

## JOHNSON COUNTY PLANNING AND ZONING COMMISSION

### WORK SESSION - TUESDAY, FEBRUARY 3, 2023

Vice-Chairman Julie Baker called the meeting of the work session for the Johnson County Planning and Zoning Commission to order February 3, 2023, at 6:03 PM.

In attendance were Julie Baker, Layne Qualm, Planner Jim Waller, and County Attorney Tucker Ruby. County Commission member, Jeff Shelly, Seth Taylor, Gerald Spiering, Myra Camino were public attendees. Manny Rodriguez was absent from this meeting.

Jim Waller discussed the difference between Plan and Regulation. Briefly discussed costs. Possibly could draft a document update in house, similar to how Hot Springs County Land Use Plan and Regulation was drafted. The current draft zoning document from 2014 was drafted consistent with the current Comprehensive Plan. Should this document be cleaned up and address the two major items that could have large land use impacts; Airport Land Use and Floodplain Land Use? Briefly discussed concerns with airport land use and flood plain development. Both have requirements related to restrictions in how development is constructed.

Chairman Pearson asked about the big hang up is the floodplain map? Planner Waller explained the regulation briefly and the county must administer the regulation cross the entire county due to lack of floodplain mapping, Johnson County is considered Zone X. Reviewed a past example in the county subject to regulation. A flood development permit was issued with a determined base flood elevation.

Brief discussion on creek crossings and how they should be subject to regulation for weight restrictions, and hydrologic flood pressures. If crossings are not planned and built with these in mind and an event happens, there are consequences downstream.

Briefly discussed septic regulations, flood regulations, and that it would be good to think of new development and what aspects should have some regulation as the county grows.

Next item was discussion of the survey questions and methods of distribution. The survey questions were provided. Discussion of a type of press release or something on the radio and how do we make this known what we are working towards. County Commission Chair would recommend caution on how we solicit this first data and information. If the goal is to seek information from leaders at this time, that should be the focus. If more data is needed and desired, maybe this could be countywide and then possibly expand.

It was pointed out the questions have 3 answers and this should expanded to 4 answers for each question. General discussion on the specific wording.

General discussion on the boards that will be notified and how this will be accomplished.

General discussion on the letters and how to proceed with initially explaining what is being requested and what letter should accompany the survey. The first letter generally looks acceptable, the second letter will be shorted, and information added to the website. There will be changes submitted out for review.

No further comments.

Work session adjourned at 6:55 p.m.

Respectfully,

Travis Pearson  
Chairman, Travis Pearson

03-07-23  
Date

Attest: Jim Waller  
Jim Waller, County Clerk