

MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
August 23, 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. Larsen Family Residential CUP

Tabled

LAND DEVELOPMENT HEARINGS

County

b. Minor Subdivision Replat Lots 9 & 10 Village Estates Subdivision

Approved

County

c. Bethel Blacktop Final Subdivision

Approved

County

d. Teen Challenge Dormitory Expansion Pre-LSD

Approved

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

2. APPROVAL OF MINUTES: *Kenley Haley made a motion to approve the minutes of July 12, 2018. Daryl Yerton 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 with corrections, Item a. Larsen Family Residential CUP to be tabled at the request of the applicants. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

CONDITIONAL USE PERMIT HEARING

Fayetteville Planning Area

a. Larsen Family Residential CUP

(tabled at the request of the

applicants)

Residential Conditional Use Permit Request

Location: Section 33, Township 17, Range 29

Applicants: Charles & Judith Larsen

Location Address: 3172 Hayes Welding WC 357

Approximately: +/- 0.99 acres / 1 lot

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.10747279, Longitude: -94.07109315

Project #: 2018-215 Planner: Sita Nanthavong email: snanthavong@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

County

b. Minor Subdivision Replat Lots 9 & 10 Village Estates Subdivision

Minor Subdivision Replat Request

Location: Section 12, Township 17, Range 29

Owner: Volunteer Holdings LLC

Engineer: Engineering Services Inc.

Location Addresses: N of 17904 Broadview Drive

Approximately: +/- 5.30 acres / 17 lots Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.15203708, Longitude: -94.03212417

Project #: 2018-206 Planner: Nathan Crouch email: ncrouch@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Replat Approval of Minor Subdivision Replat Blocks 9 & 10 Village Estates Subdivision. The request is to combine 17 parcels in the Village Estates Subdivision into two tracts of 2.91 & 2.39 acres respectively.

CURRENT ZONING: Project lies within the county zoned area (Agricultural/Single-Family Residential 1 unit per acre).

PLANNING AREA: This project is not located within a Planning Area; it is located solely within the County's jurisdiction.

QUORUM COURT DISTRICT: District 5, Joe Patterson.

FIRE SERVICE AREA: Nob Hill Rural – no comments were received from the Nob Hill Rural Fire Department, and Tyler McCartney, Washington County Fire Marshal, does not review Minor Subdivisions (4 lots or less).

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE:

Water– Springdale Water

Electric- Ozarks

Electric

Natural Gas– Black Hills Corp **Telephone-** AT&T

Cable- Cox

BACKGROUND/PROJECT SYNOPSIS:

The property owner is Volunteer Holdings, LLC, and the applicant/surveyor is Craig Davis of Engineering Services, Inc.

The applicant is requesting to combine 17 subdivision lots into two subdivision lots. The existing lots are undeveloped. The existing road providing access to the property (Frederickson Rd., WC-3554) was never built to the county standard, and is considered a Residential Drive which receives maintenance from the county road department up to 2 times per year upon request.

This proposal includes the following parcels: 520-02694-000, 520-02693-000, 520-02692-000, 520-02691-000, 520-02701-000, 520-02700-000, 520-02699-000, 520-02698-000, 520-02697-001, 520-02705-000, 520-

02706-000, 520-02707-000, 520-02708-000, 520-02709-000, 520-02710-000, 520-02712-000, 520-02711-000.

This proposal is to combine these existing subdivision lots into 2 resulting tracts, at 2.91 (Lot 1A) and 2.39 acres (Lot 4A).

Since all 17 of these parcels are platted in the Village Estates subdivision, any alteration to the property lines must process as a Minor Subdivision Replat.

Planning staff has discovered no issues with this Replat request.

TECHNICAL CONCERNS:

Sewer/Septic

The two tracts will utilize individual septic systems. Septic information has not been submitted at the time of this report. A Designated Representative of the Arkansas Department of Health shall carry out a soil pit analysis to determine if the soil will support the septic systems. Receiving a favorable soil analysis report is a condition of approval for this Replat request. ADH & County Planning will not sign the final plat until this condition is satisfied.

Melissa Wonnacott-Center of the Arkansas Department of Health had no additional comments on this property division's septic.

Electric/Phone/Gas/Water

Any damage or relocation of utilities will be at the expense of the owner/applicant.

Addressing

There are currently no DEM addresses assigned to these parcels. Both tracts must be addressed after the home locations are known.

Environmental

There is no stormwater permit required by Washington County at this time; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ).

Road

Frederickson Lane (labeled as Kathryn Lane on the plat) is a residential drive, which the county road department will maintain up to 2 times per year upon request. If the residents ever wish for the road to be upgraded to a county road, it will have to be improved to the county road standard and the right-of-way dedicated to the county.

Any work done in the county road right-of-way requires a permit from the road department. Any tile that may be installed will need to be sized by the road department.

SITE VISIT:

A site visit was conducted by planning staff on August 16, 2018. There were no issues discovered on-site. Please see attached pictures of road access.

The photos attached to the end of this packet show the character of the access to the development area, as well as the interior of the site.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project.

One neighbor emailed with concerns regarding the proposed development, indicating other

neighbors shared the same concerns. Concerns ranged from deforestation, wildlife habitat, road conditions, safety, and the construction process disrupting the neighborhood with trash and burning.

Staff will update the Planning Board at the meeting if any additional comments are received.

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

Daryl Yerton, Planning Board Member, asked, "Nathan, what happens to the access to top two lots as far as street right of way or access?"

Nathan Crouch, Planning Director, answered, "Good question, and those have the same owner."

Daryl Yerton remarked, "So they will be isolated land."

Nathan Crouch explained, "They will however the owner also owns lot number 1, so I assume that they could take access off of that. However we would entertain any suggestions or could definitely require them to place an access easement through this lot along this upper lotline. But it would have to be one of these lots that they own; we could put in an access easement. The surveyor is here right now and he might have something to say about that."

Craig Davis, Surveyor on the project, addressed the Board, "Based on the fact that it is the same owner even though it's two separate lots if he does anything with it, it would have to come back through the planning and an easement would have to be provided."

Daryl Yerton inquired, "That brings up the next question, how many times can he adjust this subdivision?"

Nathan Crouch responded, "Going through the subdivision replat process there isn't a limit."

Daryl Yerton stated, "I just knew on a residential subdivision split there were so many splits in a 10 year period."

Nathan Crouch specified, "That is not the case whenever it is in subdivision because any sort of change in a subdivision has to go to the replat. Exemptions we do have a split count max and it would apply there."

Public Comment.

Greg Taylor, resides at 2991 Willow Bin Circle, representing the land owner, addressed the Board, "I sold this 52 acre property to the current owner a few years ago. We have just an excess amount of that will not be developed for several reasons but we thought it might be better served to try to do something with that. We had some neighbors there that expressed some interest in purchasing some of that property. The 2.65 acres we currently have a contract with the neighbor to purchase that and I don't know that he has any intentions to build on it he just wanted to buy additional land around his house. We don't have any issues with providing access to that upper northern part. That currently is a lateral line field for the septic that is currently in place for the houses that were on the 52 acres when it was originally purchased which was the old Christian Science Community. That is why we aren't selling land above that because that is already being used for lateral lines, it is an overflow lateral line area. He does own also, lots 1 2 and 3 where there is one house built I

believe maybe on lot 3. We just looked at how might be the best way to use that and the neighbors had shown some interest in it so we offered to sell that to them and we have had it perked and it has utilities. We would like to be able to take those 17 lots and not build 17 houses and possibly not build any houses but we would like to offer that property to the neighbors. Thank you.”

Public Comment Closed

Joel Kelsey made a motion to approve the **Minor Subdivision Replat Lots 9 & 10 Village Estates Subdivision** subject to staff recommendations. Kenley Haley seconded. All board members present were in favor of approving. Motion passed.

County

c. Bethel Blacktop Final Subdivision

Final Subdivision Request

Location: Section 36, Township 16, Range 32

Owners: Lots 101 LLC

Engineer: Ferdi Fourie

Location Address: 15585 Bethel Blacktop WC 62

Approximately: +/- 40.32 acres/ 1 lot Proposed Land Use: Single Family

Residential

Coordinates: Latitude: 36.02076008, Longitude: -94.33713637

Project #: 2018-213 Planner: Sita Nanthavong email:

snanthavong@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary Subdivision Approval of Volunteer Subdivision. The request is create 7 residential lots on 12.80 acres of land.

CURRENT ZONING: This project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre).

PLANNING AREA: This project is not located within a Planning Area. It is located solely within the County's jurisdiction.

QUORUM COURT DISTRICT: District 5, Joe Patterson **FIRE SERVICE AREA:** Nob Hill Rural

SCHOOL DISTRICT: Springdale

| | | |
|-------------------------------|-------------------------------|------------------|
| <u>INFRASTRUCTURE:</u> | Water- Springdale Water | Electric- Ozarks |
| | Electric | |
| | Natural Gas- Black Hills Corp | Telephone- AT&T |
| | Communications | Cable- Cox |

BACKGROUND/ PROJECT SYNOPSIS:

This project received Preliminary approval on October 5, 2017 from the Planning Board. Each lot is well over an acre in size; therefore Conditional Use Permitting was not required.

This Final Subdivision request is to create a subdivision with 9 residential lots on a parcel of land (001-13119-001) that is approximately 39.96 acres in size.

There were concerns about Lots 4 and Lot 5 and where the driveway would be placed. Due to the busy nature of the two streets, (Viney Grove and Bethel Blacktop), a condition was made for Lot 5 that its driveway would only be accessible from Bethel Blacktop within 50 feet of the

western boundary of the lot. A condition for Lot 4 states that the driveway would only be accessible within 25 feet off the southern boundary of the lot.

Each lot is proposed to have its own septic sewer system. This will be installed once the applicant has a buyer and the construction plans are known. Soil analysis for each lot detailed that the soil was suitable for single family standard septic system.

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:

Sewer/Septic

Soil Analyses of the proposed parcels were conducted in September 2017. All proposed tracts were found to be adequate for single family standard septic system in both primary and alternate pit locations.

Electric/Phone/Gas

Any damage or relocation of utilities will be at the expense of the owner/applicant.

Water and Fire

Washington Water Authority had no comment.

The Washington County Fire Marshal does not anticipate any issues with final inspections.

Addressing

Lots that are over one-half acre in size will need to be addressed after the home location is known.

Environmental

There is no stormwater permit required by Washington County at this time; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ).

Road

Any work done in the County road right of way requires a permit from the road department.

SITE VISIT:

A site visit was conducted by planning staff on August 14, 2018. Staff has no concerns.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project at the Preliminary Plat Hearing. Notifications are not required to be sent for Final Plat Hearings.

No additional comments have been received since Preliminary Plat Approval. Staff will update the Board at the meeting if any comments are submitted.

CHECKLIST:

*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project.

| Important Information Checklist | | | |
|--|------------|------------|------------|
| | Inadequate | Acceptable | Complete |
| City/Planning Area Issues | | | N/A |
| Planning Issues/Engineering Issues | | | ✓ |
| Road Issues | | | ✓ |
| Fire Code Issues | | | ✓ |
| Utility Issues | | | ✓ |
| Health Department Issues | | | ✓ |
| Other Important Issues | | | |
| | | | |
| General Plat Checklist | | | |
| | Inadequate | Acceptable | Complete |
| General Information | | | ✓ |
| Existing Conditions | | | ✓ |
| Proposed Improvements | | | ✓ |
| Info to supplement plat | | | ✓ |

STAFF RECOMMENDATION: Staff recommends approval of Bethel Blacktop Subdivision with the following conditions:

Septic Conditions:

1. There shall be no deviation from the plans and specifications unless revised plans and specifications have been submitted for review and written consent given.
2. The individual onsite wastewater system for each lot must be located in the area specified on the submitted plat of the proposed subdivision as indicated by the soil pit location. Changes made to the location of the wastewater system will require further review and approval by the Arkansas Dept. of Health.
3. The areas of the proposed primary and secondary disposal fields must be protected during the construction of all structures, roads and the placement of service lines so as not to disturb the natural properties of the soils.
4. The final acceptance of each lot depends upon submission of an APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL PERMIT to the local Health Unit. Home construction should not be started on any lot until a permit for construction has been issued for an INDIVIDUAL SEWAGE DISPOSAL SYSTEM by the local Environmental Health Specialist.
5. Further subdivision or re-platting of any lot or lots will require the submission of soil information, plans and specifications for those lots before approval will be given for development

Fire Marshal Conditions:

1. The water main servicing the proposed fire hydrants in the subdivision must be 8 inches.
2. Hydrant spacing must meet fire code.
3. All roads must be able to support 75,000 pounds in all weather conditions.
4. Turning radii on all curves must be 38 feet.
5. The Fire Marshal shall inspect.

Washington County Addressing Conditions:

1. Lots over one-half acre will be addressed when the home location is known.

Utility Conditions:

1. Any relocation of existing facilities will be at developer's expense. Any extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.

2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. If off site easements are needed for Ozarks to get electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin.
4. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings, and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
6. Generally any damage or relocation of utilities will be at cost to the developer.

Environmental Conditions:

1. At this time, no stormwater permit is required by Washington County; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ).

Washington County Road Conditions:

1. Any work done in the County right-of-way will require a permit from the Washington County Road Department prior to construction.
2. The Washington County Road Department will require 24 inch culverts to be sized for a 10 year storm.
3. All driveways connecting to a County road must have internal turnarounds so that no backing out into the existing streets will be required. Washington County Fire Marshall Conditions:

Standard Conditions:

1. Washington County will not maintain any common areas.
2. Pay Engineering Fees within 30 days of project hearing. Any extension must be approved by the Planning Office. This will be calculated once all invoices are received.
3. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
4. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
5. Lots that are over one-half acre in size will need to be addressed after the home location is known.
6. All general plat checklist items must be corrected.
7. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
8. Have all signature blocks signed on **11 Final Plats** - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. The Circuit Clerk is not accepting plats over 18" x 24" in size.

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members.

Daryl Yerton asked, "The access to the lot number 4 that's 376 ft. from the corner, does that fulfill the requirements for the sight distance?"

Sita Nanthavong, Senior Planner, replied, "Yes, it is straight and flat."

No Public Comments

Public Comments Closed

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

County

d. Teen Challenge Dormitory Expansion Pre-LSD

Preliminary Large Scale Development Request

Location: Section 25, Township 14, Range 33

Owners: Teen Challenge Ranch of NWA

Applicant: Randy Richey

Location Address: 19856 Boys Home WC 431

Approximately: +/- 26.78 acres / 1 lot

Proposed Land Use: Institutional

Coordinates: Latitude: 35.86641538, Longitude: -94.43669547

Project #: 2018-210 Planner: Nathan Crouch email:

ncrouch@co.washington.ar.us

REQUEST: Teen Challenge is requesting **Preliminary Large Scale Development** approval for the construction of two

(2) additional dormitories for the Teen Challenge Adventure Ranch, on a property that is approximately 26.78 acres in size. Teen Challenge has an existing CUP (2014-150) to allow the current use, and an existing LSD (2014-151) to allow the existing buildings and drainage.

CURRENT ZONING: Project lies within the County's zoned area (Agriculture/Single-Family Residential 1 unit per acre). Project 2014-150 received Conditional Use Permit approval on Sep 4, 2014 with conditions, and was ratified on Sep 18, 2014.

PLANNING AREA: This project is located solely within Washington County's jurisdiction.

QUORUM COURT DISTRICT: District 13, Joel Maxwell **FIRE SERVICE AREA:** Morrow

SCHOOL DISTRICT: Lincoln

INFRASTRUCTURE: **Water**– Lincoln Water **Electric**- Ozarks Electric **Natural Gas**– N/A
Telephone- AT&T **Cable**- N/A

BACKGROUND/PROJECT SYNOPSIS:

Teen Challenge boy's home is requesting Preliminary Large Scale Development approval to allow the construction of two

(2) new dormitories on parcel # 001-50413-001. Each proposed dormitory will house 18 boys and 4 staff. The proposed dormitories are each approximately 5,700 square feet in size, and have 21 bedrooms, 9 bathrooms, 1 full kitchen and 2 warming kitchens, 2 laundry rooms, 1 control room with IT cabinet, 2 mechanical rooms, and 2 enclosed courtyards.

In the photos attached to the end of this report, the area proposed for the dormitory expansion is in the field behind the white vans.

Since Teen Challenge has an existing CUP in place, this dormitory expansion proposal only has to have preliminary and final LSD approval.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

City of Lincoln Water utility services this property. Water is available to the site, but Lincoln Water will not allow an additional fire hydrant due to the already low pressure at that location.

This was the case when Teen Challenge came through the review process in the past as well.

To address the fire flow requirement they constructed a pond, engineered to provide a sufficient

amount of water for firefighting operations should the need ever arise.

There are still several fire code issues for the applicant to work out with the Fire Marshal. They may have to add a riser room to the floorplan for the fire sprinkler system, which would require fire apparatus access. So there may be additions to the site plan, but the current site plan meets the Planning Dept's plat checklist. The applicant understands construction of the proposed dormitories is not to begin until the fire code is adequately addressed.

The Fire Marshal will complete all inspections necessary for the building, and the final building and parking/drive inspections.

Septic/Health Department Issues:

Septic information has not yet been submitted, but the applicant is aware of the requirements. The applicant understands the development must be in compliance with Arkansas Department of Health regulations.

Electric/Phone/Water/Gas/Cable:

This project is serviced by Ozarks Electric, AT&T, and Lincoln Water. Generally, any relocation of existing facilities will be at the developer's expense.

Ozarks Electric:

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.

Call Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:

12. Keep in mind the Existing Overhead line has a 30ft. U.E. along it.

Roads/Sight Visibility/Ingress-Egress/Parking:

Any work to be completed in the County ROW must be permitted prior to beginning

construction.

Upon visiting the site, no issues were noted with the access or with the sight distance from the driveway. Sight distance is adequate (see attached photos).

Drainage:

A Preliminary Drainage Report was submitted. The Washington County Contracted Engineer has reviewed this report and found it to be adequate.

Environmental Concerns:

At this time, no stormwater permit is required by Washington County; however, the applicant must comply with all rules and regulation of the Arkansas Department of Environmental Quality (ADEQ). This project is not located within the MS4 area.

Signage/Lighting/Screening Concerns:

The development already exists. This Pre-LSD proposal is to construct 2 additional dormitories only.

The sign, outdoor lighting, and screening are already existing, and in compliance with the conditions approved with the previous permits.

NEIGHBOR COMMENTS/CONCERNS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project.

No neighbor comments have been received. Staff will update you at the meeting if any neighbor comments are received.

CHECKLIST:

*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project.

| Important Information Checklist | | | |
|--|------------|------------|----------|
| | Inadequate | Acceptable | Complete |
| City/Planning Area Issues | | | N/A |
| Planning/Engineering Issues | | | ✓ |
| Road Issues | | | ✓ |
| Fire Code Issues | | X | |
| Utility Issues | | | ✓ |
| Health Department Issues | | X | |
| Other Important Issues | | | |
| | | | |
| General Plat Checklist | | | |
| | Inadequate | Acceptable | Complete |
| General Information | | | ✓ |
| Existing Conditions | | | ✓ |
| Proposed Improvements | | X | |
| Info to supplement the plat | | | |

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Teen Challenge Dormitory Expansion Preliminary Large Scale Development, contingent upon receiving Fire Marshal approval, Health Department approval, as well as Planning Staff inspection approval, with the following conditions:

Fire Conditions:

1. Fire code must be adequately addressed.
2. Fire Marshal must approve of the plans before construction may begin.
3. Washington County Fire Marshal will complete the final inspection of the site.

Septic Conditions:

1. Septic system area must not be disturbed.
2. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).
3. The septic system must be approved by the Health Department, installed, and inspected by the Health Department prior to the building being occupied.
4. Lay out septic system as designed.

Roads/Sight Visibility/Ingress-Egress/Parking Conditions:

1. Any work to be completed in the County ROW must be permitted prior to beginning construction. Please call (479) 444-1610 for permit.

Environmental Conditions:

1. At this time, no stormwater permit is required by Washington County; however, the applicant must comply with all rules and regulation of the Arkansas Department of Environmental Quality (ADEQ).

Signage/Lighting/Screening Conditions:

1. The sign is existing and is in compliance with the existing Conditional Use Permit (2014-150).
2. Signage cannot be placed in the County Road right-of-way.
3. Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.

Utility Conditions:

Ozarks Electric:

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
11. Please contact Ozarks Electric when construction begins on this project and again when construction is within

three months of completion.
Call Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Additional Comments:

12. Keep in mind the Existing Overhead line has a 30ft. U.E. along it.

Planning Conditions:

General:

1. Screening (opaque) for the dumpster enclosure (gate must also be opaque) shall be required at LSD.
2. Pay Mailing Fees (fees have not yet been calculated) within 30 days of approval.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
4. This LSD is subject to all conditions approved at CUP (2014-150).
5. All Preliminary LSD conditions shall be adhered to and completed in the appropriate time period set out by ordinance.

Additional:

1. Approved soil work must be submitted to the Planning Dept. for the project file.
2. Fire code must be adequately addressed and approved by the Fire Marshal before construction may begin.
3. At Final LSD: Need a statement, signed/stamped by Architect/Engineer, that states ADA access from ADA parking spaces to the building is in place prior to building occupation.

PRIOR ZONING BOARD OF ADJUSTMENTS ACTION:

Sep 4, 2014 CUP Approved
Sep 18, 2014 CUP Ratified
_____ Preliminary LSD Approved

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

No Public Comment.

Public Comments Closed.

Joel Kelsey made a motion to approve the Teen Challenge Dormitory Expansion Pre-LSD subject to staff recommendations. Daryl Yerton seconded. All board members present were in favor of approving. Motion passed.

5. Other Business

- Discussion of Current Development and Planning Department activities
- Election of Chairperson and Vice-Chairperson
- Reminder of upcoming regular Planning Board Meetings:
 - September 27, 2018
 - November 1, 2018

Kenly Haley made a motion to elect Randy Laney Chairman and Bob Daugherty Vice-Chairman of the Washington County Planning Board & Zoning Board of Adjustments. Daryl Yerton seconded. All board members present were in favor of approving. Motion passed.

6. Old Business

7. Adjourn

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

