



JOHNSON COUNTY, IOWA

**APPLICATION CHECKLIST FOR UTILITY-SCALE SOLAR SYSTEMS
(SUPPLEMENTAL CONDITIONS)**

Name of Project

Name of Applicant Primary Contact

The following items must be submitted for the Conditional Use Permit or rezoning application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Electronic submissions should be submitted prior to hard copy delivery when possible. In all cases, electronic submission is due by 12 p.m. (noon) local time the day after the posted submission deadline. ***Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.*** For all items, if you have questions, the contact is Johnson County Planning, Development and Sustainability, unless otherwise marked.

FOR EACH REQUIREMENT, PLEASE ENSURE YOUR SUBMITTED DOCUMENTS ARE IN COMPLIANCE WITH THE CITED CHAPTER OR SUBSECTION OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO). Please also ensure you are using the **current** UDO regulations.

- _____ Clearly indicate **setbacks** for all structures (including arrays) from all external parcel boundaries of the project.
- _____ Provide a description of the **Security Fencing** (8:1.23.BB.2)
- _____ Indicate compliance with **Panel Clearance Height** (8:1.23.BB.3)
- _____ Provide a list of all **public roads** to be used within Johnson County to transport equipment, parts and materials for construction, operation or maintenance of the solar energy system and related components. (The approving authority will determine whether a Public Roads Damage Avoidance and Mitigation Plan will be required as part of the review and approval process.) (8:1.23.BB.4)
- _____ One (1) copy of or inclusion in the application of the **Ground Cover Standards** (8:1.23.BB.5)
- _____ One (1) copy of or inclusion in the application of any **Landscaping Buffer Plans** (8:1.23.BB.6). (Determination of screening requirements will be made by the approving authority as part of the review and approval process.)
- _____ One (1) copy of the **Agricultural Impact Mitigation Plan** (8:1.23.BB.6A)
- _____ Complete description of **Glare Minimization** (8:1.23.BB.7)
- _____ A general **Site Plan** (8:1.23.BB.8)
- _____ One (1) copy of the **Operations and Maintenance including Emergency Operations Procedures** (8:1.23.BB.9)
- _____ One (1) copy of the **Decommissioning and Site Reclamation Plan** (8:1.23.BB.10)
 - _____ One (1) copy of the **Draft** (unsigned) **Performance Agreement** – including estimated, itemized cost of decommissioning – to accompany the Decommissioning and Site Reclamation Plan. (The County can provide template or you may provide your own.)
- _____ One (1) copy of the completed **Sensitive Areas Analysis** in compliance with the Sensitive Areas Ordinance (Chapter 8:3), or an approved waiver.
- _____ One (1) copy of the **Stormwater Management Plan** (including soil erosion and sediment control) in compliance with the Stormwater Management regulations (Chapter 8:3), or an approved waiver.

NOTE: If the project also proposes or includes onsite battery energy storage, additional supplemental information will be required that relates specifically to that use (subsection 8:1.23.D1). A separate Conditional Use Permit application is required if the solar project seeks a conditional use permit approval on a property zoned A-Agricultural.