for intercepting petroleum product spills, leaks and/or discharges so that these products are not discharged into surface water or groundwater resources. The professional engineer of record shall submit sealed verification prior to power generation that the system was installed according to the approved plans.
- H. The provisions of the Uniform Fire Code and the requirements of the Douglas County Fire Marshal shall be adhered to in site development and project operation. Operators of projects not in a fire protection district shall enter into a contract with the nearest fire protection district to provide service and/or provide other mitigation methods that will protect the public health, safety and welfare as approved by the fire official.
- I. Access drives and equipment areas shall be maintained in a dust free manner, if applicable. The use of chemical suppressants such as lignosite may be necessary.
- J. Access improvements shall be constructed to the standards of the County Engineer. Adequate off-street parking and loading areas shall be provided. A haul route agreement may be necessary if determined appropriate by the County Engineer. Any fuel transfer and storage areas along with the access ways shall be developed with a durable, dustless surface of asphalt or concrete, and shall be so graded and drained as to dispose of all surface water and possible fuel spillage on site in a manner acceptable to the County Engineer and in accordance with the standards of the Fire Marshal and other applicable local, state, and federal agencies.
- K. Sites shall be maintained free of noxious weeds and vegetation fuels that contribute to a fire hazard.
- L. Lighting for the development site shall be low-intensity, directed downward toward the property, and shall be shielded to keep light from directly projecting over property lines.
- M. All equipment that poses environmental health and safety risks shall be enclosed with a continuous security fence of not less than six feet in height.

Amend section:

Amend DCC 18.80.310 Conditional Use Permit Matrix to add “Energy Generation Facilities” as possible conditional uses in the following zoning districts:

- Rural Resource 5 (RR-5)
- Rural Conservation (RC-20)

- Commercial Agriculture 10 (AC-10)
- Dryland Agriculture (A-D)

Amend sections:

List “Energy Generation Facilities” for sale of power/energy as a primary use are a prohibited use in all other districts.