

June 22, 2016

Emma Tajchman
230 E Main Street
Marion, KS 66861

REFERENCE: Pike Substation Conditional Use Permit

Dear Ms. Tajchman:

Westar Energy has determined that a new substation is required to provide additional power and more reliable electric service to Marion County and the surrounding area. The proposed substation is located at the intersection of 120th St and Timber Rd near the existing Florence Junction Substation.

The conditional use permit application, the development plan, an aerial photo and a frequently asked questions document are included with this letter. We would like to be added to the July Planning Commission agenda if possible. Please let me know how you would like to proceed with the application fee or if you need any additional supporting documents.

You may contact me with any questions you have about the application or proposed facility. I can be contacted at katie.walbridge@westarenergy.com or (785) 575-8478.

Sincerely,

Westar Energy

A handwritten signature in black ink, appearing to read 'Katie Walbridge', written in a cursive style.

Katie Walbridge
Engineer

APPLICATION FOR CONDITIONAL USE PERMIT

This is an application for a Conditional Use Permit. The form must be completed and filed at the office of the Zoning Administrator in accordance with directions on the accompanying instruction sheet.

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants (owner (s) and/or their agent (s)). All owners of all property requested to be rezoned must be listed on this form.

A. Applicant/Owner Westar Energy, Inc.
Address 818 S Kansas Avenue, Topeka, KS 66612 Phone 785-575-8478
Agent
Address Phone

B. Applicant/Owner
Address Phone
Agent
Address Phone

C. Applicant/Owner
Address Phone
Agent
Address Phone

2. The applicant hereby requests an exception as a conditional use permit for the purpose of establishing a New electrical substation.

on property legally described as Lot(s) n/a Block(s) n/a of the n/a Addition.

(Metes and bounds descriptions shall be provided in the space below or on an attached sheet.)

See attached planning sheet.

Four horizontal lines for providing metes and bounds descriptions.

3. Development plan included? Yes No

4. The general location may be described as Southeast corner of Timber Road and 120th Street, approximately 4 miles west of Florence, KS.

5. I request this conditional used permit for the following reasons: New substation proposed to bring greater reliability to Westar Energy customers by allowing more flexibility for transmission line maintenance. Included in this application is a document describing the reasoning in further detail and answering frequently asked questions.

6. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in; is accompanied by an ariel photo as required in the instruction sheet; and is accompanied by the appropriate fee.

Signature of Record Land Owner: (Use separate sheet if necessary for names of additional owners/applicants.)

[Signature], Westar Energy
(Owner) (Owner)

(Owner) (Owner)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

7. Office Use Only:

This application was received at the office of the Zoning Administrator at _____ (__.M.) on _____ . It has been checked and found to be completed and accompanied by required documents and the appropriate fee of \$200.00

Planning & Zoning Assistant Date

Planning & Zoning Director Date

Case Number: _____

Date of Public Hearing: _____

Date of Approval/Disapproval by Planning Commission: _____

Date of Recommendation to the County Commission: _____

Date of County Action: _____

**Westar Energy's
PIKE ELECTRICAL SUBSTATION
FAQ DOCUMENT
6/22/16**

The construction of the Pike Substation is necessary to increase the reliability of the electric transmission service in Marion County and the surrounding area. Here are the answers to some questions you might have about this project.

WHAT'S THE PROBLEM?

The facilities at the current Florence Junction Substation limit the ability to isolate the transmission lines on either side of the substation which decreases reliability and makes maintenance on the line difficult.

WHAT'S THE SOLUTION?

Westar's planning engineers have determined that a new substation is the key to solving these issues. The new Pike Substation will contain equipment that function as switches and breakers and this will allow Westar to perform maintenance on the line and substation equipment without subjecting customers to unnecessary outages. It will also increase the reliability of the customers in Marion County and the surrounding area.

WHY BUILD THE SUBSTATION IN THIS PARTICULAR LOCATION?

Several important factors led to the selection of the proposed substation site:

1. *The site is centrally located to the existing 115kV transmission lines that will be connected to the substation.* The compatible use of adjacent properties is considered good land use practice and minimizes the length of new transmission lines that must be built. This site will also allow us to remove the existing substation on the property once the new substation is energized.
2. *Willingness of the owner to sell.* Westar Energy prefers to deal only with willing sellers when purchasing substation sites.
3. *Size of the tract.* This proposed site is large enough to provide a buffer space between the substation, existing homes and future development. The fenced portion substation will occupy approximately 3.61 acres of the 40-acre site.
4. *Future expansion.* The proposed size of the substation will allow us to accommodate future load growth for businesses and housing developments that may want to come to the area.

WHAT'S THE SCHEDULE?

The improvements will be finished in 2019 and construction of the new substation is scheduled to start as early as 2017. Upgrades to the transmission line will coincide with the construction of the substation.

WHAT DOES THIS SUBSTATION DO?

The main purpose of this substation is to transform power from a higher voltage to a lower voltage and control the power flow to other substations in the area. Bulk power is transported most efficiently over long distances when it is at very high voltages, so substations like Pike serve as the point at which bulk power for the area is transformed to a lower voltage before being distributed to homes and businesses.

Inside the substation, the transformer changes the voltage from 115kV to 34.5kV. The switches and breakers are used to turn power to individual circuits off and on just like in a home but on a larger scale. The electronic devices are used for monitoring and remote switching.

WHAT WILL IT LOOK LIKE?

The electrical equipment will be in a fenced yard with a crushed rock surface. The yard will be 350' x 450' and the remainder of the property (approximately 36.39 acres) will be for green space and agricultural use. Following the completion of the new substation, the existing substation will be removed.

The fence will be 8'-0" high chain link plus 3 strands of barbed wire for a total height of 9'-0". The tallest equipment within the substation is approximately 45' tall.

Yard lights will only be used during emergencies. However, if security becomes an issue, motion sensing security lights may be installed to temporarily illuminate the substation.

WHY DO YOU NEED SO MUCH LAND?

Westar Energy would like to provide plenty of buffer space around this substation to preserve the rural character of the neighborhood. Upon completion of the new substation, the existing substation will be transitioned to green space and agricultural use and a majority of the remaining property outside of the substation fence will remain agricultural ground.

WILL THE SUBSTATION IMPACT FUTURE DEVELOPMENT OF NEARBY PROPERTY?

Based on similar projects in several other counties, we have found that home builders and developers who know about the plans for a future substation in advance are rarely reluctant to build on the adjacent lots. The value of property adjacent to a substation site has not been measurably different from similar property further away.

HOW WILL IT AFFECT PUBLIC FACILITIES AND SERVICES?

The substation will not generate waste, increased traffic, etc., and does not require water or sewer, so no additional services will be necessary. Ample parking space for maintenance vehicles is available inside the substation.

WILL THERE BE A LOT OF TRAFFIC?

Except during construction, the station will be unmanned. An employee will go in to check on the equipment approximately once a month.

WHAT DO WE DO IF THERE IS AN EMERGENCY AT THE SUBSTATION?

Do the same thing you do for all other emergencies- call 911. Westar will give the fire department our emergency contact information and a fire preplan so they will be able to respond quickly and correctly.

HOW WILL THE SUBSTATION IMPACT THE ENVIRONMENT?

A substation does not actually generate or produce a product, so it does not pollute air, land or water. A substation does not produce dust, fumes, odors, smoke or vibration.

The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than old ones, and the sound dissipates rapidly with distance. So with the large buffer areas provided by the proposed site the sound level at the neighboring homes should be minimal.

We have contacted the Kansas Department of Wildlife & Parks, the U.S. Fish & Wildlife Service, and the Kansas State Historical Society and asked them to assess the impact of our project on fauna, flora and nearby historical sites.

Standard sediment and erosion control measures will be used during construction. Crushed rock inside the substation and grass outside will provide permanent erosion control.

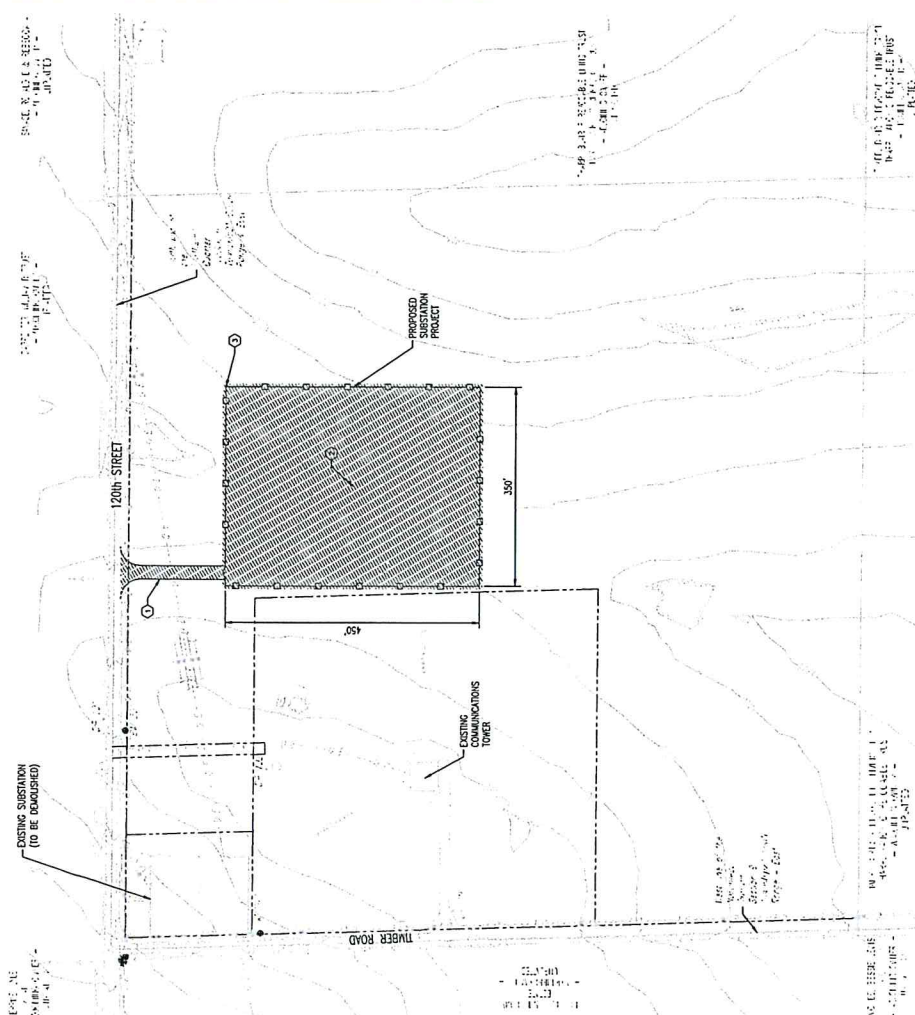
Westar Energy is pleased that the location and design of the proposed substation will ensure an adequate supply of electricity to our customers and yet minimize the impact on the surrounding area.

**FIRE PRE PLAN
FOR
Westar Energy's
PIKE SUBSTATION**

6/22/2016

24 HOUR EMERGENCY PHONE (785) 234-9829

Should a fire or explosion occur within the substation fence, to prevent unnecessary risk to fire fighting personnel, it is preferred that the substation be de-energized prior to any action taken towards the fire. Unless there is a threat to human life or possible damage to personal property outside the fence, no action should be taken until requested by a company representative. In case of a transformer oil fire, a class B foam suppression agent as outlined in the "Extinguishing Media and Fire Fighting Procedures" section of the MSDS sheet for electrical insulating oil can be used on the fire. Under no circumstances should water or foam be used on any energized part of the substation.



FLORENCE ELECTRIC SUBSTATION:
ADDRESS: 111th STREET SW

FLORENCE TOWER SITE:
CALL (781) 335-1311. SEE FOR RECOMMENDATIONS. SEE: TOWER RECONSTRUCTION NUMBER 102374.

LEGAL DESCRIPTION:
The Northwest Quarter of the Northwest Quarter of Section 8, Township 21 South, Range 4 East of the Sixth Principal Meridian, Marion County, Kansas, containing 40.17 acres, more or less, subject to road easements on the north and on the west thereof.

ZONING DISTRICT:
Parcel ID 210-09-00-001-00-0 is in the R-1 of the NW 1/4 of said Section 8.
Subject Property is in the NW 1/4 of the NW 1/4 of said Section 8, being a portion of said Parcel.
Parcel Address: Commercial & Industrial (C) and Agricultural Use (A).
Agricultural Use: Home Class - 40.

FLOOD ZONE:
By order of the Marion County Board of Commissioners, the subject property is located within Subdivision Zone 1 (shown determined to be outside the 1:222 annual return floodplain) per FEMA 7704 Community Flood Number 200217, April 2002, Suite E, in Subgroup County. State of Kansas, Map Number 201722222E effective date February 2, 2002.

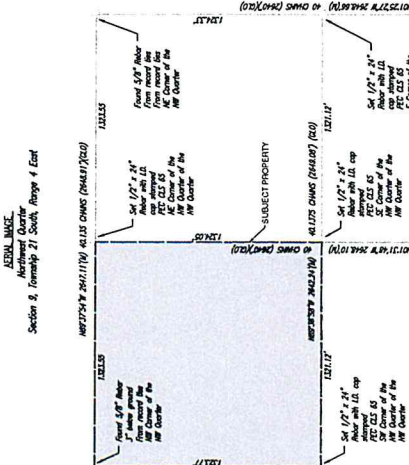
ROAD RECORDS:
120th Street, along the north side of Subject Property, has a 66' Standard Right of Way, half of which (33 feet) is on the north side of the section line and which Subject Property is shown in the drawings. See Road Record No. 2794, Page 162, and Record 4, Page 17 and 18, October 2, 1951.

ROAD INFORMATION:
Subject Property is shown in the drawings. See Road Record No. 110 B, Page 162, and Record 4, Page 17, April 8, 1948.

HORIZONTAL CONTROL:
Topographic and site survey performed for Professional Engineering Consultants, P.A., 05/20/16.
The block of bearings for this survey is the State Plane Coordinate System, NAD 83 (2011), South Zone. Coordinate values are shown in U.S. Survey Feet. To adjust to ground conditions, apply a combined adjustment factor (CAD) of 1.00010564. Area and distance shown are calculated from grid to ground using said CAD.

NEIGHBORING PROPERTIES:
Control Point 101: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 102: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 103: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 104: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 105: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 106: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 107: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 108: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 109: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 110: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 111: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 112: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 113: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 114: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 115: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 116: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 117: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 118: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 119: 1/2" Floor, 184768.7220, E 154706.8330
Control Point 120: 1/2" Floor, 184768.7220, E 154706.8330

FEDERAL DATA:
THE FEDERAL DATA FOR THIS SURVEY IS THE NORTH AMERICAN DATUM, 1983 (NAD 83). AN ADJUSTMENT TO THE NORTH AMERICAN DATUM, 1983 (NAD 83) WAS MADE ON APRIL 21, 2016. USING AN NAD 83 SOLUTION METHOD. SAO ORIGINATING AGENCY WAS FIELD OF THE DATA (LAWRENCE) FOR THE SURVEY.
BU 101 - STOPPED 600 WHEEL SET IN WOODEN TRACK POST IN THE SOUTH FOOT OF PART OF 120th STREET AND 201'
DATE: 1/20/16
BU 102 - STOPPED 600 WHEEL SET IN WOODEN TRACK POST IN WOODEN GATE POST SOUTHWEST OF THE ACTUAL SUBSTATION AND 235' SOUTH OF 120th STREET.
DATE: 1/20/16



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		SITE PLAN PIKE SUBSTATION Marion County, Kansas		PROJECT: SXXXXX-SID100 SHEET: 1 of 1 DATE: 0	
DRAWN BY: JUNE 2016 DATE: JUNE 2016 CHECKED BY: JUNE 2016 DATE: JUNE 2016	SCALE: AS NOTED REVISION:	REVISION DESCRIPTION NO. DATE BY 1 1 1 2 1 1 3 1 1	APPROVED BY: JUNE 2016 DATE: JUNE 2016	GROUP:	CAD FILE NO.: SXXXXX_S10100.dwg