

# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY, JULY 10, 2018

Commission Chairman Travis Pearson called the meeting to order June 12, 2018 at 4:03 PM.

Those present were Commission members, Julie Baker, Curt Newcomb and Manny Rodriguez, Planner Jim Waller, and Bill Novotny, Johnson County Commission Chairman. Commission Member Layne Qualm, was absent.

Kurt Newcomb moved to approve the minutes of the June 12, 2018 regular meeting. Julie Baker seconded, motion carried.

New Business: None to discuss at this time.

Old Business: None to discuss at this time.

### Staff Report:

Planner Waller explained the septic system activity since the June 2018 meeting. Also, an update was given to the board regarding septic permitting and information pertaining to the septic application. At this time, the delegation is pending DEQ comments on the information submitted to DEQ in April 2018.

Planner Waller updated the board on various subdivision questions.

The department was contacted by the BLM regarding the Ross Minor Subdivision off of Billy Creek Access Rd. There is concern with a note stated on the recorded Plat. The BLM's concern were discussed with the Board. At this time, the owner is working with the BLM regarding documentation on management and use of the Billy Creek Access Rd the subdivision.

A landowner south of Buffalo off of Old Highway 87 had questions about a private easement access to a large acreage parcel south of Buffalo off of Old Highway 87. The owner discussed access/easement issues with the department and questions regarding minor subdividing and family exemptions.

Questions were discussed on a parcel north of Buffalo off of Canal Road. A landowner questioned the county subdivision process and what is a minor subdivision. This property might be subdivided in the future. Presently the parcel is for sale.

The Planner discussed GIS requests over the past couple of months

Discussion on the draft subdivision regulations. A draft Table of Contents was provided.

Information was discussed regarding Article III. The Planner explained text changes regarding the exemptions and which exemptions will be required to have proper documentation of use. Changes will be made to the Affidavit as shown as Appendix H. The board generally discussed the exemption documentation and changes to the affidavit.

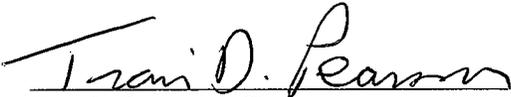
The subdivision applications were discussed. There are 2 subdivision applications. It was agreed to keep the application shown as Appendix A and strike out Appendix B.

The checklist was discussed. The checklists from the major subdivision regulation has been combined with the checklist from the minor subdivision regulation. It will have a statement about the preliminary plat checklist only applicable to a major subdivision.

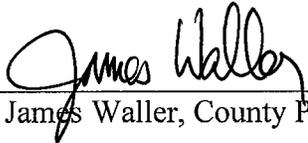
Other items discussed were subdivision fees, sketch plan size, preliminary and final plat size. General discussion about municipal approval of subdivisions as related to new state law regarding extraterritorial jurisdiction.

There being no further business, Julie Baker moved to adjourn the meeting at 5:21 P.M. Manny Rodriguez seconded, motion carried.

Respectfully,

  
Travis Pearson, Chairman

08-14-18  
Date

Attest:   
James Waller, County Planner