



WASHINGTON COUNTY, ARKANSAS
County Courthouse

MEETING OF THE
WASHINGTON COUNTY QUORUM COURT
COUNTY SERVICES COMMITTEE

Tuesday, December 10, 2019
6:00 P.M.
Washington County Quorum Court Room

Susan Cunningham
Vice-Chair Andrea Jenkins
Suki Highers

Chair Harvey Bowman

Willie Leming
Ann Harbison
Butch Pond

A G E N D A

1. CALL TO ORDER AND WELCOME

2. PRAYER AND PLEDGE

3. ADOPTION OF AGENDA

At the beginning of each meeting, the agenda shall be approved. Any JP may request an item be added or removed from the agenda subject to approval of the Committee.

4. PUBLIC SAFETY COMMUNICATION SALES AND USED TAX DISCUSSION

5. AN ORDINANCE AMENDING VARIOUS PORTIONS OF THE PLANNING AND DEVELOPMENT CHAPTER OF THE WASHINGTON COUNTY CODE

Item 19-I-130 (5.1)

6. PUBLIC COMMENT

Twelve-minute comment period with a three-minute limit for each individual to comment on items on the agenda.

7. ADJOURNMENT

ORDINANCE NO. 2019-

BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE AMENDING VARIOUS PORTIONS OF THE PLANNING AND DEVELOPMENT CHAPTER OF THE WASHINGTON COUNTY CODE.

WHEREAS, the Washington County Planning Department has identified needed changes to portions of the Washington County Code to improve efficiencies in the planning and development process; and,

WHEREAS, the Quorum Court desires to improve said process to better serve the citizens of Washington County.

NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:

ARTICLE 1. Washington County Code Section 11-75 is hereby amended to read as follows:

Sec. 11-75 – Final Plat submission, approval, and filing.

After the Planning Board approves the Preliminary Plat and all improvements have been approved by the appropriate agencies, the developer shall submit to the Planning Board an application for approval of the Final Plat.

(1) The application for approval of the final plat shall consist of the following:

- c. ~~Fourteen (14)~~ Seven (7) reproductions or copies of the Final Plat which shall require the information for Final Plats contained in section 11-77. The Final Plat shall be reviewed by the Plat Review Committee prior to final action by the Planning Board, if required by the Administrative Officer. If

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40 revisions are required, the developer shall resubmit ~~fourteen (14)~~ copies of
41 the revised plat containing the revisions to the Administrative Officer for
42 distribution to the Planning Board.

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44 (4) Developer’s final action: Upon approval by the Planning Board, the developer
45 shall:

46
47 a. Submit to the Administrative Officer ~~two (2) reproducible~~ all original copies
48 of the Final Plat with appropriate signatures of approval (use waterproof
49 ink only).

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51 **ARTICLE 2.** Washington County Code Section 11-77 is
52 hereby amended to read as follows:

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54 Sec. 11-77 – Plat requirements for land development.

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56 (b) Plats submitted to the Planning Office shall have the following information
57 shown or made reference to and attached thereto. The Administrative Officer
58 shall deliver the information to the Planning Board for review and consideration of
59 Concept, Preliminary and Final Plats.

60 **Large Scale Development – Plat Checklist**

(24)	Payment of review fee	X	X	X
(25)	Certification issued by the County Tax Collector to the effect there are no delinquent taxes payable at the time of the plat approval			X
(26)	Certification of survey and accuracy of survey by the surveyor			X
(27)	Certification of ownership, title and dedication by the developer			X
(28)	Certification of the developer's engineer that the design meets the County's design standards			X
(29)	Signature block for Planning Board <u>Administrator</u> Approval			X
(30)	Signature block for the County Road Superintendent to certify approval of streets, grading and drainage improvements and easements; and receipt of required Maintenance Bonds			X
(31)	Signature block for the Arkansas Department of Health to certify approval of water and sanitary sewer improvements- <u>Signature block for the County Judge approval.</u>			X
(32)	Guarantees in lieu of improvements		X	X

(33)	A notice stating: " Each individual lot developer shall obtain approval of septic system from the Washington County Health Department Sanitarian Division. "			X
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ARTICLE 3. Washington County Code Appendix E is hereby amended to read as follows:

Appendix E - Signature Blocks

The following signatures shall appear on each final plat; if the plat (or any portion of the plat) is located within a City's Planned Growth area, please check with the applicable city and provide whatever signature blocks they may require in addition to the below blocks.

~~1. CERTIFICATE OF ACCURACY OF STREET AND ROAD PLANS AND SPECIFICATIONS:~~ **CERTIFICATE OF ENGINEERING ACCURACY:**
I certify that ~~the street and road plans and specifications hereon~~ that this plat correctly represents a plan of improvements made by me or under my supervision and that it does comply with the requirements and specifications contained in the "Regulations, Standards and Specifications for the Division, Development and Improvement of Unincorporated Land in Washington County".
Date: _____ / _____ / _____
Engineer: _____

2. CERTIFICATE OF ACCURACY OF SURVEY:
I certify that the plan shown and described hereon is a true and correct survey and that the monuments have been placed as shown hereon as required by "Regulations, Standards and Specifications for the Division, Development and Improvement of Unincorporated Land in Washington County".
Date: _____ / _____ / _____
Surveyor: _____

3. CERTIFICATE OF OWNERSHIP AND DEDICATION:
I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, and drainage easements to public or private use as indicated.
Date: _____ / _____ / _____
Owner: _____

~~4. STATE HEALTH DEPARTMENT APPROVAL:~~
~~The plan and specifications as shown on the plat were approved by the Arkansas State Health Department by letter.~~
~~Dated: _____ / _____ / _____~~
~~Signed By: _____~~

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5. UTILITY EASEMENTS:

We hereby certify that all utility easements shown on this plat are satisfactory for providing service if and when service is available.

Gas: _____
Electricity: _____
Water: _____
Telephone: _____
Cable TV: _____

6. DECLARATIONS OF COVENANTS AND RESTRICTIONS (if applicable):

Covenants and restrictions are as shown on the appropriate document signed by the owner on _____, and filed with the Circuit Clerk on _____/_____/_____.

Date: _____ / _____ / _____
Owner: _____

7. ~~4.~~ COUNTY ROAD SUPERINTENDENT APPROVAL: (Use block ~~7a~~ or ~~7b~~ 4a or 4b as appropriate, but not both.)

~~7a.~~ 4a. The road and easement locations shown on this Plat, the road plans submitted, and the grading and drainage plans submitted are approved. The required maintenance bonds have been received.

County Road Superintendent: _____
Date: _____ / _____ / _____

~~7b.~~ 4b. The road easements shown are approved.

County Road Superintendent: _____
Date: _____ / _____ / _____

8. PLANNING BOARD APPROVAL: (Use block 8a if in a city planning area and block 8b if not.)

~~8a.~~ This plat lies within the planning jurisdiction of the City of _____. The plans for ingress and egress shown on this plat were approved by the Washington County Planning Board at a meeting held on (date) _____/_____/_____.

Planning Director: _____
Date: _____ / _____ / _____

~~8b.~~ This plat was approved by the Washington County Planning Board at a meeting on (date) _____/_____/_____.

Planning Director: _____
Date: _____ / _____ / _____

5. PLANNING ADMINISTRATOR APPROVAL:

This plat was given approval by the Washington County Planning Administrator. All of the conditions of approval have been completed.

County Planning Administrator: _____
Date: _____ / _____ / _____

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147 ~~9. COUNTY FIRE MARSHAL APPROVAL:~~
148 ~~This plat meets minimum fire code requirements as per current County Policy, as~~
149 ~~of June 9, 2005.~~
150 ~~County Fire Marshal: _____~~
151 ~~Date: _____ / _____ / _____~~

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153 ~~10. PUBLIC UTILITY COORDINATOR APPROVAL: (Applicable when a~~
154 ~~community sewer system is being utilized.)~~
155 ~~This subdivision is in compliance with County Ordinances regarding Community~~
156 ~~Sewer Systems.~~
157 ~~Public Utility Coordinator: _____~~
158 ~~Date: _____ / _____ / _____~~
159 ~~(Note: Less signatures may be required in certain instances. Check with the~~
160 ~~Planning Administrator to see which signatures are necessary if the land~~
161 ~~development has four (4) plats or less, no road improvements, or is an exempt~~
162 ~~split.)~~

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164 ~~11. 6. COUNTY JUDGE APPROVAL:~~
165 ~~The road easement dedications shown are approved. Acceptance of roads and~~
166 ~~streets into the County Road System will occur after they are constructed to~~
167 ~~Washington County Specifications.~~
168 ~~County Judge: _____~~
169 ~~Date: _____ / _____ / _____~~

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179 JOSEPH K. WOOD, County Judge
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183 DATE

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186 BECKY LEWALLEN, County Clerk
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188 Introduced by: **JP Harvey Bowman**
189 Date of Passage:
190 Members Voting For:
Members Voting Against:
Members Abstaining:
Members Absent: