

ORDINANCE NO. 2005-20

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

AN ORDINANCE AMENDING WASHINGTON
COUNTY CODE 11-61 ET. SEQ. TO PROVIDE
THAT THE PLANNING ADMINISTRATIVE
OFFICER MAY HANDLE CERTAIN PLANNING
ISSUES ADMINISTRATIVELY.

WHEREAS, the Washington County Code requires that all land
development except those set out in Washington County Code 11-61 shall go before the
full Planning Board for approval; and,

WHEREAS, certain routine matters can be effectively handled
administratively thus saving time and money for property owners and the Board.

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

ARTICLE 1. Washington County Code 11-61 et. seq. is
amended to add the following language:

- (a) Accidental minor encroachments into the set back provisions for lots may be granted a variance administratively by the Planning Administrative Officer if the structure is complete and there is no evidence of bad faith.
- (b) Re-plats of lots within a sub-division may be approved administratively by the Planning Administrative Officer if such is in an extra territorial planning area of a city, the city has approved such, there are no utility issues, and if the lot size is at least 10,000 sq. ft.

JERRY HUNTON, County Judge

DATE

KAREN COMBS PRITCHARD, County Clerk

Sponsor: Butch Pond
Date of Passage: May 12, 2005

ORDINANCE NO. 2006-74

FILED
2006 DEC 18 AM 9:48
CLERK
WASHINGTON CO ARK

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

AN ORDINANCE AMENDING WASHINGTON
COUNTY CODE 11-61 PERTAINING TO
SETBACK REQUIREMENTS.

WHEREAS, the Quorum Court has adopted certain setbacks
standards for certain land developments which require approval by Washington County
Planning Board pursuant to Washington County Code 11-88; and,

WHEREAS, due to the rapid development of land in the County
it has become necessary to adopt setback requirements for land developed pursuant to
Washington County Code 11-61.

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

ARTICLE 1. Washington County Code 11-61 is hereby
amended by adding the following:

- (d) Setbacks as setout below shall be required for all parcels smaller than 20 acres.
 - 1. Side setback from property line (feet)...10
 - 2. Rear setback from property line (feet)...20
 - 3. Front building setback from street ROW (feet)...25
- (e) To effectively administer the above, a survey shall be required for all exempt lot splits (as set out in Sec. 11-61 above) where all tracts created are less than 20 acres each.
- (f) As exempt splits have no formal utility review at this time, the front setback (25' from ROW) should be also denoted on the survey as a public utility easement.



JERRY HUNTON, County Judge

12.15.06

DATE



KAREN COMBS PRITCHARD, County Clerk

Sponsor: Ann Harbison
Date of Passage: December 14, 2006
Votes For: 13 Votes Against: 0
Abstention: 0 Absent: 0

ORDINANCE NO. 2006-75

2006 DEC 18 AM 9:48
FILED
Washington County Clerk
WASHINGTON CO. ARK

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

AN EMERGENCY ORDINANCE AMENDING APPENDIX D TO WASHINGTON COUNTY CODE 11-51 ET. SEQ. TO PROVIDE A DEFINITION FOR RE-PLAT.

WHEREAS, for years land developments have been required to go back through the Planning Board when a previously approved plat is being re-configured or lots or tracts are being re-split; and,

WHEREAS, this has been defined as a replat; and,


WHEREAS, there is a need to provide a definition for such immediately as failure to have a definition may cause confusion and uncertainty.

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

ARTICLE 1. Appendix D-Definitions to Washington County Code 11-51 et. seq. is hereby amended to add the following definition:

Replat—The process of changing a previously approved land development either by alteration of a lot, parcel, or tract, or the placement of another type of development on a lot or tract different from the one previously contemplated when originally approved or by other changes made to the original plat. All replats must go through the Planning process as set out in §11-51 et. seq. or may be done administratively if it qualifies for such.

ARTICLE 2. Emergency Clause: It is hereby determined that it is in Washington County's best interest for this Ordinance to be enacted immediately, and the general welfare of the citizens is affected by such; therefore, an emergency is declared to exist based on the reasons as set out above, and this ordinance shall be and is effective from the date of its passage.


JERRY HUNTON, County Judge

12.15.06
DATE


KAREN COMBS PRITCHARD, County Clerk

Sponsor: David Daniel
Date of Passage: December 14, 2006
Votes For: 13 Votes Against: 0
Abstention: 0 Absent: 0

ORDINANCE NO. 2007-33

2007 JUL 13 PM 3:09
REC'D
COUNTY CLERK
WASHINGTON CO. ARK.

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

AN ORDINANCE AMENDING THE WASHINGTON
COUNTY CODE TO PROVIDE FOR THE
RECORDING OF SURVEYS.

WHEREAS, A.C.A. § 17-48-106 provides that all surveys must
be recorded with the Circuit Clerk; and,

WHEREAS, Act 1040 of 2007 amended A.C.A. § 17-48-106
mandating that instead that such be filed with the State Surveyor; and

WHEREAS, the recordation of surveys with the Circuit Clerk is
imperative for the Planning Office and the Assessor.

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

ARTICLE 1. Washington County Code 11-79 (formerly 11-61) is
hereby amended to read as follows:

(c)(4) A survey is recommended but not required. Before a transaction can be
considered exempt, such must be approved by the Planning Administrator. If a
survey is done then the person seeking approval shall cause the survey to be
recorded with the Circuit Clerk.

ARTICLE 2. Ordinance No. 2006-74, which amended former Code
Section 11-61 now Section 11-79, is hereby amended to read as follows:

(e) To effectively administer the above, a survey shall be required of all
exempt lot splits (as set out in Section 11-61 now Section 11-79 above) where all
tracts created are less than twenty (20) acres each. The person seeking
approval shall cause said survey to be recorded with the Circuit Clerk.

ARTICLE 3. This Ordinance shall become effective on July 31,
2007, which is the effective date of Act 1040 of 2007.


JERRY HUNTON, County Judge

7-13-07
DATE



KAREN COMBS PRITCHARD, County Clerk

Sponsor: Butch Pond
Date of Passage: July 12, 2007
Votes For: 11 Votes Against: 0
Abstention: 0 Absent: 2

ORDINANCE NO. 2007-40

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

CLERK OF THE
COURT
WASHINGTON COUNTY

2007 SEP 14 AM 10:59

ED

AN ORDINANCE CLARIFYING ORDINANCE
NO. 2006-74 PERTAINING TO SURVEYS.

WHEREAS, Ordinance No. 2006-74, which amended former
Washington County Code 11-61 now Section 11-79 which required surveys in certain
situations; and,

WHEREAS, there is a need to clarify the issue of when
surveys are required.

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

ARTICLE 1. Washington County Code 11-79 is hereby
amended to read as follows:

(e) To effectively administer the above, a
survey shall be required for all exempt splits
(as set out in Section 11-61 now Section 11-79
above) where all tracts created are less than
20 acres each; this shall include the remaining
tract if such is less than 5 acres. The
remaining tract is hereby defined as the tract
retained by the owner of the property who is
seeking the exempt split. The person seeking
approval shall cause said survey to be
recorded with the Circuit Clerk.


JERRY HUNTON, County Judge

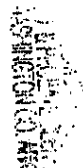
9.14.07
DATE


KAREN COMBS PRITCHARD, County Clerk

Sponsor: David Daniel
Date of Passage: September 13, 2007
Votes For: 11 Votes Against: 0
Abstention: 0 Absent: 2

ORDINANCE NO. 2007-42

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



2007 SEP 14 AM 10:59

270

AN ORDINANCE AMENDING WASHINGTON
COUNTY CODE 11-102; REGARDING
VEHICULAR ACCESS FROM PRIVATE DRIVES.

WHEREAS, pursuant to Ordinance No. 2006-14, the
Quorum Court prohibited approval of land developments which would cause vehicles to
back out onto County Roads or Public Roads; and,

WHEREAS, it has been determined that such is a danger
regardless as to whether or not a land development is involved.

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

ARTICLE 1. Washington County Code 11-102 is hereby
amended to read as follows:

- (1) No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or Public Road.
- (2) Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
- (3) No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or Public Road.
- (4) This section shall not be applicable to interior roads in a land development.

JERRY HUNTON, County Judge

9.14.07

DATE

KAREN COMBS PRITCHARD, County Clerk

Sponsor: Butch Pond
Date of Passage: September 13, 2007
Votes For: 11 Votes Against: 0
Abstention: 0 Absent: 2