

**MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS**

June 6, 2019

5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

CONDITIONAL USE PERMIT HEARINGS

County

a. Brewer Minor Subdivision

Approved

County

b. EE Construction Services Minor Subdivision

Approved

County

c. CGC RV Park CUP

Motion to Approve Failed

LAND DEVELOPMENT HEARINGS

County

d. River's Edge RV & Stables CUP

Approved

County

e. River's Edge RV & Stables Pre-LSD

Approved

1. ROLL CALL: *Roll call was taken. Members present include Robert Daugherty, Philip Humbard, Joel Kelsey, Neil Helm and Jay Percy. Not present were Randy Laney and Walter Jennings.*

2. APPROVAL OF MINUTES: *Philip Humbard made a motion to approve the minutes of May 2, 2019. Neil Helm seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Joel Kelsey made a motion to approve the agenda as written with corrections to move agenda items in order to accommodate all applicants and their time. Neil Helm seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

LAND DEVELOPMENT HEARING

County

a. Brewer Minor Subdivision

Preliminary and Final Approval Requests

Location: Section 07, Township 14, Range 30

Owner: Real Assets INC

Engineer: Atlas Surveying

Location Address: 14348 S. Hwy 170

Approximately: +/- 8.34 acres /2 lots

Coordinates: Latitude: 35.90237923, Longitude: -94.20399040

Project #: 2019-105

Planner: Rick Barry email: rbarry@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision approval of Brewer Minor Subdivision. The request is to split a single parcel of 8.34 acres into two tracts of 4.17 and 4.17 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 14, Ann Harbison.

FIRE SERVICE AREA: **Wedington Rural Fire Department-** No comments were received from West Fork Rural Fire Department, and Tyler McCartney, Washington County Fire Marshal does not typically review Minor Subdivisions (4 lots or less).

SCHOOL DISTRICT: West Fork

INFRASTRUCTURE: **Water-** Washington Water Authority **Electric-** Ozarks Electric **Natural Gas-** N/A
Telephone- Windstream Communications **Cable-** N/A

BACKGROUND/ PROJECT SYNOPSIS:

Atlas Professional Land Surveying is requesting Minor Subdivision approval to create two parcels from an 8.34 acre parcel. This project is located solely within Washington County's unincorporated area.

Parent Lot (parcel #001-03212-001): 8.34 acres
 Tract 1: 4.17 acres, no existing structures
 Tract 2: 4.17 acres, no existing structures

TECHNICAL CONCERNS:

Utility Comments

Ozarks Electric provided the following comments:

1. Any relocation or extension of existing facilities that have to be built for this subdivision will be at full cost to the developer. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
2. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
3. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
4. 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 the developer may be subject to extra charges from Ozarks for clearing the easement.
5. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.

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

Additional:

1. Builder is responsible for getting Electric 30 ft easement to property.

Washington Water Authority Comments

1. The watermain serving this property runs along the west side of S HWY 170. At this time, the portion of the water distribution system starting just south of the proposed minor subdivision and running north to the intersection of S HWY 170 and HWY 156, then continuing west along HWY 156 to the intersection of HWY 156 and HWY 265 is under a Moratorium. No additional service will be provided to new customers until upgrades have been constructed and the moratorium is lifted by the WWA Board.

Septic:

Applicant provided documentation from a Designated Representative from the Arkansas Department of Health that the land is suitable for septic system.

SITE VISIT:

A site visit was conducted by planning staff on May 14, 2019. No issues were noted at that time.

NEIGHBOR COMMENTS:

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

At this time, there has been one neighbor who came to the Washington County Planning Department to provide comments regarding his displeasure with the project. He declared that septic could not be done for the ground, as the septic lines would be at such an angle that everything would run downhill and onto his property.

Staff will update the Planning Board at the meeting if any 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 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 Preliminary and Final Minor Subdivision approval of Brewer Minor Subdivision with the following conditions:

Utility Conditions:

Ozarks Electric Comments

1. Any relocation or extension of existing facilities that have to be built for this subdivision will be at full cost to the developer. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
2. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
3. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
4. 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 the developer may be subject to extra charges from Ozarks for clearing the easement.
5. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.

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

Additional:

1. Builder is responsible for getting Electric 30 ft easement to property.

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).

Standard Conditions:

1. Pay neighbor notification mailing fees \$28.49 within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 05/23/19).
2. 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.
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. Lots that are over one-half acre in size will need to be addressed after the home location is known.
5. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
6. Have all signature blocks signed on 7 Final Plats - 2 for filing in the Circuit Clerk's office, 3 for the County Planning office, remainder for the developer. *The Circuit Clerk is not accepting plats over 18" x 24" in size.*

Washington County Planner, Rick Barry, presented the staff report for the Board Members.

No Public Comment

Public Comment Closed

*Joel Kelsey made a motion to approve the **Brewer Minor Subdivision** subject to staff recommendations. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed.*

County

b. EE Construction Services Minor Subdivision

Preliminary and Final Approval Requests

Location: Section 02, Township 16, Range 32

Owners: EE Construction Services LLC

Engineer: Blew & Associates

Location Address: W. HWY 16

Approximately: +/- 10 acres /4 lots

Coordinates: Latitude: 36.09678413, Longitude: -94.35102156

Project #: 2019-103

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision for EE Construction Services Minor Subdivision. The request is to split two larger tracts of land into four smaller tracts.

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 13, Joel Maxwell

FIRE SERVICE AREA: Wedington Rural

SCHOOL DISTRICT: Prairie Grove

Road

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

Fire Marshal

1. Any New structures on the property shall not exceed 3600 square feet in size. Should you want larger structures you must submit the overall square footage to the Fire Marshal for review.
 - a. B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour. Fire-flow and flow duration for structures in excess of 3,600 square feet shall not be less than that specified in table B105.1.
2. The proposed project has a fire-flow that can be met by tanker support from the local Fire Department. The property shall not be split any further without an established water supply approved by the Washington County Fire Marshal.
 - a. 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
 - b. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 - i. Exceptions:
 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
3. The property shall not be split any further or in a way that would require an approved fire apparatus access road without approval by the Washington County Fire Marshal.
 - a. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Exception: The fire code official is authorized to increase the dimensions of 150 feet where:
 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1, 903.3.1.2 or 903.1.3
 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar condition, and an approved alternative means of fire protection is provided.
 3. There are not more than two Group R-3 or Group U occupancies.
4. There shall be interconnected smoke alarms that receive their primary power from the building wiring and have a secondary power source.
 - a. 907.2.11.2 Groups R-2, R-3, R-4, and I-1. Single or multiple-station smoke alarms shall be installed and maintained in groups R-2, R-3, R-4, and I-1 regardless of occupant load at all of the following locations:
 - i. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - ii. In each room used for sleeping purposes.
 1. Exception: Single or multiple station smoke alarm in group I-1 shall not be required where smoke detectors are provided in the sleeping rooms as part of an automatic smoke detection system.

- iii. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than on full story below the upper level.
 - iv. 907.2.11.3 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarm shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedroom over background noise levels with all intervening doors closed.
 - b. 907.2.11.4 Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than required for overcurrent protection.
5. New and Existing Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- a. 505.1 New and Existing Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their backgrounds. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

SITE VISIT:

A site visit was conducted by planning staff on May 15, 2019. 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.

Currently, there are no comments from neighbors.

Staff will update the Planning Board at the meeting if any 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 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 Preliminary and Final Plat Minor Subdivision approval of EE Construction LLC Minor Subdivision with the following conditions:

Sewer/Septic

1. Each lot will need an Individual Onsite Septic System Permit at the time of construction approved by the Arkansas Department of Health.

Utilities

Ozarks Electric:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
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. Please contact Ozarks Electric if you have any questions. Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Washington Water Authority:

1. The watermain serving this area runs along the east side of Viney Grove Road. If public water service is desired for each of the proposed lots, a main extension will be necessary. Please have an engineer working on your behalf contact this office should you wish to pursue extending a water main to this property.

Addressing

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

Environmental

1. 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

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

Fire Marshal

1. Any New structures on the property shall not exceed 3600 square feet in size. Should you want larger structures you must submit the overall square footage to the Fire Marshal for review.
 - a. B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour. Fire-flow and flow duration for structures in excess of 3,600 square feet shall not be less than that specified in table B105.1.
2. The proposed project has a fire-flow that can be met by tanker support from the local Fire Department. The property shall not be split any further without an established water supply approved by the Washington County Fire Marshal.
 - a. 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
 - b. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 - i. Exceptions:
 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
3. The property shall not be split any further or in a way that would require an approved fire apparatus access road without approval by the Washington County Fire Marshal.
 - a. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Exception: The fire code official is authorized to increase the dimensions of 150 feet where:
 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1, 903.3.1.2 or 903.1.3
 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar condition, and an approved alternative means of fire protection is provided.
 3. There are not more than two Group R-3 or Group U occupancies.
4. There shall be interconnected smoke alarms that receive their primary power from the building wiring and have a secondary power source.
 - a. 907.2.11.2 Groups R-2, R-3, R-4, and I-1. Single or multiple-station smoke alarms shall be installed and maintained in groups R-2, R-3, R-4, and I-1 regardless of occupant load at all of the following locations:
 - i. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - ii. In each room used for sleeping purposes.
 1. Exception: Single or multiple station smoke alarm in group I-1 shall not be required where smoke detectors are provided in the sleeping rooms as part of an automatic smoke detection system.
 - iii. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm

- installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than on full story below the upper level.
- iv. 907.2.11.3 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarm shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedroom over background noise levels with all intervening doors closed.
 - b. 907.2.11.4 Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than required for overcurrent protection.
5. New and Existing Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- a. 505.1 New and Existing Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their backgrounds. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Standard Conditions:

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office.
2. 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.
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. Have all signature blocks signed on a minimum of 7 Final Plats - 2 for filing in the Circuit Clerk's office, 3 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 with updates for the Board Members.

No Public Comment

Public Comment Closed

*Philip Humbar made a motion to approve the **EE Construction Services Minor Subdivision** subject to staff recommendations. Joel Kelsey seconded. Robert Daugherty recused himself. All board members present were in favor of approving. Motion passed.*

CONDITIONAL USE PERMIT HEARINGS

County

c. CGC RV Park CUP

Conditional Use Permit Request

Location: Section 27, Township 18, Range 29

Applicant: Hana Chefke

Location Address: 22451 E. Monitor Road

Approximately: +/- 8 acres /1 parcel

Proposed Land Use: RV Park

Coordinates: Latitude: 36.20661895, Longitude: -94.06372453

Project #: 2019-104

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

REQUEST: Hana B. Chefke is requesting **Conditional Use Permit** approval to develop and operate an RV Park in an area where agricultural and single family uses are allowed by right. Any other land use type requires conditional use permit approval and ratification.

CURRENT ZONING: Project lies within the County's Zoned area (Agriculture/Single-Family Residential 1 unit per acre)

PLANNING AREA: None

QUORUM COURT DISTRICT: District 5, Patrick Deakins

FIRE SERVICE AREA: Nob Hill Rural

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: Water- Springdale Water

Electric- Ozarks Electric

Natural

Gas- None

Telephone- AT&T

Cable- Cox Communications

BACKGROUND/PROJECT SYNOPSIS:

Hana B. Chefke is seeking Conditional Use Permit approval to construct and operate an RV Park.

The existing zoning is for Agricultural and Single Family Residential uses with a maximum density of one (1) residential unit per acre.

The project parcel is not in any city planning area.

The project parcel (001-18443-000) is approximately 10.95 acres (more or less) in size.

A future lot split will be required. The applicant will utilize approximately 8.00 acres more or less of the project parcel. The purchase of the 8.00 +/- acres is contingent upon the approval of the Conditional Use Permit. This lot split must be submitted to the Washington County Planning Office for review and approval.

The RV Park proposes to allow up to a maximum of 40 RV's according to the preliminary site plan. This amount may change once the applicant applies for Preliminary Large Scale Development depending on the actual lot split size and shape.

The applicant plans on building in phases. The first phase will include only 10 RV stalls. The second phase will include 10 RV stalls. The third and final will include 20 RV stalls. There is no formal phasing scheduling. The phasing is dependent upon clientele and the applicant's ability to invest in future phases.

The residents will park their vehicles in front of their RVs and off any publicly utilized road.

There will be outdoor lighting; one per every three RV stalls.

The length of stay for each RV will be limited to 6 month long contracts. Extensions will be provided on an as-needed basis.

There will be a building utilized as an office. The general office hours will be between 6:00am to 8:00pm. The dimensions of the building is currently unknown and will be provided during the Large Scale review.

The RV Park "Quiet Hours" will be from 10:00pm to 8:00am.

The applicant hopes to have a park-like settings with a small playground and various grill locations throughout the RV Park.

The applicant may also allow RV storage and a small campground in the future.

The applicant will utilize trees and/or shrubs around the 8.00 acres and throughout the RV Park to assist with visual mitigation for the neighbors and to allow privacy for the RV Park patrons.

The applicant will place a small sign at the entrances of the RV Park outside of the County Right of Way.

If the Conditional Use Permit request is approved, the applicant will return with a Preliminary Large Scale Development request. All building plans and site plans will be required at the Large Scale Development review.

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:

Utilities:

Springdale Water services this parcel and had the following concerns/comments:

1. No comments were received.

Ozarks Electric is the provider for this parcel and had the following concerns/comments:

5. Any damage or relocation of existing facilities will be at owner's expense.
6. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
7. 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.
8. Please contact Ozarks Electric if you have any questions. Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

AT&T provides phone service for this area. They did not submit comments/concerns.

Fire Issues:

The Washington County Fire Marshal had the following concerns/comments:

1. Please make sure there is enough water supply for fire hydrants in the RV Park. Springdale GIS shows there is an 8" water main on the other side of E Monitor Road. Please verify this with Springdale and provide the location of the nearest fire hydrant and what the fire flow is.
2. All other issues will be addressed during the Large Scale.

Health Department Issues:

The soil analysis is in the process of being scheduled. Final approval of this project will not be provided and is contingent upon favorable analysis received from a Designated Representative of the Arkansas Department of Health. The applicant is unsure of whether or not they will utilize a septic system or a holding tank that will be pumped. This will be discussed with the Designated Representative during the design process.

A detailed report and design will be completed at Preliminary LSD and any adjustments necessary will be made to accommodate the system. The size of this system requires review form the Arkansas Department of Health Engineering Division.

Road Issues:

The Washington County Road Department had the following concerns/comments:

1. Any work in the County Right of Way will require a permit. Please contact the Road Department.
2. There is to be no parking in the Washington County right of way at any time.

Site Visibility:

1. Sight distance must meet minimum County standards at the LSD portion.

Drainage:

The Washington County Contracted Engineer, Zach Moore, has reviewed this project and had the following comments/concerns:

1. There are no comments for the CUP portion. However, at the LSD state, a drainage report that analyzes pre-development and post development peak flows discharge from the site will be required. If it is determined that peak flows have been increased enough to potentially cause issues downstream, then a detention pond will be required.

Environmental Concerns:

1. No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. www.adeg.state.ar.us

Signage:

1. No signage is allowed within Washington County's road right-of-way (ROW).
2. The sign is limited to 24 square feet in signage with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize "up" lighting.

Lighting:

All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately (see attached diagram).

Screening:

Washington County Planning has the following concerns/comments:

1. Landscaping barriers such as trees, shrubs, and/or fencing must be installed around the RV Park area.
 - a. A planting plan schematic (drawing showing types of vegetation and spacing) must be approved by the Planning Department prior to the installation of the vegetation. The below list contains examples of good screening varieties, however, the Planning Department will be glad to consider other species, as well.

Examples of good screening plant materials: large shrubs/ small trees

- Ilex cornuta - Chinese Holly
 - Ilex latifolia - Lusterleaf Holly
 - Ilex Vomitoria - Yaupon Holly
 - Lonicera fragrantissima - Winter Honeysuckle
 - Photinia x fraseri - Red tipped Fotinia
 - Prunus laurocerasus - Cherry Laurel
 - Pyracantha coccinia - Firethorn
 - Syringe persica - Persian Lilac
 - Viburnum rhytidophyllum - Leatherleaf Viburnum
 - Cupressocyparis leylandii - Leyland Cypress
 - Ilex attenuata 'Fosteri' – Foster Holly
 - Ilex opaca – American Holly
 - Ilex x 'Nellie R. Stevens' – Nelly R. Stevens Holly
 - Thuja occidentalis - Eastern Arborvitae, White Cedar, American Arborvitae
2. If any additional screening area is necessary, staff reserves the right to make this a requirement in the LSD portion. Care shall be taken to leave much of the wooded area intact (this is also in

line with the applicant's vision of creating a secluded environment for guests of this proposed RV Park).

3. If there is to be a dumpster, the fencing and gate around it must be opaque material. A gate is required for the dumpster area.

Sheriff's Office Concerns:

Washington County Sheriff's Office had no comments on this project.

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are primarily residential/agricultural. There is an existing rock quarry approximately a mile southeast of the proposed project's property boundary. The nearest residence that is on parcel 001-18443-000 is approximately 75 feet away.

A total of four parcels touch the boundary of the proposed project's parcel. All of these parcels are vacant except for the nearest residence which is directly on the west side of the project parcel.

County's Land Use Plan (written document):

According to the County's Land Use Plan:

Section III. Physical Development

2. LIGHT COMMERCIAL

Continuing with the primary goal of retaining the rural characteristics of Washington County, light commercial uses should be allowed if:

- a. Not incompatible with adjacent residential and agricultural uses; or by conditions placed on such to mitigate its impact. Together with community facilities and compatible residential uses, this use typically serves as a buffer between general commercial and strictly residential uses.

This proposed land use type is not considered agricultural or residential by use. However, Staff feels that with enough visual mitigation and no long term rental of RV stalls the project can be compatible with the area.

There is a lot of existing vegetation that surrounds almost all of the property, especially from the road on the northeast side. To the south, a somewhat dense tree line exists. Staff feels that if the applicant were to construct either privacy fencing in conjunction with planting large shrubs or trees to assist with privacy for both the neighbor on the west and the applicant's clients, the project would be a good fit for the area.

The property is approximately a mile and a half (1.5 miles) from the City of Springdale to the west. To the east is Beaver Lake. This location is an ideal location for travelers who may wish to take a pause from the "city" and enjoy some quiet rural time.

Site Visit:

A site visit was conducted by Planning Staff on 05/21/2019.

The site is located 1.5 miles east from the City of Springdale. It resides within the County, outside of the Planning Area.

The site is located off East Monitor Road WC 91. East Monitor Road WC 91 is maintained by the Washington County Road Department.

The property is surrounded by other parcels that are heavily agricultural and residential by nature. There is an existing tree line that almost extends around the entire parcel. To the southeast about a mile away is the JB Hunt rock quarry.

There is only one residence on an adjoining parcel to the west.

The site distances from both each entrance/exit looking right and left seem very adequate.

Neighbor Comments and Concerns:

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

Staff mailed a total of seven (7) certified notifications on May 23 2019. To date, staff has not received any comments.

Planning Staff will update the Board should any comments be received.

STAFF RECOMMENDATION: Staff is withholding a recommendation the project.

Utilities Conditions:

Springdale Water:

1. Any water concerns the applicant has should be directed to the Springdale Water Authority.

Ozarks Electric:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
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. Please contact Ozarks Electric if you have any questions. Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

AT&T:

1. Please contact AT&T should future telephone issues arise.

Fire Conditions:

The Washington County Fire Marshal:

1. Please make sure there is enough water supply for fire hydrants in the RV Park. Springdale GIS shows there is an 8" water main on the other side of E Monitor Road. Please verify this with Springdale and provide the location of the nearest fire hydrant and what the fire flow is.
2. All other issues will be addressed during the Large Scale.

Health Department Conditions:

1. The soil analysis is in the process of being scheduled. Final approval of this project will not be provided and is contingent upon favorable analysis received from a Direct Representative of the Arkansas Department of Health.
2. A detailed report and design will be completed at Preliminary LSD and any adjustments necessary will be made to accommodate the system. The size of this system requires review from the Arkansas Department of Health Engineering Division.

Drainage:

1. There are no comments for the CUP portion. However, at the LSD state, a drainage report that analyzes pre-development and post development peak flows discharge from the site will be required. If it is determined that peak flows have been increased enough to potentially cause issues downstream, then a detention pond will be required.

Roads:

The Washington County Road Department:

1. Any work in the County Right of Way will require a permit. Please contact the Road Department.
2. There is to be no parking in the Washington County roadway or right of way at any time.

Site Visibility:

1. Sight distance must meet minimum County standards at the LSD portion.

Environmental Conditions:

1. No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. www.adeq.state.ar.us

Signage:

1. No signage is allowed within Washington County's road right-of-way (ROW).
2. The sign is limited to 36 square feet in signage with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize "up" lighting.

Lighting:

1. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately (see attached diagram).

Screening:

1. Landscaping barriers such as trees, shrubs, and/or fencing must be installed around the RV Park area.
 - a. A planting plan schematic (drawing showing types of vegetation and spacing) must be approved by the Planning Department prior to the installation of the vegetation.
2. If any additional screening area is necessary, staff reserves the right to make this a requirement in the LSD portion. Care shall be taken to leave much of the wooded area intact (this is also in line with the applicant's vision of creating a secluded environment for guests of this proposed RV Park).
3. If there is to be a dumpster, the fencing and gate around it must be opaque material. A gate is required for the dumpster area.

Addressing Conditions:

1. The applicant must apply for 911 addresses to be assigned if needed.

Additional and Standard Conditions:

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office (fees will be calculated once the info is available from the post office). This total will be calculated for this project once all invoices are received.
2. Pay engineering any fees. This total will be calculated for this project once all invoices are received.
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 CUP must be ratified by the Quorum Court.**
5. **It is the applicant's responsibility to contact the Planning Office when inspections are needed.**
6. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.

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

Joel Kelsey, Planning Board Member, inquired, "We are technically going to approve the CUP?"

Sita Nanthavong replied, "Yes this is just for the zoning. Everything else will be addressed in the large scale. I think it came down to finances. The applicant did not want to invest the thousands it would take to have a full Large Scale plan drawn up if the CUP did not pass. If the CUP passes then they will invest in the engineers and project managers to ensure that they have a proper large scale submittal."

Public Comment

James Hilton, Neighbor at 22541 E. Monitor Rd, addressed the Board, "That property is lined up right

up against my fence line. That means extra lights that's gonna keep me up at night. It is going to put me on more guard because of my kids and my animals. I've talked to people up and down the street. Nobody is for this. It is too much extra traffic on there. We worry about the dump trucks that's always down through there. It is just going to cause havoc, to be honest about it. It just don't need to be there. I moved to the country and stayed in the country as much as I can to stay away from stuff like that. I am against it all completely. Like I said they are trying to line them forty right up and down my fence line. That don't go, because that's causing trouble in my book."

Mark Gordon, Neighbor at 22454 E. Monitor Road, addressed the Board, "Sounds like there is a lot of unknowns right now. As far as what the size of this is going to be and how it's going to be developed. I will share this with you. I moved into the area three years ago to get out of the city and to have a more peaceful setting to live in. I have spent a lot of money. Invested a lot of my life into the property that's there. For that purpose my concerns are really around the property value and what that means. There is nothing anywhere that indicated that we needed to have an appraisal on whether or not there is going to be a property value change. We can have that done, but when I look at this I think about that. I do think about the security of the home. Being directly across the street with the transient group that comes in and out that is not a permanent resident or a neighbor. I have cattle. I've got family and I've got dogs. I am concerned about that. Again it was zoned residential and agricultural when I came out there. That is why I bought that. For that purpose. It wasn't zoned for commercial. There is another RV park a few miles away down closer to the lake. That is accessible for folks that need that, for the purpose of that. There is a lot of heavy truck traffic that comes through there. It is a two lane road, it's curvy and that road has already seen deterioration with potholes. If you look at some of the crossways where the intersections are it is getting pretty rough. Those concrete trucks that come out of those quarries. 75 plus a day. They travel back and forth on that small road. I don't know what that means when you start to see 40 RV's with traffic that comes through there. All I know is that that is going to create an issue in safety concern and potential exposure for the folks that live there and those folks that are driving on that road. You see bikes that travel up and down that road. You enjoy that. When you get that kind of traffic coming back and forth it creates a danger. Looking at some of the other items we've got. I am trying to understand really the perspective of 8 acres right there. There is nothing around that. It is a family environment although it is more rural. It is the main reason why we moved out there for that purpose. This would be very disappointing if this came forward and continued on. I just ask that you consider that. I know there are other folks back here that want to speak on behalf of this and I will step away from it but those are my thoughts"

Jennifer Smith, Neighbor at 22382 E. Monitor Road, addressed the Board, "I live directly across the road from where the RV Park is proposed. I like everyone else am concerned about safety. I have three granddaughters. I've just seen how some camp grounds turn into homeless people living and what not. My family owns 280 acres out there that borders most of the property. I am just asking that this not be approved. That is all."

Joan Shafer, Neighbor at 22275 E. Monitor Road, addressed the Board, "My family and I are asking that you do not approve this. We came from California. This was our dream home we bought to get away from the crowds to get out and have peace and quiet. We love it there and to bring all these lights and traffic in. It just goes from one thing to another. She talked about a camp site. She talked about tents. This isn't the place. Two miles down the road is Hickory Creek. If they wanted camp out. If they want to put the RV's they are already set up down there. We would ask you please do not approve this. This is our homes that we are talking about. We have kids. We have grandkids. I've got 5 that are there with us. We just don't want all these transients coming in. One thing leads to another and everyone can promise you 'We are going to keep the upgrades' and they don't. We've seen that with the rock quarry the roads out there are horrible. They are such big potholes. The dirt, rocks and everything. They don't keep that clean. These people can come in here and promise that they are going to have the maintenance, but we all know that just goes down the road. We are asking you to please consider if it were your backyard, the side of your house. Would you want this? We ask you please do not approve this."

Anita Bickers, Neighbor at 3341 Luper Road, addressed the Board, “The little end of the pie backs up to my 20 acres. It is the most beautiful part of the 20 acres. There is a natural spring back there. I am not sure exactly why they are wanting to put this out there. Like everybody said it’s nice and peaceful. There is not very much around there except for the rock quarry. It is our nest egg. There are cows, goats and I am just not sure exactly why they would want to put this out there. It is going to devalue the property out there. I do believe. The nature of the tenants is not a very good idea. As a property owner I do not approve.”

Public Comment Closed

Joel Kelsey recused himself. Neil Helm made a motion to approve the **CGC RV Park CUP** subject to staff recommendations. Jay Percy seconded. Roll Call was made. Neil Helm, Jay Percy and Robert Daugherty were for approval. Philip Humbar was against. Motion failed.

County

b. River’s Edge RV & Stables CUP

Conditional Use Permit Request

Location: Section 06, Township 17, Range 28

Applicant: Ray Dotson

Engineer: Milholland Engineering

Location Address: On the corner of Blue Springs Village and E. HWY 412

Approximately: +/- 50.68 acres /1 parcel

Proposed Land Use: RV Park

Coordinates: Latitude: 36.17349435, Longitude: -94.01071198

Project #: 2019- 099

Planner: Rick Barry email: rbarry@co.washington.ar.us

REQUEST: Conditional Use Permit approval to allow for the construction of an RV park on a parcel of land that is 50.68 acres in size.

CURRENT ZONING: Project lies within the County’s unincorporated area (Agriculture/Single-Family Residential 1 unit per acre).

PLANNING AREA: N/A

QUORUM COURT DISTRICT: District 5 Patrick Deakins

FIRE SERVICE AREA: Nob Hill Rural

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: Water- Springdale Water

Electric-Ozarks Electric

Natural Gas- N/A

Telephone- AT&T **Cable-** N/A

BACKGROUND/ PROJECT SYNOPSIS:

Milholland Engineering is requesting Conditional Use Permit (CUP) approval for the use of an RV Park on a 50.68 acre parcel of land to the east of Springdale. This project will consist of 66 RV stalls, a septic field on the northwest side of the parcel, as well as a small building for a bathhouse.

The current zoning allows for Agricultural and Single Family Residential uses with a maximum density of one (1) residential unit per acre.

Parcel #001-13701-000: 50.68 acres

Currently, there are no structures existing on this land.

TECHNICAL CONCERNS:

Utilities:

Water/Plumbing:

Springdale Water:

1. It appears as if a private plumbing system is being proposed for the development. Based on the layout and configuration of piping there appears to be two (2) cross connections that will not be allowed. The first cross connection is east of the proposed Bath House and the other

- is located just east of the unnamed county road. Please be advised that all existing unapproved water lines must be disconnected from the public water system.
2. Attached for your review and use please find the April 10, 2019 letter to Mr. Mel Milholland regarding the installation of a 2-inch water meter for the project and a design memo developed by McGoodwin, Williams and Yates on November 29, 2016.
 3. The Springdale Water Utilities makes no claims, analysis or determinations for fire protection systems serving this facility. The project engineer is solely responsible for meeting all requirements as it pertains to fire protection for this project.
 4. Field locate and verify the exact location of existing public water facilities and depict this location on the plat. The location of facilities appears to be from online GIS sources rather than through field location.
 5. Engineer shall provide utility easements along the south property line of sufficient width to accommodate existing public water facilities. Please contact the Springdale Water Utilities for requirements and final acceptance of easements.
 6. The owner/developer will be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading.
 7. Please be advised that the review herein is for the purposes of general conformance to the requirements of Springdale Water Utilities as it pertains to the platting of property and does not constitute approval of plans to convert existing unaccepted water systems or their components. Any acceptance to existing components of the unaccepted water systems that were installed many years ago shall be by review of this department and the Arkansas Department of Health.

Fire Marshal:

The Washington County Fire Marshal had no comments on this aspect of the proposal, as his comments and conditions are reserved for the Preliminary Large Scale Development proposal.

Sewer/Septic/Decentralized Sewer:

Client has provided documentation from a Designated Representative of the Arkansas Health Department that the soil at this location is adequate for septic installation.

Electric/Gas/Cable/Phone:

Ozarks Electric:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
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. Please contact Ozarks Electric if you have any questions.

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

Please see attached survey displaying Ozark Electric comments and notations.

Roads/Sight Visibility/Ingress-Egress/Parking:

This proposal meets the sight distance requirements for the speed limit on Blue Springs Village Rd (WC-386). Please see attached photos of sight distance.

Drainage:

The Washington County Contract Engineer has no comments on this aspect of the proposal, as his comments and conditions are reserved for the Preliminary Large Scale Development proposal.

Environmental Concerns:

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).

Signage/Lighting/Screening Concerns:

All 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 (see attached diagram for examples).

COMPATIBILITY CONCERNS:

Surrounding Density/Uses:

The surrounding uses are single family residential and agricultural, with a church directly to the east (under construction). Currently, the site does not have any structures. The area immediately north and west of the subject property is a neighborhood with parcels of between 0.20 and 0.50 acres, each with a single residence. To the south is primarily woodlands with a few residences.

Staff feels that the applicant's request is compatible with the surrounding density, especially due to the proximity to E. Hwy 412

County's Land Use Plan (written document):

According to the County's Land Use Plan,

SECTION III. PHYSICAL DEVELOPMENT

A. LAND USE CONSIDERATIONS

2. Light Commercial

Continuing with the primary goal of retaining the rural characteristics of Washington County, light commercial uses should be allowed if:

- a. Not incompatible with adjacent residential and agricultural uses; or by conditions placed on such to mitigate its impact. Together with community facilities and compatible residential uses, this use typically serves as a buffer between general commercial and strictly residential uses. **Given the subject property is located in an area that is semi-urbanized (neighborhood to the west), easily accessible to highway traffic (close proximity to E. Hwy 412), as well as still semi-rural (large open fields), it seems reasonable to allow for the construction of such a project in this location.**

Future Land Use Plan

There is no future land use designation for this portion of the County.

SITE VISIT:

A site visit was conducted by planning staff on May 14, 2019, as well as a second site visit on May 24, 2019. Please see attached pictures of road access, natural sight barriers between the proposed RV Park and neighbors, as well as current stages of construction.

NEIGHBOR COMMENTS/CONCERNS:

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

One neighbor visited the Planning Department office on the morning of May 30, 2019 to inquire about the zoning of the area, as he was unsure if such a project would be legal under current zoning laws. Upon explaining the conditional use permit process, as well as preliminary large scale development process, the neighbor informed staff that he would write out his comments and mail them to the office. These comments are yet to be received.

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

STAFF RECOMMENDATION: Staff recommends *approval* of the proposed River's Edge RV Park & Stables Conditional Use Permit with the following conditions:

Water/Plumbing:

1. It appears as if a private plumbing system is being proposed for the development. Based on the layout and configuration of piping there appears to be two (2) cross connections that will not be allowed. The first cross connection is east of the proposed Bath House and the other is located just east of the unnamed county road. Please be advised that all existing unapproved water lines must be disconnected from the public water system.
2. Attached for your review and use please find the April 10, 2019 letter to Mr. Mel Milholland regarding the installation of a 2-inch water meter for the project and a design memo developed by McGoodwin, Williams and Yates on November 29, 2016.
3. The Springdale Water Utilities makes no claims, analysis or determinations for fire protection systems serving this facility. The project engineer is solely responsible for meeting all requirements as it pertains to fire protection for this project.
4. Field locate and verify the exact location of existing public water facilities and depict this location on the plat. The location of facilities appears to be from online GIS sources rather than through field location.
5. Engineer shall provide utility easements along the south property line of sufficient width to accommodate existing public water facilities. Please contact the Springdale Water Utilities for requirements and final acceptance of easements.
6. The owner/developer will be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading.
7. Please be advised that the review herein is for the purposes of general conformance to the requirements of Springdale Water Utilities as it pertains to the platting of property and does not constitute approval of plans to convert existing unaccepted water systems or their components. Any acceptance to existing components of the unaccepted water systems that were installed many years ago shall be by review of this department and the Arkansas Department of Health.

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

There were no comments received by the Washington County Road Department.

Environmental Conditions:

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).

Standard Conditions:

7. Pay neighbor notification mailing fees (\$284.90) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 05/24/19).
8. Pay engineering fees within 30 days of project approval.
9. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
10. Lots that are over one-half acre in size will need to be addressed after the home location is known.
11. This CUP must be ratified by the Quorum Court.
12. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
13. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
 - o This project requires additional review (Large Scale Development), and therefore, the applicant must submit for Preliminary Large Scale Development project review within 12 months of this CUP project's ratification.

Washington County Planner, Rick Barry, presented the staff report with updates for the Board Members.

Public Comment

Tina Rockwood, Neighbor at 22657 Lakeview Road, addressed the Board, "I live off the Knob Hill exit of 412 which is just east of this proposed site. I would like to address you here this evening regarding safety on our highway and the aspect of high density population that would result from this project. First, safety over the past decades, I have seen firsthand the devastating impact of traffic on our 412 Highway. I've

seen the aftermaths of many accidents, T-bones and crashes that spin cars completely around. The signs plowed down as a result of crashes. As well as cars and bodies that end up in the ditch. The Knob Hill intersection is a blind hill from the east. From Knob Hill westward the hill declines until it gets to the bridge. Speeds can get upwards of 70 mph or more. My concern is that a rig would be making a right hand turn from the east into the RV Park and would have to come to almost a complete stop on a 65 mph highway to make the turn safely. If the rig wants to enter the RV park from the west they would have to cross two lanes of oncoming traffic traveling 65 mph. If they misjudge which happens quite frequently at the Knob Hill intersection, they would jeopardize everyone on the highway right there. This would lead to last minute calculations of oncoming traffic on avoiding a crash. Probably crashing, slamming on breaks or swerving. Potentially ending up in a ditch on either side of the highway and worst case scenario loss of life including livestock, the horses. Hazards of a rig exiting this proposed development include navigating entering a high speed downhill highway. Possibly taking up both lanes in order to navigate a right hand turn. If they are navigating a left hand turn they will have to cross into three to four lanes of traffic potentially becoming stranded in the middle of the highway and sticking out to oncoming west ward traffic. If a rig wants to enter from the west and misses the entrance to the proposed RV Park then they will end up at Knob Hill. A blind hill and then they will have to manage an upturn trusting that the the rig would make the turn. This is not a crossing to be taken slowly or lightly you will get hit because the westward traffic cannot fully see you until it gets to the top of the hill. You have a 65 mph vehicle or semi that will immediately come upon a rig making a u turn that has no potential to get out of the way. Once again the rig making a U-turn will take up the whole highway in order to complete the U-turn. Now imagine doing any of this in the dark of night time. These issues mentioned thus far are the concerns I have with regard to the safety of lives on our highway. Now with respect to high density population I understand there are 67 sites proposed at this RV Park at the moment. 67 sites that you would be able to see immediately coming eastward as you enter the downhill to the bridge on 412. What an eyesore. This is an eyesore for us in or country side that we chose to live there to get away from population density like that. Knob Hill has 384 households. Blue Springs Village has 205 and then the new church just east of the proposed RV Park. Adding 67 RV sites is an 11.4% increase in availability of living quarters in this immediate area. That would mean 67 rigs entering and exiting on a continual basis. That would also mean 67 rigs that would need septic just outside our lake which is our drinking water source. Are there completely adequate and safe perk parameters for septic on such a high density project? My understanding is that there was not adequate perk for the previous proposed development on this site. What has changed to consider this build? 67 sites that would be so close to the lake yet so far away to enjoy it without getting in a car and driving to a public access area. This will undoubtedly pique the interest to some on how to gain access form the RV Park on foot entering the adjacent Blue Springs Village residential area trespassing through people's property to get to the Lake. To get to the shore. To get to the water. Additionally our community is serviced by a volunteer fire department adding 67 sites and RVs will put a strain on our resources and response times. I ask you not to approve this build and please keep our highway beautiful and safe. Thank you."

Michael Grigg, Neighbor at 20987 N. Lakeshore Drive, addressed the Board, "I own a half a dozen properties in Blue Springs Village. I have a property at the end of Knob Hill Loop and I own a 17 acre farm two and a half miles down the street from the proposed site. Traffic is dangerous there. I personally have a large truck with fifth wheel capabilities and I do tow fifth wheels quite often. It is very dangerous to pull in and out of that intersection. Whether it is Knob Hill Loop or Blue Springs Road. I personally have almost had accidents doing the same thing. I can see a huge increase in accidents in this area. We just had an accident last week right here in this area. It is already a problem to begin with. I have to entirely agree with what Tina just had to say. I couldn't have said it better myself. She actually did great research on what she told you guys as well. The septic is a big concern of mine because if there is any over flow it is going to end up in our lake all around our house. I live on the lake. I have lake access and I don't want to go down to my boat dock and have to worry about the local sewage flowing into the lake. A lot of septic and a lot of horses with their manure. That is just a lot going on in that small area there. I also have a 140 ft. of lake front access. In that 140 ft. I currently have to have four no trespassing signs and I still have to run people off who want to park at the end of the road and cross my property to gain

lake access. I can only see that this will increase drastically with 67 RV's showing up. It's just I am at the end of the road. People want to gain access to the lake they don't care if they are trespassing or not they will just do it. It's a hassle for me and a liability for me. I don't want strangers on my property. The roads are already in horrible shape through there. When this actual development started somewhere around 2008 the pavement was ripped up became a dirt road. About three years later it got repaved and every single year we have 12 inch deep potholes show up right in the road along this property line. I have to disagree with several of the photos and comments that were posted on the screen a while ago. The level of the wheels is about 20 feet taller than 412 in one of the photos. It was on accurate. The tree line in the area between the houses at Blue Springs Village in the proposed site is not very thick and very lush. It is maybe one tree thick. Which is not going to deter much at all. We don't want transients moving in and staying there full time. There is a lot going on in this area as it is. With traffic and people living there we might have extra transients roaming our streets with kids playing. Without having lake access. People are going to be constantly try to find that access. They are going to be all around our properties. There is already an RV Park two and a half miles up the road. We don't need another RV Park this close."

Nathan Crouch, Planning Director, address the Board, "We had an error in the recommendation on the slide show in here. Toward the end of the day it was a mad scramble to get everything put together and also to change the order of our items. One of the mistakes that we made was showing a previous slide before we changed our recommendation to approval. This slide shows a withholding of approval whereas our approval remains the same as it was with the staff report, recommend to approve. The second piece that I would like to clarify was the photo that Mr. Grigg mentioned. It's just a photo and Mr. Barry to my left here was just mentioning not the elevation was the same as the tires of the vehicle on the road. Just pointing out that you could see the road in the location of the tires in the photo. Indeed it is a higher elevation in the interior of the property as compared to highway 412. That's all. Thank you."

Public Comment Closed

Joel Kelsey made a motion to approve the River's Edge RV & Stables CUP subject to staff recommendations. Jay Pearcy seconded. Roll Call was made. All board members present were in favor of approving. Motion passed.

LAND DEVELOPMENT HEARING

County

c. River's Edge RV & Stables Pre-LSD

Preliminary Large Scale Development Request

Location: Section 06, Township 17, Range 28

Applicant: Ray Dotson

Engineer: Milholland Engineering

Location Address: On the corner of Blue Springs Village and E. HWY 412

Approximately: +/- 50.68 acres /1 parcel

Coordinates: Latitude: 36.17349435, Longitude: -94.01071198

Project #: 2019-100

Planner: Rick Barry email: rbarry@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary Large Scale Development approval to allow for the construction of an RV park on a parcel of land that is 50.68 acres in size.

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

PLANNING AREA: N/A

QUORUM COURT DISTRICT: District 5, Patrick Deakins **FIRE SERVICE AREA:** Nob Hill Rural Fire Dept

SCHOOL DISTRICT: Springdale

Fire Marshal:

Resubmittals for this project were received several days late and inadequate for the purpose of Fire Marshal review, thus the Fire Marshal has not had adequate time to review and provide conditions of approval. However, at the time of Technical Review, the Fire Marshal provided the following comments and concerns:

1. Post Indicating Valve with tamper switch or Knox lock. NFPA 24 7.1.1.1 states the connection from the hydrant to the main shall not be less than 6". The private system shall comply with NFPA 24 AFPC 1 section 507.2.1.
2. Need plans for bathhouse.
3. Need parking for them to stay off the road while at bathroom.
4. No hydrants on this road. Need hydrants with correct spacing, or we can add a service road in the center somewhere for a cut-through road.
5. Need the flow of hydrants.
6. Need plans for the office.
7. Need "Fire Lane No Parking" signs along road every 100' every other side
8. Need Fire Hydrant details and "Fire Lane No Parking" details.

Drainage:

Resubmittals for this project were received several days late, and missing a revised drainage report, thus the County Contract Engineer has not had adequate time to review and provide conditions of approval. However, at the time of Technical Review, the County Contract Engineer provided the following comments and concerns:

1. Provide a summary table comparing pre and post detention flows for each event.
2. Will a detention pond grading plan and outlet structure detail be provided in later plan sets?
3. If it is the intent of this CUP to get approval for future Phases that have other discharge points that the one analyzed, then these other discharge points need to be analyzed as well.
4. The detention pond design only accounts for 11.2 acres of Phase 1 area draining to the pond, but it appears a large portion of the entire site drains to this pond. Please size the pond to account for all the flow that drains to it.

Environmental

1. 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 Department

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 May 14, 2019, and again on May 23, 2019. No concerns were noted at that time.

NEIGHBOR COMMENTS:

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

Currently, one comment has been received by the Washington County Planning Department stating "It will ruin our neighborhood".

Staff will update the Planning Board at the meeting if any additional 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 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 **TABLING** the River’s Edge RV Park & Stables, as the applicant did not provide timely enough resubmittal in order to allow for all necessary parties to review all documentation and provide conditions of approval, nor did they address all comments and concerns provided at the time of Technical Review.

Washington County Planner, Rick Barry, presented the staff report with updates for the Board Members.

Philip Humbar, Planning Board Member, inquired, “What items were not resubmitted?”

Rick Barry replied, “We have issues pertaining to the drainage plans, the utilities and the Fire Marshal’s Review. I have several of those individuals here to speak if you would like.”

Philip Humbar continued, “If we wait and table it. It will be another five weeks before they come back, right? Is there no way that they can work on these items and get it resolved before that?”

Nathan Crouch stated, “We believe that there are plumbing issues shown in the plans. There is a lack of storm water calculations. There are fire code issues as well. We believe that they have definitely attempted to get some of these items taken care of, but they haven’t gotten the plans to us in a timely manner where we can get them over to our people to review and make sure everything looks good and is ready for approval. We’ve got our County Contract Engineer to talk about his concerns specifically. Same with the Fire Marshal. Same with Knob Hill Fire Department. Those three.”

Philip Humbar asked, “Do you feel like things are major in scope?”

Nathan Crouch answered, “I feel like that would be left up to the jurisdictional reviewers.”

Robert Daugherty advised, “I think at this point we could consider to table before we move on or if you don’t want to table it I assume we could move on.”

Joel Kelsey inquired, “Are the individuals here going to address the issues of what needs to be done in order for this to go forward?”

Nathan Crouch replied, "I believe so sir."

Joel Kelsey stated, "I would like to hear them then."

Zack Moore, County Contract Engineer, addressed the Board, "Currently I have not seen a detailed design of the detention pond or a drainage report that I could recommend for approval. I don't know that there would be any issues achieving that I have not seen that as of yet to where I could give a recommendation for approval."

Tyler McCartney, Washington County Fire Marshal, addressed the Board, "I am basically the same way. I have yet to see a set of plans that shows some of the stuff here. I know one of the major concerns that we had originally was hydrants within the area. I ended up calling the state Fire Marshal to get clarification on whether there needed to be hydrants in this area. He said there did. I know the code says that there has to be a minimum of a six inch line running to those hydrants. Whether it's private or whatever it might be. I know at one point the set of plans we had said it came through a two inch meter. I don't know if still coming through that or what. Again they may have very well fixed it with the new plans I do not know. I know that was one of the issues is fire flow."

Melvin Milholland, Engineer for project, addressed the Board, "I sat on the planning commission for ten years from '81-'91 to get some regulations for this county to not have to pay taxes to do improvements to the county roads and drainage and all that. I am not for that. I think that what we and my planning staff did in that ten years is seen today as something that is beneficial to this county and the tax payers of this county. I do like clear directions when I go to a meeting so I will know what I am supposed to do. That is why I spent 10 years at night time back in the eighties. We have three items and not very big items. Rick Pulvirenti, I talked to him a while ago. Your comment said it is a two cross connection. I discussed it with him on the phone and there is what I call bland flanges. He didn't know what that was. We used those to block water lines years ago. He wanted to call them plugs so I will call them plugs. I've got a detailed one right here. I have been using for 50-60 years. The one he says is not done. Of that we have a clear understanding. The other one I thought was Jones property and it is now and it will be when I submit the plans to him and the Health Department. That is pretty common. It is not a big deal there. We got a two inch meter. Another issue on the drainage. I had run calculations on this 10-12 acres that goes into a six foot diameter RCP pipe under the Highway 412. It has been taking the water off of that area for 10 years evidently. To my knowledge no one got flooded. I had not designed a detention pond for this little 10-12 acre area which won't be very large, but there is sufficient room to do it. It can be done. I guess one of the things now that I have talked to the engineer this afternoon. I thought we was going to do a preliminary engineering approval kinda like you get a preliminary engineering report on a Subdivision. You get it approved and then you come back and do design and you get the people in charge to approve it. Evidently the county doesn't do that. I have never heard of the county not doing that before. I thought the engineer of record once he went through the preliminary stages made sure the CUP is approved, the lay out is okay and everything can be taken care of, will be taken care of or it won't be approved for construction. It is simple. That is where I am coming from on that part about the calculations. I told him the calculations and the design of the storm sewer for this little park will be taken care of prior to the construction. I think I didn't understand him. I think he said something about the condition on that happening and that he is not against the project. I request that you take that into consideration and we are not trying to get around anything. The hard part was that we had a meeting before we had the Tech Plat Meeting. Some folks were there and I thought I understood what we had to do, but at Tech Plat Meeting I got a letter of comments from and no disrespect to the Fire Marshal, he wasn't there, but one of the comments was he wanted inside this are on the 40 something acres which was going to be a Subdivision for 10 years back there was three or four hydrants. They never was accepted by Mr. Pulvirenti according to him and to the Springdale system or the White River Water System at all. They are still owned by the person that owns the land. My client bought it knowing they were there but had not made his mind up what to do with them. I do know with rural water systems you do not design fire hydrants to fight fires. This is in a rural area. The City of Springdale does not feel like they ought to have

to fight fires out there. Plus the two inch meter that has been approved by the city and installed for this system will not take but 160-200 gallon a minute. It will not take the 1000 gallon a minute that is requested by the Fire Marshal. I can't make that happen. I can't make Springdale put in a bigger meter. Whatever. It is in the rural area so I am sure they wouldn't do it anyway. One of the other things that the Fire Marshal wanted is he wanted fire flows on these. I can't make Springdale run water through and unapproved line through a two inch meter to get fire flows. If I misunderstood that I need to be corrected. You can't make people run potable water through a meter that is not large enough to get the fire flows that you want for fire protection on a private fire hydrants. I am sitting here between a rock and a hard spot trying to figure out after all these years trying to produce something somebody requests. I don't mind working to get it but it is not there. What I've thought all along and have heard through the years that 26-27 ft. wide driveways for 75 thousand lb. trucks in the rural can hold water in and put out fires. This is what I was thinking when I got this job and I still think that. This is not in the city limits. This is in the county. Even in the city there's places that are in commercial areas they just ask for access around behind commercial buildings 26 ft. rather than putting hydrants everywhere. They can drive the truck around. That is a problem. Two other things that he asked for was a building detail for a restroom and a building for the office which my client has not provided me. One I asked him he said he hadn't got them. I just had this idea I want to do this if it is practical and it is possible and I want to do it I want them to see where I want to put them and everything so we did that. Then the fire marshal asked for parking spaces next to the bath house so we put that on there. The other things that he asked for like cross driving a truck between streets that has been on there. For putting parking spaces by the bath house we have done that. The things that I cant do. If I would have come back with a set of plans I couldn't give them the results that somebody wanted, but my plans are complete. They got it. We emailed them to him. It is not totally complete but it is complete enough to where they can see it. We tried to do everything that we could and intend to do a hydraulic study just like the county engineer wants and he will get everything he needs and he can approve it, disprove it whatever he wants to. I really don't see holding this up 5 weeks to do that. As far as the other things everything else is taking care of as far as I know. Except why can't I get fire? I'll get the plans. you got the plans in your computer right now but I cannot produce fire flows on private hydrants from public water in the rural area. It is not practical. It's not possible. I asked you to consider that to my clients benefit. He is trying to do the best he can make a real nice addition to the county right on the side of a major highway. There is a lot of traffic comes into it. He has added the idea of a horse could be put in each one of the spaces. He's got the extra pasture out there at the 30-40 acres to ride them on and graze them if they wanted to. It is a nice addition to the county. It has been setting there for 10 years as a subdivision that never did complete. He would like to complete a nice RV Park. As far as the building plans he can submit those anytime that the Fire Marshal wants to see them."

Philip Humbarb inquired, "Can you address the sewer/septic issues?"

Melvin Milholland replied, "We looked at different directions. Honey Wagen talked to Springdale about taking it and so forth and they end up saying 'we got a lot of land here'. They are definitely not going to have that many RV spaces so he had a DR from the Health Department to check the soil. They designed on another block north and west of that. Where we are going to put the RV Park. The septic system laid out and we shot it in and we drew it up and it is actually shown on one of our plans. It has been submitted to the Health Department not the Engineering but the other side that approves septic systems. A man by the name of Sam took care of that. He has approved that. It is approved and it is ready to be constructed. Even inside the RV Park as it lays that was all a part of it too. Septic tanks, pump lines and force mains. It is all in the plans that we have. They've approved that. It's all private as it is his responsibility to maintain it. The water would also be private with one master meter and each RV site will have a detailed typical with what size they are and where the waterline come under and stub up with a frostless hydrant where the sewer stub up and the electrical stub up. Matter of fact Ozark Electric gave us a little map and sketch of where they want their transformers and so forth and that is on my plans. They want an easement of course, where it goes. We've got that shown. We want that to be written up too. I don't see it's a big deal to wait forever to do. I mean, we are almost there."

Joel Kelsey asked, "Can we approve this subject to all those conditions being met first?"

Nathan Crouch answered, "I believe we can."

Melvin Milholland added, "With the exception of flow in the fire hydrants. I can't do that."

Brian Lester, County Attorney, advised the Board, "As far as the Fire Code is concerned that operates whether you approve this or not. You can't go outside of the Fire Code. That is something that is like saying 'well we will approve this as long as you comply with state law' so I think that probably a non-issue on approval. It is probably the other two issues that they will be looking at that if you approved it you could approve it without those conditions they wouldn't have to do a drainage retention or detention pond. I still think they are going to have to apply with Springdale Water because that is where they are getting their water from the detention pond. If you wanted to approve this with those conditions met you certainly could."

Ray Dotson, applicant for project, addressed the Board, "A couple issues. Mike and I bought this subdivision out there and we are trying to make silk out of shadberry. It's got all the headaches that came with the old project. If it was just a piece of ground it would have probably went a lot better. Once there are fire hydrants there, there are streets there, there's drainage there. All of a sudden it comes to a different light. Springdale Water Department gave me these flows. There are two fire hydrants on my property that the City of Springdale owns today. One is at the west corner of my property and further west on the entrance that goes to the Blue Springs that fire hydrant right there is on my property. So I do have two fire hydrants that's on my property. I gave him the easement to put the 12 inch water line all the way up to the tower there at Knob Hill. On their new phase they are putting a 12 inch water line all the way up to the tower. At that point the water issue down there is going to be zero. These two flows here. One hydrant flows here 1,481 gallons per minutes. The other hydrant flows 1123 gallons per minute. The existing hydrants there not my private hydrants. You gotta keep in mind everything inside this project inside the old subdivision is a private entity. We do have water capacity if the fire trucks need water. I think if you ask Mr. Gary Hull back here he don't fight fires with fire hydrants. He fights fires with tankers. I met with him last week and he said he could have 80,000 of water sitting on my property in a few minutes. He can correct me if I misspoke on that. I think in the beginning the county already has approved the drainage that was on this whole 47 acres. If not these guys wouldn't be able to go out there and put all this infrastructure in. Somewhere the County has said okay the drainage is right. I mean there is a whole set of plans there that somebody designed and built. The property is built. Our little 12 acres that we are doing there is way more minimal than the 100 houses that were going to be built there. We are just asking to move this forward. I know we are not going to be able to meet the Fire Marshal requirements. I was on the City Council when that water department was taken into the municipal league of the City of Springdale. Rural water is not designed to fight fires. It was designed to have water to homes. The rural tankers is what fights fires. They are welcome to come down with the city water. They have got an agreement. I've got an agreement with the Springdale Fire Department right now. I've got their time schedule. If I have a fire at my place they can be there in 12-13 minutes to back up Knob Hill Fire Department. We have an agreement that cities will back up cities. The fire issue, I think, has been blown way out of proportion. The Fire Code says we got to build permanent structures. They are trying to put me into a Trailer House Park. That is where they are getting that Fire Code from. Well, guys if we stick with the trailer house deal, we don't want to do that. Someday Ray Dotson and Mike Henson are not going to own that property. If it's approved for Trailer Houses that might be what you get. I don't want that; you guys don't want that. I sure don't want it. We are trying to make a real good RV park out there. That piece of property has sat there for 10 years. The County has made about \$50 a year off property taxes. We are just asking you to look at this. We think it is going to be great for the County. I am going to have full time staff that lives there for security. It is not going to be 'well it's a trailer park and nobody is going to be there'. I am going to have somebody living there on that property 24/7. There was some issues brought up about traffic and stuff and it's not going to be good for the neighborhood. We gone be good neighbors. We build good quality stuff. I can show you photos of my RV Park that I got in Fort

Worth, Texas right in the middle of the city. We do a top notch operation. We just need for the County to say 'okay we will approve this subject to whatever you guys want us to do'. I've got a half a million dollars sitting in a hole out there. I've got to get done. Hindsight is 20/20. My money is making money on people with horses. RV Parks make \$50 a night. I get people traveling through with a horse trailer that's got four horses on there I can charge them \$40 a head and put them in a pin and I could make \$160. That is where the money is at. The next morning they get up and they leave. Now I understand I can go ahead and do my stalls and amenities. That pies with the County and I understand that falls within the guidelines of the county. We want to do something here that is going to be great for the County. We want to bring people in, snowbirds, that's going to stay here that's going to spend money in Fayetteville and Springdale and for county tax. That is what we want to do. We want to bring people here that is going to spend money and it is going to be a good tax base for you all. It is going to be 67 lots. Walmart is getting ready to build their building north up there in Bentonville. They've got 35 construction workers that's coming in here. They will be here probably for six months to a year. That is the people we want. We want those people to come here they are going to spend money in our towns. Mel has done all he can do. He gave a drainage report. We are just a small business guy. We are just trying to make a living out there and we are trying to make something good for the city. I just ask you for your help. Work with us and these guys have been pretty good. They've worked with us. They got hung up on a few issues on some stuff with the fire, but ask the Knob Hill Fire Department, ask him if I am not telling you correctly on fighting fires with the tanker trucks. Thank you. I appreciate it."

Neil Helm, Planning Board Member, commented, "We aren't trying to be inhibitors but we want to be enablers, but I don't think we are at the point of being able to make decisions and to vote on this recommendation. It's been over 10 years since I've done an LSD and all this has to be wrapped up and signed off before or it did 10 years ago. I don't think we are quite ready."

Philip Humbar pointed out, "This is a preliminary and we will get a final coming to us when that happens."

Robert Daugherty, Planning Board Vice-Chairman, stated, "We will address all those issues at the final. This will be the preliminary. We can approve it subject to those recommendations to be done by final."

Melvin Milholland commented, "Also when my construction plans are completed down to the tea, before it goes to the Health Department and Mr. Rick Pulvirenti in Springdale that provides the water will have to agree to it and sign off so you got that protection there. On the sewer, which is not really going into the public, but it has already been approved and it will have to be a constructed to property state standards and it will also be an as built turned into the state. That is going to be on a check also. As far as the private roads that is going to be Mr. Dotson's place to maintain that. As far as the parking there are ways that is going to be checked before we start construction the biggest thing is Mr. Pulvirenti and the Health Department to make sure that part is right on that. Also your engineer will tell me if the plans right too."

No Public Comment

Public Comment Closed

Philip Humbar made a motion to approve the River's Edge RV & Stables Pre-LSD subject to staff comments and completion of the items necessary for review and approval from other jurisdictional entities. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - July 11, 2019
 - August 22, 2019

6. Old Business

7. Adjourn

moved to adjourn. 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