

October 20, 2021

To: Planning Commission

Fr: Jay C. Leipzig, AICP, Director

Sean Pendley, AICP, Deputy Director

Karen Miller, Senior Planner

Re: Utility-Scale Solar Facilities - Highlights of Draft Amendments to the Johnson County Comprehensive Plan and Zoning Regulations

At their August 10, 2021, meeting, the Planning Commission received a draft of proposed comprehensive plan and zoning regulation amendments intended to guide the development of utility-scale solar facilities (USSFs) in unincorporated Johnson County, which was followed by further discussion and clarification during subsequent meetings, including comments from surrounding cities. During the course of these meetings, essential issues and associated development standards have been identified. Some of these development standards have been generally accepted while others merit further consideration.

During the upcoming Planning Commission meeting on October 26, 2021, Darren Coffey, the County's independent consultant, will lead the Planning Commission through a discussion of these major points with the intent of developing a consensus opinion to present to the public at an upcoming public hearing (possibly on November 16, 2021). Topics to be discussed are as follows:

- Project Term
- Maximum Project Area
- Distance from Cities
- Screening
- Decommissioning and Reclamation

To assist discussion, two documents are attached to this memorandum. The first is the October 12th memorandum from Planning Staff which sets forth a summary and discussion of selected draft development standards to regulate USSFs. The second document is the August 10th draft comprehensive plan and zoning regulation amendments which includes a proposed change from a 1-mile buffer around cities to a 1.5-mile buffer around cities. **In both documents, text corresponding to the above items have been highlighted in yellow.**

The Planning Commission's recommendations regarding the matter of solar facilities will be forwarded to the Board of County Commissioners for consideration once the Planning Commission has held a public hearing to consider the matter and has further developed their final recommendations.

Attachments: Memorandum to Planning Commission dated October 11, 2021, with selected items highlighted.

Draft amendments regarding Solar Facilities submitted to Planning Commission on August 10, 2021, with additional suggested amendment on October 26, 2021 and with selected items highlighted.