



**SALINE COUNTY PLANNING BOARD  
MINUTES FEBRUARY 14, 2019**

**Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #1 AT 5:30 P.M.**

**ROLL CALL:**

<b>Layne Penfield</b>	Present	<b>Eric Krebs</b>	Present
<b>Sherry Spann</b>	Not Present	<b>Justin McCauley</b>	Present
<b>Kevin Barham</b>	Present	<b>Randy Ives</b>	Present
<b>Matt Nalley</b>	Present		

**NON-VOTING:**

<b>Audrey Villegas</b>	Present	<b>Clay Ford</b>	Not Present
<b>JR Walters</b>	Present	<b>Renee Richard</b>	Present
<b>John Wofford</b>	Not Present	<b>Judge Jeff Arey</b>	Not Present

**PRESENTATION OF MINUTES:** December 13, 2018; Motion to approve by Justin, second by Matt and approved by all

**OLD BUSINESS**

**NEW BUSINESS**

- **AJA ACRES, FINAL** **-CHARLIE BEST**  
 Charlie Best and Allen Carter (owner) are here to present the plat. Mr. Best mentioned that Tract 2 is currently missing the square footage on the copies the Board has, but he has put that on the Final plat that will be signed. Maintenance bond has been received for the road in the development and approved by John; Health Department permits will be up to land owners to acquire since all lots are over three (3) acres. Matt asked Charlie if Lot 1 has changed any from when the preliminary has been submitted and he stated no it had not. Randy and Eric pointed out that the Bill of Assurance number twenty-one (21) rule stated that driveway culverts be twelve (12) inches and county minimum is eighteen (18) and asked that rule be updated for driveway culverts. Motion to approve by Randy, second by Matt and approved by all.
  
- **BRODY CROSSING, FINAL** **-VERNON WILLIAMS**  
 Vernon Williams is here to present the plat. Randy asked if the Health Department has approved; Vernon has a letter for the STEP system he will be using that was approved by the Health Department and has given the County an Irrevocable Letter of Credit in the amount of the community system since he does not have his ADEQ permit yet (permit is out for public comment at the time of the meeting). Two lots (Lot 18 & 19) will be on their own septic system and those have been approved through the Health Department as well. The Maintenance Bond has been received as well to run a term of two (2) years as well per the County Engineer's request due to the fact that the cul-de-sac asphalt thickness is not up to county standards; Vernon clarified that there were a couple spots in the cul-de-sac that were pushed too hard and resulted in the

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lesser thickness and that around ninety percent of the cul-de-sac is up to county standards. The POA will be responsible for the tract the sewer is on and will be funded by the sewer bill through the water department. They addressed prior comments from the fire department in the preliminary process. . Motion to approve by Eric, second by Matt and approved by all.

#### **OPEN DISCUSSION**

- Subdivision Rules and Regulations are being sent out to the Board, staff has some changes they would like to see made to the rules. If the Board has any comments or suggestions they are welcome to e-mail those to the staff as well. Cell Tower Ordinance is under review for a few changes as well.

#### **MEETING ADJOURNMENT**

- Justin made a motion to adjourn, second by Kevin and approved by all. Adjourn 5:45 pm.