

JOHNSON COUNTY PLANNING AND ZONING COMMISSION  
WORK SESSION MEETING-TUESDAY DECEMBER 6, 2022

Chairman Travis Pearson called the work session of the Johnson County Planning and Zoning Commission to order December 6, at 6:00 PM.

Those present were Commission members Julie Baker, Layne Qualm, and Manny Rodriguez; Planner Jim Waller, Barry Crago Deputy County Attorney, William J Novotny III, Chairman of the County Commission. Jake Hatch was absent from this meeting. Several guests in attendance.

Chairman Pearson opened the meeting with a welcome and introductions.

Planner Waller reviewed breakdown of the current plan by chapter and content. Land Uses were defined in the plan and in 2005 the plan identified projections which seem accurate today.

There are similar items in the comprehensive plan and the natural resource plan. The natural resource plan only applies to federal lands and has some influence on state lands.

Chapters 5-11 were discussed. Some of the land uses can be traced back to the late 90's plan. A housing study was part of the 2005 Comprehensive plan. Some key items and projections identified in plan and have been met and some uses identified which did not happen or did not happen as anticipated.

Commercial and industrial uses were identified with an emphasis around the cities.

Briefly discussed the vision of each land uses which the created land use map. The vision for future land use is Chapter 13. Land uses are Rural Living, Community Expansion, Multiple Use, Recreation and Conservation, and Agriculture.

Chapter 14 is the final chapter, future land use and resource management. The first 3 items are related to federal and/or state entities. The last is the county and the local responsibility. Think of these as the tools the county could use to address growth and/or development.

Jerry Spiering questioned the definition of commercial. Planner Waller explained how a parcel use is determined, typically based use from a taxation for the purpose of creating a "land use plan" which is different than zoning. Discussed the HF Bar as example. This is a ranch that operates a commercial business. The use would be just that a ranch offering various services similar to a dude ranch. It is probably agriculture.

Next, was the brief discussion of the mission statement. Hand provided a breakdown of the mission statement. It is a 3-part mission statement, Protect, Preserve and Develop specific important parts of the county. The 3 parts of the statement lead up to the goals.

Planning for future amenities is the last goal. Briefly discussed how and what types of services can show up on the county. Manny Rodriguez questioned water. It is common in some areas of Wyoming to have rural water systems.

Brief discussion on northwest water along Airport Road. Also, part of the water in Lake DeSmet is held by Johnson County and Sheridan County to possibly put to good use for municipal water.

Next was to review the Park County RFP and focus on pages 5-8 as the scope of services. This is background (past information and history), second the plan area, third is the project goals and objectives. The project is the update, and the objectives is what the county should expect for the new update. The project task and management is the county expressing the expectations of a project.

General discussion on a plan, moving forward with a plan or a zoning regulation. What do we want and what do we need? Part of chapter 14 identified the county responsibilities with Land Use Management.

Manny questioned are we going to work on a plan versus a regulatory environment on development? Are we planning on moving to zoning? It does not make sense that we create a good plan and not have any movement on regulation. Brief discussion on the 2014 zoning draft which was tailored to the current land use plan.

Chairman Pearson questioned if plan has something to do with federal funding? Barry Crago responded to the purpose of a plan. Twenty years ago, the Comprehensive Plan was the ticket to have input in federal decisions. Today, the Natural resource plan accomplishes this.

Julie stated a plan could identify the current land use and make recommendations for what type of development rules are needed.

Questions. Review the scope of services for similarities in what we will need. Start thinking about the tasks.

Public discussion. Inquiry about how do we get the public involved? Briefly discussed the process. As we firm up the tasks that county expects, we can define what we want. This could be public meetings, open houses, gathering information, etc.


Last document presented to the board are questions that can assist with what the is important in the county. This could be mailer to select boards and community leaders.

The meeting was adjourned at 6:59 pm.

Respectfully,

  
Chairman, Travis Pearson

01-03-23  
Date

Attest:   
County Planner, James Waller