

**MINUTES**  
**WASHINGTON COUNTY PLANNING BOARD**  
**&**  
**ZONING BOARD OF ADJUSTMENTS**  
**July 12, 2018**  
5:00 pm, Quorum Court Room, New Court House  
280 N. College Ave.  
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

**CONDITIONAL USE PERMIT HEARING**

Fayetteville Planning Area

**a. Payton Family Residential CUP**

**Approved**

**LAND DEVELOPMENT HEARINGS**

County

**b. BoHot Minor Subdivision**

**Approved**

County

**c. Flamingo Springs Final LSD**

**Approved**

**CONDITIONAL USE PERMIT HEARING**

Fayetteville Planning Area

**d. The Big Red Barn CUP**

**Tabled**

**LAND DEVELOPMENT HEARING**

Fayetteville Planning Area

**e. The Big Red Barn Pre-LSD**

**Tabled**

1. **ROLL CALL:** *Roll call was taken. Members present include Daryl Yerton, Kenley Haley, Walter Jennings and Philip Humbar. Randy Laney, Joel Kelsey and Robert Daugherty were absent. A quorum was present.*

2. **APPROVAL OF MINUTES:** *Daryl Yerton made a motion to approve the minutes of June 7, 2018. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.*

3. **APPROVAL OF THE AGENDA:** *Daryl Yerton made a motion to approve the agenda. Walter Jennings seconded. All board members present were in favor of approving. Motion passed.*

4. **NEW BUSINESS**

**CONDITIONAL USE PERMIT HEARING**

Fayetteville Planning Area

**a. Payton Family Residential CUP**

*Residential Conditional Use Permit Request*

*Location: Section 20, Township 16, Range 29*

*Owners: Thomas & Christina Payton*

*Applicants: Thomas & Christina Payton*

Location Address: 831 S. Baldwin Ave  
Approximately: +/- 1.01 acres / 1 lot Proposed Land Use: Single Family Residential  
Coordinates: Latitude: 36.05231627, Longitude: -94.07609460  
**Project #: 2018-171 Planner: Sita Nanthavong email: [snanthavong@co.washington.ar.us](mailto:snanthavong@co.washington.ar.us)**

*Washington County Planner, Sita Nanthavong, presented the staff report with updates for the Board Members.*

*Thomas Payton, Applicant, addressed the Board, "We are here if anyone did have any questions."*

*Daryl Yerton, Planning Board Member, inquired, "If this is going to be rental property or property to be rented I understand that right now your son is going to live there But at some point if he vacates that house will it be rented??"*

*Thomas Payton responded, "No, we don't want any renters close to us so it would become a guest house at that time. It will never be a rental property."*

*Public Comment*

*Public Comments Closed*

*Walter Jennings made a motion to approve the **Payton Family Residential CUP** subject to staff recommendations. Daryl Yerton seconded. All board members present were in favor of approving. Motion passed.*

## **LAND DEVELOPMENT HEARING**

### County

#### **b. BoHot Minor Subdivision**

##### ***Minor Subdivision Request***

Location: Section 35, Township 15, Range 32

Owner: Eagle Holdings LLC

Engineer: Atlas Professional Land Surveyors

Location Addresses: 16260 BoHot WC 4406

Approximately: +/- 2.28 acres / 1 lot

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 35. 93987660, Longitude: -94.35537848

**Project #: 2018-170**

**Planner: Sita Nanthavong email: [snanthavong@co.washington.ar.us](mailto:snanthavong@co.washington.ar.us)**

*Washington County Planner, Sita Nanthavong, presented the staff report with updates for the Board Members.*

*No Public Comments*

*Public Comments Closed*

*Daryl Yerton made a motion to approve the **BoHot Minor Subdivision** subject to staff recommendations. Walter Jennings seconded. All board members present were in favor of approving. Motion passed.*

### County

#### **c. Flamingo Springs Final LSD**

##### ***Final Large Scale Development Request***

Location: Section 14, Township 14 North, Range 32 West

Owners/Applicants: Zach & Laura Kraus

Surveyor/Engineer: Glenn Carter

Location Address: 15474 Greasy Valley Rd.

Approximately +/- 20.23 acres

Proposed Land Use: Commercial RV Park

Coordinates: Latitude: 35.89072830, Longitude: -94.35861882

Project #: 2018-168

Planner: Nathan Crouch email: [ncrouch@co.washington.ar.us](mailto:ncrouch@co.washington.ar.us)

*Washington County Planning Director, Nathan Crouch, presented the staff report for the Board Members.*

*Daryl Yerton inquired, "As normally happens with projects like this and the conditions that are set for the future we have run into issue of who is going to police those issues and conditions?"*

*Nathan Crouch, Planning Director, replied, "Yes sir. Typically we work on a complaint basis and this is way the heck out in the County. I believe this would be one of those cases where we would leave it up to the applicant to self-police unless there are better recommendations and we can discuss that for sure."*

*Kenley Haley, Planning Board Member, asked, "What if one of the current trailers needed to be replaced? Do they just replace it, or do they come back before the Planning Board, how does that work?"*

*Nathan Crouch answered, "Good question, one that I hadn't thought of. I believe that if one of the trailers need to be replaced it would need to meet the same standard as the rest. Now if they were to go in there and if they wanted to leave the restroom in the trailer than that is going to require a septic system or some sort of approved system approved by the health department. If they were to pull that out and rewire it like they have the others we are going to need the Fire Marshal State Electrical Inspector and somebody from the planning staff to go out there and lay eyes on it. If they were to replace one of the RV's then it would need to be reviewed and approved."*

*Kenley Haley inquired, "Ok, is that something that is just understood?"*

*Nathan Crouch replied, "I can easily put that in the conditions of approval that if they are to ever be replaced then it would need to meet those same standards. It would be very similar to the condition about if they wanted additional RV's in the future."*

*Daryl Yerton suggested, "In fact you can stipulate in number 7, if additional and or replacement RV's are facilitated. You can just make that a simple change. I don't know that I want to put this in here as a requirement but is there some way we could schedule a review, annually?"*

*Nathan Crouch responded, "It is not typical but we get out there now and again, we might as well make it part of our normal. What do you think would be a happy medium?"*

*Daryl Yerton stated, "I don't know that it is an issue of concern for me at this point. It is just always one of those things that comes up when we stipulate conditions, how do those follow ups get made."*

*Walter Jennings, Planning Board Member, commented, "I think it is a big move requiring staff to review it every year, I don't think we would want to do that."*

*Carl Gales, Washington County Chief of Staff, spoke, "That sets precedence on all of them so you gotta watch that."*

*Daryl Yerton specified, "I agree. So perhaps we should look at that as a general policy going forward when we have a meeting with the planners and the Board."*

*Carl Gales advised, "Let's get our attorney in line with this."*

Daryl Yerton affirmed, "So I think we should just leave it as is."

Nathan Crouch noted, "Fair enough."

No Public Comments

Public Comments Closed

Daryl Yerton made a motion to approve the Flamingo Springs Final LSD subject to staff recommendations and modified conditions. Walter Jennings seconded. All board members present were in favor of approving. Motion passed.

### **CONDITIONAL USE PERMIT HEARING**

Fayetteville Planning Area

**d. The Big Red Barn CUP** **(to be tabled at the request of the applicants)**

***Conditional Use Permit***

Location: Section 30, Township 17, Range 30

Owners: Donnie & Charlotte King

Engineer: Bates & Associates

Location Address: 3287 N. Ruppel Rd WC 894

Approximately: +/- 16.52 acres / 1 lot

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.11147248, Longitude: -94.21433868

**Project #: 2018-172**

**Planner: Nathan Crouch email: [ncrouch@co.washington.ar.us](mailto:ncrouch@co.washington.ar.us)**

Daryl Yerton made a motion to approve the agenda. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.

### **LAND DEVELOPMENT HEARING**

Fayetteville Planning Area

**e. The Big Red Barn Pre-LSD** **(to be tabled at the request of the applicants)**

***Preliminary Large Scale Development Request***

Location: Section 30, Township 17, Range 30

Owners: Donnie & Charlotte King

Engineer: Bates & Associates

Location Address: 3287 N. Ruppel Rd WC 894

Approximately: +/- 16.52 acres / 1 lot

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.11147248, Longitude: -94.21433868

**Project #: 2018-173**

**Planner: Nathan Crouch email: [ncrouch@co.washington.ar.us](mailto:ncrouch@co.washington.ar.us)**

### **5. OTHER BUSINESS**

- Discussion of Current Development and Planning Department activities
- Election of Chairperson and Vice-Chairperson.
- Reminder of upcoming regular Planning Board Meetings:
  - August 23, 2018
  - September 27, 2018

There was discussion amongst the Planning Board Members and Planning Staff regarding the election of the Chairperson and Vice-Chairperson. The current Chairperson, Randy Laney, and Vice-Chairperson, Robert Daugherty were both absent.

Walter Jennings made a motion to table the Election of Chairperson and Vice-Chairperson for the upcoming August 23, 2018 meeting. Philip Humbard seconded. All board members present were in favor of approving. Motion passed.

6. OLD BUSINESS

7. ADJORN

Daryl Yerton moved to adjourn. Joel Kelsey seconded. All Board members present were in favor of approving. Motion passed.

*Planning Board adjourned.*

Minutes submitted by: Juliana Mendoza

Approved by the Planning Board on:

\_\_\_\_\_ Date: \_\_\_\_\_  
Randy Laney, Planning Board Chairman