

**MINUTES**  
**WASHINGTON COUNTY PLANNING BOARD**  
**December 12, 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**

Fayetteville Planning Area

**a. Wedington Self-Storage CUP**

**Approved**

County

**b. Morrow Wireless Communications Facility CUP**

**Approved**

County

**c. King's Ransom RV Park CUP**

**Tabled**

County

**d. Helmer CUP**

**Approved**

**LAND DEVELOPMENT HEARINGS**

County

**e. Helmer Minor Subdivision**

**Approved**

County

**f. Village Heights Minor Subdivision**

**Approved**

Greenland Planning Area

**g. White River Landing Final LSD**

**Approved**

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

2. APPROVAL OF MINUTES: *Joel Kelsey made a motion to approve the minutes of November 7, 2019. Philip Humbard 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. Philip Humbard seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

**CONDITIONAL USE PERMIT HEARINGS**

Fayetteville Planning Area

**a. Wedington Self-Storage CUP**

*Conditional Use Permit Request*

Location: Section 11, Township 16, Range 31

Applicant: Bates & Associates

Location Address: W Wedington Dr/ AR HWY 16; Entrance is directly west of 5298 W. Wedington Dr.

Approximately: +/- 20.26 acres / 2 parcels

Coordinates: Latitude: 36.08224177, Longitude: -94.23690401

**Project #: 2019-266**

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

**REQUEST:** The applicant is requesting **Conditional Use Permit** approval to develop and operate a self-storage facility 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:** Fayetteville

**QUORUM COURT DISTRICT:** District 7, Sam Duncan

**FIRE SERVICE AREA:** Wedington Rural

**SCHOOL DISTRICT:** Farmington

**INFRASTRUCTURE: Water-** Fayetteville

**Electric-** Ozarks Electric

**Natural Gas-** Black Hills Corp

**Telephone-** AT&T

**Cable-** Cox Communications

**BACKGROUND/PROJECT SYNOPSIS:**

The applicant, Josan Gurmeet of SHA ENT LLC, is seeking Conditional Use Permit approval to allow the development and operation of a self-storage facility in Washington County, Arkansas. The zoning is for Agricultural and Single Family Residential uses with a maximum density of one (1) residential unit per acre. The project parcel is in the City of Fayetteville Planning Area. The project parcels (001-11745-000 and 001-11745-001) are approximately 20 acres (more or less) in size and are owned by the applicant. Approximately 10 acres will be utilized for the self-storage. The project location is on the north side of West Wedington Drive AR State Highway 16. The project will access West Wedington Dr utilizing two parcels located in the City of Fayetteville, 765-16162-003 and 765-16162-004. The applicant owns these two vacant parcels. The applicant may have to seek approval from the City of Fayetteville in order to utilize these two parcels for the self-storage project. The final number and design of the self-storage facility and units will be known at the Large Scale portion of the project. If this Conditional Use Permit is approved, the applicant will return with a Large Scale Development Request at a later time.

Please see the attached documents for more detailed information.

**TECHNICAL CONCERNS:**

**Utilities:**

Electricity is provided by 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](mailto:wmahaffey@ozarksecc.com)

Water is provided by the City of Fayetteville:

1. The subject property does not have access to water. Should water access be required, an off-site water main extension will have to be constructed. Contact the Engineering Division at [engineering@fayetteville-ar.gov](mailto:engineering@fayetteville-ar.gov) or 479-575-8206 with questions.

AT&T is the phone provider for this area:

1. They did not submit comments/concerns.

**Fire Marshal:**

1. A new set of plans complying with the Current Arkansas Fire Prevention Code shall be submitted and reviewed for compliance at Large Scale submittal. This shall include water supply for hydrants and sprinkler systems, minimum of two 26' wide Fire access roads, and building plans.

**Health Department Issues:**

1. The applicant does not plan on having running water at this facility. Permits for sewer will not be required. Should the applicant wish for sewer in the future, they will have to contact either the Arkansas Department of Health for septic permits or the City of Fayetteville for sewer service.

**Road Issues:**

West Wedington Drive AR Hwy 16 is maintained by the Arkansas Department of Transportation (ArDOT). All permitting must be addressed through ArDOT.

**Site Visibility:**

1. Sight distance was found adequate during a site visit on 12/03/2019.

**Drainage:**

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

1. A drainage report and grading plan will be required at the LSD state.
2. Please show the approximate location of the anticipated detention pond.
3. Please anticipate a diversion ditch and/or pipe. Has this been taken into consideration in the site layout to ensure sufficient space is provided to accommodate drainage?

**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.adeq.state.ar.us](http://www.adeq.state.ar.us)

**Signage:**

1. Please contact ArDOT and the City of Fayetteville for sign requirements.

**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:**

Washington County Planning has the following concerns/comments:

1. Dumpster areas must be fenced and gated with opaque material.

**Sheriff's Office Concerns:**

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

**COMPATIBILITY CONCERNS:**

**Surrounding Uses:**

The surrounding uses are primarily residential/agricultural.

The parcels directly to the east are residential parcels. The parcels to the west are agricultural. There are residential lots to the south across W Wedington Drive. To the north is a vacant wooded parcels.

**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.

1. **Staff feels the requested use will be low impact, and that the proposed conditions regarding screening and lighting will help to mitigate the concerns that may be expressed by neighbors.**

This proposed land use type is not considered agricultural or residential by use. However, Staff feels that with enough visual mitigation such as some landscaping and screening of the trash area, the impact of project will be very minimal.

There are no known commercial entities within the immediate vicinity. Staff does not feel that the nature of a self-storage development will encourage future commercial growth or open the possibility for strip businesses along the highway.

**Site Visit:**

A site visit was conducted by Planning Staff on 12/03/2019 and did not note anything of concern.

**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 fourteen (14) certified notifications on November 27, 2019. To date, there have been a total of two comments received. One is neutral stating they would be in favor if the applicant were to ensure that the natural gas pipeline that is nearby is not disturbed nor are there buildings nearby. The second comment was opposed stating incompatibility and that the type of development and business will disrupt their native scenery, quietness, tranquility, and the flora/fauna they enjoy on a daily basis. These two comments are attached to this report.

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

**STAFF RECOMMENDATION:** Staff recommends approval of this project with the following condition:

**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](mailto:wmahaffey@ozarksecc.com)

*City of Fayetteville Engineering:*

1. The subject property does not have access to water. Should water access be required, an off-site water main extension will have to be constructed. Contact the Engineering Division at [engineering@fayetteville-ar.gov](mailto:engineering@fayetteville-ar.gov) or 479-575-8206 with questions.

*AT&T:*

1. Please contact AT&T for future phone service or with general phone concerns or questions.

**Fire Marshal:**

1. A new set of plans complying with the Current Arkansas Fire Prevention Code shall be submitted and reviewed for compliance at Large Scale submittal. This shall include water supply for hydrants and sprinkler systems, minimum of two 26' wide Fire access roads, and building plans.

**Health Department Issues:**

1. Should the applicant wish for sewer in the future, they will have to contact either the Arkansas Department of Health for septic permits or the City of Fayetteville for sewer service.

**Road Issues:**

1. West Wedington Drive AR Hwy 16 is maintained by the Arkansas Department of Transportation (ArDOT). All permitting must be addressed through ArDOT.

**Drainage:**

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

1. A drainage report and grading plan will be required at the LSD state.
2. Please show the approximate location of the anticipated detention pond.
3. Please anticipate a diversion ditch and/or pipe. Has this been taken into consideration in the site layout to ensure sufficient space is provided to accommodate drainage?

**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](http://www.adeg.state.ar.us)

**Signage:**

1. Please contact ArDOT and the City of Fayetteville for sign requirements.

**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:**

Washington County Planning has the following concerns/comments:

1. Dumpster areas must be fenced and gated with opaque material.
2. A landscaping plan must be provided at the Large Scale portion.

**Planning:**

1. Additional permitting may be required with the City of Fayetteville. Please contact the City of Fayetteville for verification.

**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 for the Board Members.*

*Joel Kelsey, Planning Board Member, inquired, "I may have asked this in my time on this board, but is there a reason why we don't get a Large Scale look at this project other than just approving a CUP? Large Scale will come back before us correct?"*

*Nathan Crouch, Planning Director, replied, "Yes sir,"*

*Randy Laney, Planning Board Chairman, added, "It's our process."*

Nathan Crouch explained, "A lot of times the applicant will like to secure their CUP before they go to the expense of producing the Large Scale drawings."

No Public Comment

Public Comment Closed

Joel Kelsey made a motion to approve the **Wedington Self-Storage CUP** subject to staff recommendations. Robert Daugherty seconded. All present Board Members present were in favor of approving. Motion passed.

County

**b. Morrow Wireless Communications Facility CUP**

***Communications Tower Conditional Use Permit Request***

Location: Section 07, Township 13, Range 32

Owner: Jodi Redfeather

Applicant: Smith Communications

Location Address: 18692 Hale Mountain Road WC 3

Approximately: +/- 18.54 acres / 1 parcel

Coordinates: Latitude: 35.82923828, Longitude: -94.42838986

**Project #: 2019-217**

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

**REQUEST:** Smith Communications is requesting **Conditional Use Permit** approval to construct and operate a wireless communications facility in an area where agricultural and single family uses are allowed by right.

**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 13, Willie Lemming

**FIRE SERVICE AREA:** Morrow Rural

**SCHOOL DISTRICT:** Lincoln

**INFRASTRUCTURE: Water-** Washington Water

**Electric-** Ozarks

**Natural**

**Gas-** None

**Telephone-** PG Telco

**Cable-** None

**BACKGROUND/PROJECT SYNOPSIS:**

The applicant, Smith Communications, is seeking Conditional Use Permit approval to allow the development and operation of a wireless communications facility. The 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 a planning area. The subject parcel (001-01642-000) is approximately 19.59 acres (more or less) in size and is owned by Jodi Redfeather. The project location is on the south side of Hale Mountain Rd WC 3. The lease area for the proposed facility is approximately 0.23 acres. The proposed tower itself will be 320 feet in height with a possible lightning rod which would extend the tower to 330 feet. The facility will be approximately 563.6 feet off Hale Mountain Rd WC 3. The facility will be unmanned except for the once or twice a month a technician would be on site. Should the Conditional Use Permit request be granted, the applicant will then submit for tower review, which may be administrative should the applicant be able to meet the requirements. The applicant is not installing any type of building that will utilize septic/sewer.

Please see the attached documents for more detailed information.

**TECHNICAL CONCERNS:**

**Utilities:**

Ozarks Electric is the provider for this parcel. These are their comments/concerns:

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](mailto:wmahaffey@ozarksecc.com)
5. 30ft. U.E. along existing line

PG Telco provides phone service for this area. They did not have comments/concerns.

Washington Water Authority provides water for this area. These are their comments/concerns:

1. Property is served off a 6" water main. If water service is desired at the newly created property, please fill out and submit a "Request for Water Service" with the WWA Office. Form can be found at ([washingtonwater.org](http://washingtonwater.org)).
2. The existing water main will run under the proposed access drive (~44' south of the centerline of Hale Mountain Road) and will need a designed encasement to protect the main for long term traffic/construction loading. Please contact the WWA office for more information.

**Fire Issues:**

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

1. The road shall be a minimum of 12' wide with 38' turning radius and an approved turnaround. There will need to be turnouts every 500' that are 10' wide and 30' long.
  - a. D103.2 Fire apparatus access roads shall not exceed 10 percent in grade.
    - i. Exception: Grades steeper than 10 percent as approved by the fire chief.
  - b. D103.3 The minimum turning radius shall be determined by the fire code official.
  - c. D103.4 Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provision in accordance with table D103.4
  - d. 13'6" height clearance on driveway to tower add around tower
  - e. Fire Lane No Parking at front entrance.
2. There shall be a submitted statement from an engineer with their stamp of approval stating the drive is compacted to 75,000 pounds in all weather conditions.
  - a. D102.1 Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire departments apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of 75,000 pounds.
3. 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.
4. 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, non-negotiable 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.
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.
  - b. 505.2 Street or road signs. Streets and road shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
6. Should a building or generator be added to the site they shall obtain approval from the Washington County Fire Marshal.
7. Any gate? Needs to be size of road. Knox Lock

**Health Department Issues:**

There will be no running water at the location nor will restrooms be installed. Soil analysis was not required.

The Health Department had no concerns/comments.

**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.

**Drainage:**

1. A drainage report will be required during the tower review phase.

**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.adeq.state.ar.us](http://www.adeq.state.ar.us)

**Signage:**

1. No signage is allowed within Washington County's road right-of-way (ROW).
2. Signs are limited to 24 square feet in size 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. The applicant must utilize an opaque screening method.

**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.

**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:

- b. 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. **Staff feels the requested use will be low impact.**

Staff feels that with the proposed conditions this project meets the goal of the County's Land Use Plan. A wireless communications facility with sufficient visual mitigation such as opaque fencing or vegetation will assist with the visual impact of the project.

The location of the tower is next to the property owner's residence. It is in a relatively remote location.

**Site Visit:**

A site visit was conducted by Planning Staff on 12/03/2019.

The proposed lease area is in a very remote location surrounded by farmland and vegetation.

**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 ten (10) certified notifications on November 27, 2019. To date, there have not been any comments voicing favor or opposition to the project.

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

**STAFF RECOMMENDATION:** Staff recommends approval of this project with the following condition:

**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](mailto:wmahaffey@ozarksecc.com)
5. 30ft. U.E. along existing line

*PG Telco*

1. Please contact PG Telco for future needs if phone service is desired.

*Washington Water Authority*

3. Property is served off a 6" water main. If water service is desired at the newly created property, please fill out and submit a "Request for Water Service" with the WWA Office. Form can be found at ([washingtonwater.org](http://washingtonwater.org)).
4. The existing water main will run under the proposed access drive (~44' south of the centerline of Hale Mountain Road) and will need a designed encasement to protect the main for long term traffic/construction loading. Please contact the WWA office for more information.

**Fire Issues:**

*Fire Marshal*

1. The road shall be a minimum of 12' wide with 38' turning radius and an approved turnaround. There will need to be turnouts every 500' that are 10' wide and 30' long.
  - a. D103.2 Fire apparatus access roads shall not exceed 10 percent in grade.
    - i. Exception: Grades steeper than 10 percent as approved by the fire chief.
  - b. D103.3 The minimum turning radius shall be determined by the fire code official.
  - c. D103.4 Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provision in accordance with table D103.4
  - d. 13'6" height clearance on driveway to tower add around tower
  - e. Fire Lane No Parking at front entrance.
2. There shall be a submitted statement from an engineer with their stamp of approval stating the drive is compacted to 75,000 pounds in all weather conditions.
  - a. D102.1 Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire departments apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of 75,000 pounds.
3. 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.
4. 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, non-negotiable 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.
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.
  - b. 505.2 Street or road signs. Streets and road shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
6. Should a building or generator be added to the site they shall obtain approval from the Washington County Fire Marshal.
7. Any gate? Needs to be size of road. Knox Lock

**Health Department:**

1. Please contact the Arkansas Department of Health should the need for septic arise in the future.

**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 right of way at any time.

**Drainage:**

1. A drainage report will be required during the tower review phase.

**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](http://www.adeg.state.ar.us)

**Signage:**

1. No signage is allowed within Washington County's road right-of-way (ROW).
2. Signs are limited to 24 square feet in size 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. The applicant must utilize an opaque screening method.

**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 any engineering 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 for the Board Members.*

*Public Comment*

*Michelle and Mark Scoggin, Neighbors that border the proposed project property, addressed the Board, "Aesthetically, we are the ones that said about stargazing. We have a tower on our property and it is a 12 mile drive to my house. It is a Canehill address, but you drive through Morrow. There are no stop signs. There are no lights. It is literally 12 miles and I am home. It is very rural. At the top of Hail Mountain, there's plenty of properties that are large properties, you know, a hundred acres. Nothing but cattle and flat land. No houses around. I just question whether they did their due diligence. A place within so many residences. It is the most populated corner of Hail Mountain Road. Did they do their due diligence to find a hundred acre parcel or a bigger one, such as the one you just approved in the Munyon one? That was a Hail property and it was 105 acre tract. The tower is going in there. It is really not close to any houses. I agree that we need cell towers. You can't stop growth. It is a cry 'not in my backyard', but we are here to fight that it doesn't go in. Aesthetically, it would really be bad. It's a 90 degree turn where that tower is. You are not only looking at it coming up the mountain, but as you turn you're looking at it. I question the opening statement that says it's to extend service in Hwy 16 isn't that Wedington Road? That is nowhere near our house. Was that misleading to the Board?"*

*Randy Laney responded, "Not if you know your geography."*

*Michelle and Mark Scoggin continued, "The opening statement really has nothing to do with where the tower is going. I just wanted to make sure. It also says that certified letters were sent in September to us. Well last week is when we got ours. You said they were mailed out in November, but it's written in here that we got them in September and nobody objected. We just got them last week. If there was some in September I would like it be produced that we didn't get it. Aesthetics is our main thing. I think it would hurt property resell. I don't think those street views did justice for where this actually is going to go. This 320 foot steel giant, but it is going to be a part of our lives, if we live there til we die, we are going to see it 24-7. I am home all day I home school our children. They are forage kids so they are outside all day with their animals. That is going to be what they see all day long. Like he said our property backs up to that. Even though we have trees you'll still see 320 ft. There are just so many better locations. Fine if you need to get one on Hail Mountain. There are so many rural areas that houses aren't even close to. I just wonder if Smith Communications did their due diligence. What other lots did they propose to look at? How did they pick this one? Was it the first door they knocked on? Because if you look at the top of Hail Mountain it's flat. There are plenty of other parcels they could've put it on. We would like it to stay agricultural and not be approved to go there so close to so many homes. Thank you."*

*James Michael Hutchens, neighbor due west, addressed the Board, "The cell tower, where they are*

wanting to locate it, is pretty much square behind my place. If I sit on my back porch that is going to be what I am seeing. I am from the Lincoln area. Born and raised in the Lincoln area. We've always wanted to build a house in Morrow, on Hail Mountain. That's the piece of land we bought 16 years ago. It was for the view. It is a nice piece of land, beautiful view. I thought well there is nobody that can ever build behind my house because it drops off in the holler. Well there is going to be a 320 ft. cell tower going up if we don't do something about it. God forbid if we ever did have to sell the place. I think that is going to kill our property values. I mean some people say it will. Some people say it won't. If you go up there, you are up there for a different reason. That is for the scenery and the views. I am kind of like the Scoggins. I don't understand it. It is such a tight nit area there. There's lots of houses. There's big acreages up there. There's plenty of people that would be willing to take it. I just do not understand why it's going right there. I wonder about the letters. I have even talked to the property owners after I received that letter and asked them what was going on. They are saying well we are looking for the 911 coverage in this area. It was misleading. The lady was very misleading. I thought this was a 911 deal also. I called Willie Leming and talked to him. He said well we need the 911 and that is not even a for sure deal. There is nothing there. AT&T wasn't even aware of the tower. That was kind of concerning. To me there was stuff said out there, but it was very misleading. If 911 coverage said that is where it has to go. That is where it was pinned. I thought well, because I know it is on a grid system. That is not what it is. That is my spill. I don't understand it. I wish ya'll would take into consideration what it's going to do to us. We spend lots of time outside. Lots of time on our porch, cooking having family gatherings. Frankly if that thing goes up. That is over for me. I don't want to look at it. I appreciate ya'll's time."

*Public Comment Closed*

*Kayla Kramer, representative for Smith Communications, addressed the Board, "First I do want to clarify. This is for a 911 service tower. Smith Communications has a long standing relationship with Washington County providing towers for their services and this is an expansion of that service. AT&T is definitely looking in that area to expand their service for the first net service. We are in contact with AT&T site acquisition team to try to pull that tower so you don't have two towers in the same location. We want to be the sole tower. Second, this part of the zoning hearing is actually governed by federal law, not local law. It supports local law to a certain degree, but there are many items that cannot be considered when you are making a determination on this. Applications for construction on a telecom facility can be denied only when the denial is based on substantial evidence. The following items are not substantial evidence: lay opinion, unsupported opinion, generalized expressions of concerns with aesthetics, claims the tower is unsightly, tower is unsightly are generalized expressions of aesthetic concerns and the same objection could be made by any resident in any area in which a tower is placed. Pushing the tower to another location to give another person the same claim that it's ugly in their backyard is probably not a good idea. Are there any questions of me?"*

*Randy Laney inquired, "I think there were some concerns about why this particular location, do you want to address those at all?"*

*Kayla Kramer replied, "Well, yes. The owner of the company has driven around with the 911 Director and he has told us pretty much where to go. We did actually look below that mountain top to begin with and that is how we ran into the AT&T people. We were both trying to work the same land owner. That fell through. She wouldn't work with either one of us. She tried to play us against our selves. When we talked to the 911 Director he said go up on the mountain. That has a better coverage area. That particular spot fills the hole that 911 needs. We also know that fits with AT&T's footprint."*

*Neil Helm, Planning Board Member, asked, "Was that a statue you quoted?"*

*Kayla Kramer answered, "Yes sir. That was the Telecommunications Act of 1996."*

*Walter Jennings made a motion to approve the Morrow Wireless Communications Facility CUP subject to staff recommendations. Joel Kelsey seconded. All present Board Members were in favor of*

approving. Motion passed.

County

**c. King's Ransom RV Park CUP**

**Conditional Use Permit**

Location: Section 31, Township 18, Range 28

Applicants: Engineering Services Inc.

Location Address: 20696 Shady Lane WC 1060

Approximately: +/- 127.15 acres / 4 parcels

Coordinates: Latitude: 36.18222221, Longitude: -94.00380685

Project #'s: 2019-271

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

**REQUEST:** Conditional Use Permit approval to allow RV Park land use on 4 parcels of land totaling approximately 127 acres in size, but with a total disturbed area of approximately 20.7 acres.

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

**PLANNING AREA:** This project is not located within a city planning area. It is solely within Washington County's jurisdiction with respect to zoning.

**FUTURE LAND USE:** Future Land Use has not been designated at this location.

**PARCEL #s:** 001-18194-000, 001-18177-000, 001-13688-001, 001-13701-002

**QUORUM COURT DISTRICT:** District 5, Patrick Deakins

**FIRE SERVICE AREA:** Nob Hill VFD

**SCHOOL DISTRICT:** Springdale

**INFRASTRUCTURE: Water-** Springdale

**Electric-**Ozarks Electric

**Natural Gas-** N/A

**Telephone-** AT&T

**Cable-** N/A

**BACKGROUND/ PROJECT SYNOPSIS:**

The owner of the property and applicant for this CUP is Clinton White. The property is located off Nob Hill Loop, WC# 389. This CUP request is to allow RV Park use on land located in an area zoned to allow Agricultural and/or Single Family Residential uses at a density of 1 residential unit/acre, by right, with all other proposed uses requiring Conditional Use Permit approval by the Planning Board, and ratification by the Quorum Court. The subject property has adequate frontage onto Nob Hill Loop. Current land use is agricultural. The applicant will submit the proposal to the Arkansas Department of Health for review if this CUP is approved. It is a condition of approval.

(Please see applicant's letter of explanation and site plans for more details)

**TECHNICAL CONCERNS:**

**Utilities**

**Water:**

Springdale water has a water main running parallel to Nob Hill Loop. Rick Pulvirenti, the C.O.O & Director of Engineering for Springdale Water Utilities, reviewed the preliminary plans and commented that "We will require a capacity analysis of the water system to determine if we are able to deliver the necessary potable water. Currently, in the summer months, the utility is having difficulty keeping water storage facilities fill during peak summer months."

Satisfying Springdale Water's requirements is a condition of approval that will carry over to the Large Scale Development phase of County Planning review, if this CUP request is approved.

**Electric**

Ozarks Electric provided typical comments. They went on to request a 30 ft Utility Easement along the overhead power lines on the north side of the project. This 30 ft UE is a condition of approval.

**Fire Code:**

At Technical Review the Washington County Fire Marshal provided the following comments/requirements.

1. Increase turning radius to a minimum of 38 ft throughout the development.
2. Fire hydrants are required.
3. Maximum of 10% grade is allowed along access roads. Submit a slope profile.
4. Based on the number of RV spaces, a 2<sup>nd</sup> entry/exit point is required.
5. Construction documents are required for all buildings.
6. Water model is required to show the flows on existing & proposed hydrants.
7. The project shall be built according to the Arkansas Fire Prevention Code with the Washington County Fire Marshal's Office reviewing for compliance prior to construction.

These requirements are conditions of approval.

**Health Department:**

The site plan proposes to utilize several septic systems, and is required to receive approval by the Arkansas Department of Health. The applicant has not submitted this project for ADH's review yet, but will if this CUP request is approved. Then once ADH's approval is in place Preliminary Large Scale Development plans will be submitted for review.

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

The subject property has adequate frontage onto Nob Hill Loop, WC-389. Sight distance has not yet been calculated, but it is a condition of approval that the sight distance must be adequate.

All proposed interior roads will be private.

**Drainage:**

The County Contracted Engineer had many questions & comments regarding stormwater management for this CUP request. As this Drainage Report is required for this CUP, the County Contracted Engineer's comments/concerns must be addressed and satisfied before the CUP can be fully approved.

The County Contracted Engineer's comments regarding the site plans were:

1. Will there be handicap parking at the clubhouse/store?
2. Multiple locations where curb cut or inlet/pipe should be shown on the plans isn't shown.
3. Provide detail of retaining wall including type, maximum height, etc.
4. Clearly indicate will limits with separate line that can be differentiated from RV sites. Scour protection is needed downstream of culvert discharge.
5. Provide culvert information including pipe size, slope and length, material, and flow lines.
6. Provide ditch calculations.
7. Center radius seems small in multiple areas of the access road. Consider making bigger radius to meet the 25 MPH design speed.
8. Provide intersection sight distance triangles.

Comments regarding the drainage report were to include the following:

9. Culvert analysis
10. Ditch analysis
11. Downstream crossing analysis

Comments regarding the construction details were:

12. What is the height of the modified curb?
13. The curb is higher than the asphalt. This should be fixed.

Comments regarding the Drainage Area Map were:

14. Is there any increase in this watershed due to the access drive?
15. Is there an existing pipe or low water crossing here? (arrow indicates where the natural drainage crosses the road)
16. What is the increase in flow at this location?
17. The concern is the significant increase in flow could cause this crossing to be impassable during large storm events limiting the only access to these properties.

**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).

**Arkansas Department of Environmental Quality (ADEQ) concerns:**

Jamal Solaimanian, from ADEQ, provided the following requirements:

1. Sites that disturb five (5) acres or more will need to complete a Notice of Intent (NOI) and SWPPP to submit to ADEQ – Office of Water Quality (OWQ) along with a \$200 initial permit fee.
2. The OWQ will review the NOI and SWPPP before issuing Notice of Coverage.
3. The NOC issued by the OWQ will need to be posted at the site.
4. The SWPPP for a large site will need to be available at the site.

These requirements are conditions of approval.

**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.

**COMPATIBILITY CONCERNS:**

**Surrounding Land Uses:**

The surrounding uses are single family residential and agricultural, as well as small businesses, a fire station, another RV park, and a church.

Staff feels that the applicant's request is compatible with the surrounding density and land use types.

**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**

- 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.

**There are other small scale businesses in the immediate vicinity, as well as fire protection if this proposed RV Park requires it. It is Planning Staff's opinion that this proposed RV Park can be made compatible with the surrounding residential properties with the conditions of approval to help mitigate the perceived impact to the neighborhood.**

**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 December 5, 2019. Planning Staff was not able to view the entire project area, but noted that slope percentages were high in some areas, but can be mitigated with retaining walls and earthwork. Due to this Staff is requiring a full grading plan for the subsequent Preliminary LSD submittal.

**NEIGHBOR COMMENTS/CONCERNS:**

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project. No public comments have been received. However, due to its proximity to Beaver Lake, the Beaver Water District has shown great interest in this proposal, and its lack of detail with respect to stormwater runoff and the number proposed septic systems that haven't yet been reviewed by the Health Dept.



Staff will update the Planning Board at the meeting if any public comments are received or if Beaver Water District provides official comments.

**STAFF RECOMMENDATION:** Staff recommends *approval* of the proposed King's Ransom RV Park Conditional Use Permit with the following conditions:

**General Utility Conditions:**

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

**Water**

1. A capacity analysis of the water system is required to determine if Springdale Water is able to deliver the necessary potable water.
2. Development shall be in compliance with Springdale Water requirements before commercial operation begins.

**Ozarks Electric:**

1. A 30 ft Utility Easement is required along the overhead power lines on the north side of the project.

**Fire Conditions:**

1. Increase turning radius to a minimum of 38 ft throughout the development.
2. Fire hydrants are required.
3. Maximum of 10% grade is allowed along access roads. Submit a slope profile.
4. Based on the number of RV spaces, a 2<sup>nd</sup> entry/exit point is required.
5. Construction documents are required for all buildings.
6. Water model is required to show the flows on existing & proposed hydrants.
7. The project shall be built according to the Arkansas Fire Prevention Code with the Washington County Fire Marshal's Office reviewing for compliance prior to construction.

**Health Department Conditions:**

1. The septic system(s) must be approved by the Arkansas Health Department (ADH), installed, and then inspected by ADH prior to operation of the business.
2. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).
3. Conditional Use Permit will not be fully approved until Arkansas Department of Health confirms their requirements have been met.

**Roads/Sight Visibility Conditions:**

1. 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.

**Stormwater Drainage Conditions:**

1. A full grading plan is required at the Preliminary Large Scale Development review phase.
2. A full Stormwater Drainage Report is required.
3. Stormwater Drainage Report must be reviewed and approved by the County Contracted Engineer prior to distributing the CUP approval letter.
4. All of the County Contracted Engineer's comments and concerns must be adequately addressed.

**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).

**Signage/Lighting/Screening Conditions:**

1. Signage cannot be placed in the County Right-of-Way.
2. Any outdoor lighting must be shielded from neighboring properties.
3. Any lighting must be indirect and not cause disturbance to drivers or neighbors.
4. All security lighting must be shielded appropriately.

**Standard Conditions:**

1. Pay neighbor notification mailing fees within 30 days of project approval. Fees will be calculated once all invoices have been received.
2. Pay engineering fees within 30 days of project approval. Fees will be calculated once all invoices have been 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.
  - o This project requires additional review (Large Scale Development), and therefore, the applicant must submit for Preliminary Large Scale Development review within 12 months of this CUP project's ratification.

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

*Joel Kelsey inquired, "Nathan, is the Blue Springs Subdivision all on septic as well?"*

*Nathan Crouch replied, "Yes sir."*

*Public Comment*

*Larry Copus, Neighbor adjacent of the proposed project, addressed the Board, "I did not get a certified letter of notification. I called Nathan. I was notified by a neighbor of the project. Nathan advised me that a letter was sent out, but my problem was with the Post Office. After reading the application letter, one thing that came to my attention is that it was described as a high end resort. I am not really for sure what that means. High end resort, I suppose, could be many different things to different people. Nathan calculated the density on the proposed development park and it came up to 5.3 units per acre. That's quite a change from the existing zoning of one unit per acre. The way I understand it the 5.3 units per acre is only on the 27 acres that would be developed. I would think if 27 acres is developed that it would open the door for additional development down the road across the entire acreage. My concerns with the project is that it is going to disrupt the peace and tranquility of the neighborhood. I like living there. We have deer, those big wood peckers and bobcats. With that kind of density, I think it would have an adverse effect on the wild life. Another concern is my property is part of my nest egg for when I really get old. I am scared that this development could have an impact on my property values and decrease my value. After looking at the preliminary drawing, I discussed this with Nathan, I know it's preliminary, and there is a huge septic leech field adjacent to my property on the north side. I could understand the reason for putting it there, but at the same time when the leech field fails, and all leech fields fail, after 20 or 30 years. That provides a direct shot at a steep grade to my property, and to the lake. In summary, I am against this particular development. That's about all I have."*

*Benjamin Diggins, Neighbor, addressed the Board, "I have many of the same concerns as he does with this existing property. Obviously, as you can tell with the density that they are considering doing, the 5.3, 5.4 units per acre it's drastically more than what currently exists in the area. If you were to look at everywhere around this we are surrounded by woods. We all enjoy this wild life; the scenery that we have. If you were to take this area and cut down these woods, and then create a park of this nature in this tight little area it's obviously going to have a very interesting effect on the ecological system there. Beyond that, what really affects me is the fact that we have such an issue further up with the septic systems in the subdivision. I am really curious, and would really like to see and do the proper due diligence as far as what they plan on doing septic wise in this area. Whenever you have RV's and you have these systems it's no longer just a normal septic system. Considering that this is going to be a high end area where people are going to have residency, more so than just passing through as RV people. It's more of a concentrated discharge that is coming off of these campers versus what would be on a normal*

house. Everything is low flow. You have to really take that into consideration whenever you are building these systems. Beyond that if you really look at the plans that are laid out I don't know how much they've really done their due diligence on these systems. Yes, it has been signed off by a P.E., but given that the water sheds are in this area as well as what is flowing into the lake and it being a reservoir I think it is something that we should really consider before we approve this project. If you look at Mr. Copus' boundary on the side, that entire watershed feeds directly into the lake. It is constantly flowing year round. I've been down to the waterfall multiple times myself being adjacent to this property. I'd really once again, just like you to consider that. Thank you."

#### *Public Comment Closed*

Randy Laney explained, "If we do table it, just to be aware, you will more than likely have to come back again. If you want to have your views. We will have the environmental report, I assume, if we do table it. We will get some of the answers you are asking, but we don't have them today."

Colleen Gaston, Staff Attorney for the Beaver Water District, addressed the Board, "With me tonight is Cody Hudson, who is our Environmental Engineer. I believe that you have each been given a letter that Beaver Water District's Chief Executive Officer wrote in regard to this proposed RV Park and its request for a Conditional Use Permit. Beaver Water District is the largest of four drinking water utilities whose source of raw water is Beaver Lake. Beaver Water District provides drinking water to approximately 358,000 people and industries in Northwest Arkansas. This proposed development is less than 12 river miles upstream of our drinking water intakes on the lake. As you've seen from the presentation, it is situated on a bluff line with, as little as we can tell from the proposal, 16 septic systems. Some of which appear to be situated on slopes of 40% within a distance of 200 or so feet from the lake or within 150 ft. or so of drainages that go directly to the lake. As noted in our letter, we are opposed to the granting of the Conditional Use Permit. Our legal basis for that is found in the criteria for granting a Conditional Use Permit. We believe that based on the information before you at this time that the proposed park is detrimental to the public health and general welfare, because it will contribute to nutrient sediment and other pollution of the lake. We have no information to tell us otherwise. In addition granting this Conditional Use Permit would set a precedent, we believe an unwise one, for high density development very close to the lake and in proximity to drinking water utility intakes. Someone mentioned Blue Springs Village, yes that is in the vicinity. It's not adjacent. I don't know a lot about that development. Other than I believe it began in the 60's before the current ordinances were in place. Each of those houses which are very close together has a septic system. Some of those yards where I've seen the septic system located are often almost all underwater during flood events. We don't think that the fact that that subdivision occurred should be reason to repeat it in similar locations on the lake. Our calculations indicate that this RV Park would essentially have the wastewater flow impact of 111 one bedroom residences and that would amount to waste water generation of over 15,000 gallons per day. Again, when there are questions about how that waste water is going to be handled, there were not soil tests submitted to my knowledge with the application materials. I also believe that is one of the requirements for a CUP submittal. It wasn't submitted. Also a drainage statement is required. That was not, to my knowledge, submitted. These are all important issues. We don't believe that a Conditional Use Permit should be granted even if it is with conditions. There are too many potential problems with this proposed development and its proximity to your drinking water source and the drinking water intakes to allow it to go forward based on the amount of information you have at this point. I don't believe that this is an appropriate situation to allow a CUP to proceed prior to having a level of detail that you would have in a Large Scale Development submission. Thank you for your consideration."

Joel Kelsey inquired, "I've got a couple of things. Nathan, you will have to help me on this too. River's Edge the project that we approved, we also approved the septic systems as well?"

Nathan Crouch replied, "Yes sir, community septic system. One big system. It started off as pump tanks."

Joel Kelsey asked, "If my memory serves me right when that was brought before us a couple months ago,

*Beaver Water wasn't in here. There wasn't a concern or a letter or anything in reference to that?"*

*Nathan Crouch answered, "Not here to the Planning Board."*

*Joel Kelsey continued, "This is the history with me, I sat on the Springdale Planning Commission for 9 years. I know at the time that they brought a residential project before there. They also looked at bringing a possible church development out there. I know that Beaver Water had concerns on both of those. Why would there be concerns on both of those, but not on River's Edge, but then we have concerns down on this one?"*

*Nathan Crouch responded, "River's Edge changed strategies half way through. They started off with tanks that they were going to be pumping. Then after approval, the Health Department told them 'Well you've got the acreage, we want you to have the traditional septic system with the lateral field.' They switched to that with the Health Departments approval. You guys only heard that they were going to be doing pump tanks."*

*Collen Gaston stated, "Nathan, I don't recall how many RV spaces there were for River's Edge."*

*Nathan Crouch informed, "66."*

*Colleen Gaston went on, "So about half the number of RV spaces. Also the location of those spaces is adjacent to the area of the land fronting on 412, essentially. It's a level piece of property at that point. Again, correct me if I am wrong on that, the site for the RV pads is further away from the lake. I think it fronts the road. What I've seen of it, it fronts HWY 412. Fewer spaces, not a sloping of topography, what we were told is that the waste water was going to be taken off site. In fact, this is an issue that we are looking at right now. We may be back before you when that River's Edge Development comes for Final Large Scale Development approval, because it is our understanding that the Health Department requirements have not been met. The City of Springdale Water requirements have not been met, and also the Fire Marshal requirements. Yes, we did at the time evaluate that. We are always thinking of what are the potential uses for a particular property, and are some of them going to have more or less impact on the drinking water quality of the lake. Based on what we knew at the time that it originally came up, it was our decision not to oppose it. We are not opposed to development. We just want it to be thoughtful, and to be protective of the drinking water quality of this region."*

*Jason Apple, Representative on the Design Team for ESI, addressed the Board, "I just wanted to address some timing things and maybe some things Nathan said in his staff report. I went today to the County website and downloaded the staff report. Everything looked in order. It was a recommendation for approval. We have been in this process for six weeks going through the county process. We went to Technical Committee and received comments. We provided two documents. We provided the Conditional Use Permit request and a Large Scale Development at that time. Based on comments received at the Technical level. We decided to pull that Large Scale. It had nothing to do with the timing of getting the engineering comments addressed. It was solely because we didn't have the time to provide the ADEQ approvals from that week turnaround. We are here just to ask for the Conditional Use Permit, not the Large Scale Development at this point in time. There's significant investment from the developer for that request of information from Springdale Water, the flow study, the ADEQ analysis, the Health Department analysis, the soil samples. We are here just to try to give the developer an assurance that if we get the Conditional Use approved, that we can proceed with those document and provide that information with the Large Scale so that we can satisfy all these comments. We received the letter from the Beaver Water District today at 2 or something, is when I got it from Nathan. It said that he would request to table or deny, or whatever. We will comply with the conditions. If we've got to move the septic areas; if we've got to provide a different analysis of those areas. That analysis has not been completed, because we would like this request to be heard as a Conditional Use for an RV Park. Obviously, Rivers Edge is directly adjacent to our parcels which is an RV Park. After hearing the presentation, we understand the concerns from Beaver Water District and all parties involved, but we just can't provide you those answers until we*

can possibly have the Conditional Use approval. It's not approving anything other than allowing an RV Park in this area. It's not giving us the approval to go build the thing. It's just basically giving the ability to give the developer the assurance that, yeah, we can get what you are asking for on this piece of property. Thank you."

Joel Kelsey inquired, "Jason, all you are asking for is approval on a CUP for your owner to then go forward and spend the money he needs to spend in order to meet the criteria that you are being asked to meet?"

Jason Apple replied, "Correct."

Clennton White, Developer for proposed project, addressed the Board, "I am not a developer. I am just a poor guy trying to come up with a future for myself and my kids. I drink out of Beaver Water, too. I live in Springdale. I don't want to contaminate anything. I do own the property to the south. If the septic system is the big concern, we will pump it over to my farm. There is a lot of options here, but like Jason said, I don't have 5 million dollars sitting in the bank. I'm stretched to do this. I don't want to go spend a bunch of money just to be denied. That is the big thing for me. Is this a possibility? When we went and met with Nathan that was the first question 'Do you see any red flags before we move forward?', because engineers are expensive. The land is expensive. The work is expensive. That is my stance. I am all about saving the environment, and doing the right thing. However, I am also about making money, and improving the community. I think that this will do that. That's my two cents."

Public Comment Closed

Walter Jennings made a motion to table the **King's Ransom RV Park CUP** subject to staff recommendations until January 23, 2020. Robert Daugherty seconded. There was some discussion regarding the tabling of the proposed project. Joel Kelsey was opposed. All other members present were in favor of approving. Motion passed.

#### County

#### **d. Helmer CUP**

##### **Conditional Use Permit Request**

Location: Section 28, Township 16, Range 32

Owners: Shane & Sarah Helmer

Applicants: Caster & Associates

Location Address: 17998 Syble Road WC 3608

Approximately: +/- 1.22 acres / 2 lots

Coordinates: Latitude: 36.03136149, Longitude: -94.39230706

**Project #: 2019-268**

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

**REQUEST:** The Helmers are requesting **Conditional Use Permit** approval to a split a parcel into two (2) which will result in both parcels being less than one (1) acre in size in an area where agricultural and single-family residential uses of one (1) unit per acre 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 13, Willie Lemming **FIRE SERVICE AREA:** Prairie Grove Rural

**SCHOOL DISTRICT:** Prairie Grove

**INFRASTRUCTURE:** **Water-** Washington Water Authority

**Electric-** Ozarks Electric

**Natural**

**Gas-** None

**Telephone-** PG Telco

**Cable-** None

## **BACKGROUND/PROJECT SYNOPSIS:**

The applicants, Shane and Sarah Helmer, are seeking Conditional Use Permit approval to allow a parcel of land to be split into two units that will equal less than an acre each. This Conditional Use Permit Request is to allow the division of a 1.58 acre tract into two parcels (each around 0.79 acres in size) in an area where a maximum of 1 unit per acre is allowed by right and any higher density must be reviewed as a Conditional Use Permit Request by the County Planning Board/ Zoning Board of Adjustments. This proposed property division could not be processed administratively due to not meeting any of the criteria in *Section 11-79. – Exemptions* of the Washington County Code of Ordinances and thus, a minor subdivision request must be granted the Washington County Planning Board/Zoning Board of Adjustments. The project parcel is not in a planning area. The subject parcel (001-12992-000) is approximately 1.58 acres (more or less) in size and is owned by Shane & Sarah Helmer. The project location is on the northeast corner of N Wedington Blacktop WC 33 and Syble Rd WC 3608.

The applicants propose the following:

### **Parent Tract**

001-12992-000: 1.58 acres

### **Proposed Tract 1**

0.79 acres w/current residence

### **Proposed Tract 2**

0.79 acres vacant

Please see the attached documents for more detailed information.

## **TECHNICAL CONCERNS:**

### **Sewer/Septic**

1. Soil work has not been submitted. A favorable soil analysis on Proposed Tract 2 and a septic inspection on Proposed Tract 1 must be conducted by a DR approved by the Arkansas Department of Health and submitted to the Planning Department before final approval may be given.

### **Utilities**

*Electric is provided by Ozarks Electric:*

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that must 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](mailto:wmahaffey@ozarksecc.com)
5. Will need a 15ft. U.E. along existing overhead on SE corner.
6. Need a 25ft. U.E. along West property line to get power to tract 2

*Water is provided by Washington Water Authority:*

1. These properties are served from 4" water main on the south side of the current access drive. If public water service is desired for the additional property, please file a Request for Water Service with the WWA office.

*Phone service is provided by PG Telco:*

1. There were no concerns/comments from PG Telco.

### **Fire Marshal**

The Washington County Fire Marshal does not usually review minor subdivisions with less than three lots.

### **Fire Service**

The Prairie Grove Fire Department did not have comments.

### **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.

**Site Visibility:**

Sight distance was found adequate during a site visit on 12/03/2019.

**Drainage:**

The Washington County Contracted Engineer does not review Minor Subdivision requests.

**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.adeq.state.ar.us](http://www.adeq.state.ar.us)

**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 with there being more agricultural uses than residential.

The subject parcel is located on the northeast corner of Bethel Blacktop Road and Syble. It is adjoined by one larger 68 acres (more or less) parcel. Across the street to the west is a field that is approximately 80 acres (more or less) in size. Across the street to the south is a 2 acre (more or less) parcel that contains two barn/pole shed type buildings.

The closest residences are 150 feet to the east, 230 feet to the south, 250 feet to the southwest, and 340 feet to the north. The measurements were taken from the subject parcel's exterior boundaries and measured to the closest edge of the residence.

**County's Land Use Plan (written document):**

According to the County's Land Use Plan:

**Section III. Physical Development**

**1. RESIDENTIAL**

To achieve these objectives, it is essential to:

- a. To provide for development of residential areas at appropriate densities.
  - ***The subject parcel is surveyed at 1.64 acres. Proposed Tracts 1 and 2 will be 0.79 acres each. While these densities are less than the zoned 1 acre minimum, their proposed three-quarter size with residential uses will not impede on the existing residential and agricultural densities in the area.***
- b. Update, administer and enforce subdivision regulations; and develop, adopt, and enforce zoning and related regulations and codes;
  - ***The subject parcel is in an area that is zoned for agricultural use and single family residential use of 1 unit per acre. Since the proposed split will result in two parcels being under an acre, the applicant must come before the Planning Board / Zoning Board of Adjustments to seek CUP approval. If the Board approves the request, the project will then advance to the Quorum Court for ratification. Once ratification is granted, the applicant may then proceed with the split.***
- c. Require development to be connected to utilities and utilize zoning as a means to guide the progression of development;
  - ***The subject parcel currently has access to utilities. The proposed Tract 2 should have no difficulties obtaining utilities as a result of the closeness of the residence on proposed Tract 1.***
- d. Protect the character and integrity, and property values, of single-family, residential areas;

- **The nearest residences are hundreds of feet away. This particular area of the County is primarily agricultural with some residential units. The addition of two 0.79 acre parcels, one with an existing residence, should not impact the surrounding property values. The distance between residences, proposed, and current, should not degrade the character or integrity of the residential areas.**
- d. Protect residential neighborhoods from inappropriate non-residential influences through the use of regulatory controls;
  - **This CUP request is for residential units of less than an acre. There will not be non-residential uses resulting from the approval of this CUP. Any uses that are not agricultural or single family residential must come before the Board for approval via a CUP request.**
- e. Ensure land use and development patterns which provide for the most efficient and effective use of available utilities and services, including fire protection; and,
  - **The proposed Tract 1 has an existing residence on it and has road frontage on two sides. Proposed Tract 2 has full frontage on one side and is surrounded, otherwise, by mostly open space. Rescue personnel and vehicles should be able to access either proposed Tracts without difficulty.**
  - **Proposed Tract 1 has a residence with existing access to utilities. Staff feels that since utilities are within a short distance, there should not be issues with Proposed Tract 2 obtaining utilities.**
- f. Maintain an adequate county road plan and standards to guide and accommodate traffic movement; to develop differing categories of roads; and to protect rights-of-ways for planned, future roads.
  - **Proposed Tract 2 will require a connection to the County Road. Proposed Tract 1 has existing connections. One additional single family residence should not impede the normal movement of traffic in the area.**

The subject parcel is in an area of the County that is extremely agricultural with some residential uses. There are a lots fields and livestock in the area. Many of the residences are well distanced from each other. The County roads are well maintained.

Staff feels that two parcels at 0.79 acres each will not impede or severely change the surrounding area.

**Site Visit:**

A site visit was conducted by Planning Staff on 12/03/2019.

The subject property resides well within the County and is outside of any Planning Area.

The property is surrounded by other parcels that are heavily agricultural with some residential uses. There is an existing tree line that extends nearly around the entire parcel.

The site distances from the entry seems 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 November 27, 2019. To date, Staff has not received any comments in favor or against the project.

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

**STAFF RECOMMENDATION: Staff recommends approval of this project with the following conditions:**

**Sewer/Septic**

1. Soil work has not been submitted. A favorable soil analysis on Proposed Tract 2 and a septic inspection on Proposed Tract 1 must be conducted by a DR approved by the Arkansas



Department of Health and submitted to the Planning Department before final approval may be given.

### **Utilities**

#### *Ozarks Electric:*

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that must 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](mailto:wmahaffey@ozarksecc.com)
5. Will need a 15ft. U.E. along existing overhead on SE corner.
6. Need a 25ft. U.E. along West property line to get power to tract 2

#### *Washington Water Authority:*

1. These properties are served from 4" water main on the south side of the current access drive. If public water service is desired for the additional property, please file a Request for Water Service with the WWA office.

#### *PG Telco:*

1. Please contact PG Telco should questions or concern for telephone service arise.

### **Fire Service**

1. Please contact either the Washington County Fire Marshal or the Prairie Grove Rural Fire Department with any questions or concerns with fire safety.

### **Roads**

1. Any work in the County Right of Way will require a permit. Please contact the Road Department.

### **Addressing Conditions:**

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

### **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.adeq.state.ar.us](http://www.adeq.state.ar.us)

### **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 for the Board Members.*

#### *Public Comment*

*Holmes Hurler, Neighbor to the north and east of the proposed project, addressed the Board, "I am*

*opposed. Let me just read what we wrote down earlier. It makes it easier on me. 'While we respect a person's wish to do as they choose with their own property. The land is zoned for agricultural use by law. We would prefer it to stay that way. We make a living with agriculture. Encroaching residential areas make our jobs more difficult, and may led to unnecessary conflict. There is plenty of residential land available closer to town in this area already. Farming is difficult enough as it is. We would appreciate it if you did not add additional worries and concerns of very close neighbors interfering with our everyday operations. Thank you very much.'*

*Sarah Helmer, Applicant for the proposed project, addressed the Board, "We have owned the property since 2006. What we found is that is has never been used. That other lot looks like a dumping ground when we bought the property. We've got trash off there and everything. We just paid to brush hog it so it doesn't turn into a fire hazard. No one uses it. Our intent is to address some of the concerns, and make it a better property, and improve it by making a small single family home. Hopefully we will have some nice neighbors. We are in the process of improving the current house. Bring in tax revenue of 15 to 2,000 and maybe a small family home."*

*Philip Humbar, Planning Board Member, inquired, "Have you thought about buying additional acreage so that each one of those tracts would be one acre?"*

*Sarah Helmer replied, "That didn't appear to be an option, when we got into the survey. I was just going to have the survey done. Then I realized, and it just sort of was a snowball effect of all of this started happening. It's a learning process, but I thought that the .8 acres would be close enough and the land perks. It is up on a nice hill. It has a great view. If you see the lot, you can see how the house is real far on this side. That other lot is all frontage road. Thank you very much. I appreciate your time."*

*Tonya Hurler, Neighbor to the north and east of the proposed project, addressed the Board, "I know that property was used by the last renters. They had a horse, and a few other animals there. They are always wanting to rent some of our property to go with it. I just can't understand why they would move out there, and have hardly any yard. They are always coming to ask us if they can either use some of our property or rent it. This would make it even smaller. We've had trouble with their children coming on our property. We have to make them get off. They were in our field. We have bulls and that is very dangerous. I know that we are just different people, but it's just going to make this property smaller and they are not going to have hardly any yard or anything to go with it. Thank you."*

*Public Comment Closed*

*Joel Kelsey made a motion to approve the **Helmer CUP** subject to staff recommendations. Walter Jennings seconded. All present Board Members were in favor of approving. Motion passed*

#### County

#### e. Helmer Minor Subdivision

##### ***Preliminary and Final Land Development Requests***

Location: Section 28, Township 16, Range 32

Owners: Shane & Sarah Helmer

Applicants: Caster & Associates

Location Address: 17998 Syble Road WC 3608

Approximately: +/- 1.22 acres / 2 lots

Coordinates: Latitude: 36.03136149, Longitude: -94.39230706

**Project #: 2019-269**

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

**REQUEST:** The applicant is requesting Preliminary and Final Minor Subdivision approval. The request is to split a 1.58 acre parcel of land into two tracts of 0.79 acres each.

**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, Willie Lemming      **FIRE SERVICE AREA:** Prairie Grove Rural

**SCHOOL DISTRICT:** Prairie Grove

**INFRASTRUCTURE:** Water- Washington Water Authority      Electric- Ozarks Electric  
Natural Gas- None      Telephone- Prairie Grove      Cable- None

**BACKGROUND/ PROJECT SYNOPSIS:**

The applicants, Shane and Sarah Helmer, are seeking Conditional Use Permit approval to allow a parcel of land to be split into two units that will equal less than an acre each. This Conditional Use Permit Request is to allow the division of a 1.58 acre tract into two parcels (each around 0.79 acres in size) in an area where a maximum of 1 unit per acre is allowed by right and any higher density must be reviewed as a Conditional Use Permit Request by the County Planning Board/ Zoning Board of Adjustments. This proposed property division could not be processed administratively due to not meeting any of the criteria in *Section 11-79. – Exemptions* of the Washington County Code of Ordinances and thus, a minor subdivision request must be granted the Washington County Planning Board/Zoning Board of Adjustments. The project parcel is not in a planning area. The subject parcel (001-12992-000) is approximately 1.58 acres (more or less) in size and is owned by Shane & Sarah Helmer. The project location is on the northeast corner of N Wedington Blacktop WC 33 and Syble Rd WC 3608.

The applicant proposes the following:

<b>Parent Tract</b> 001-12992-000: 1.58 acres	<b>Proposed Tract 1</b> 0.79 acres w/current residence
	<b>Proposed Tract 2</b> 0.79 acres vacant

Please see the attached documents for more detailed information.

**TECHNICAL CONCERNS:**

**Sewer/Septic**

1. Soil work has not been submitted. A favorable soil analysis on Proposed Tract 2 and a septic inspection on Proposed Tract 1 must be conducted by a DR approved by the Arkansas Department of Health and submitted to the Planning Department before final approval may be given.

**Utilities**

*Electric is provided by Ozarks Electric:*

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that must 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](mailto:wmahaffey@ozarksecc.com)
5. Will need a 15ft. U.E. along existing overhead on SE corner.
6. Need a 25ft. U.E. along West property line to get power to tract 2

*Water is provided by Washington Water Authority:*

1. These properties are served from 4" water main on the south side of the current access drive. If public water service is desired for the additional property, please file a Request for Water Service with the WWA office.

Phone service is provided by PG Telco:

1. There were no concerns/comments from PG Telco.

**Fire Marshal**

The Washington County Fire Marshal does not usually review minor subdivisions with less than three lots.

**Fire Service**

The Prairie Grove Fire Department did not have comments.

**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.

**Site Visibility:**

Sight distance was found adequate during a site visit on 12/03/2019.

**Drainage:**

The Washington County Contracted Engineer does not review Minor Subdivision requests.

**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](http://www.adeg.state.ar.us)

**Sheriff's Office Concerns:**

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

**SITE VISIT:**

A site visit was conducted by planning staff on December 3, 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.

To date, staff has not received any comments in favor or opposition of the project.

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

**CHECKLIST:**

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

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

**STAFF RECOMMENDATION:** Staff recommends approval of this project with the following conditions:

**Sewer/Septic**

1. Soil work has not been submitted. A favorable soil analysis on Proposed Tract 2 and a septic inspection on Proposed Tract 1 must be conducted by a DR approved by the Arkansas Department of Health and submitted to the Planning Department before final approval may be given.

**Utilities**

*Ozarks Electric:*

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that must 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](mailto:wmahaffey@ozarksecc.com)
5. Will need a 15ft. U.E. along existing overhead on SE corner.
6. Need a 25ft. U.E. along West property line to get power to tract 2

*Washington Water Authority:*

1. These properties are served from 4" water main on the south side of the current access drive. If public water service is desired for the additional property, please file a Request for Water Service with the WWA office.

*PG Telco:*

1. Please contact PG Telco should questions or concern for telephone service arise.

**Fire Service**

1. Please contact either the Washington County Fire Marshal or the Prairie Grove Rural Fire Department with any questions or concerns with fire safety.

**Roads**

1. Any work in the County Right of Way will require a permit. Please contact the Road Department.

**Addressing Conditions:**

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

**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.adeq.state.ar.us](http://www.adeq.state.ar.us)

**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 further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
3. 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 for the Board Members.*

*No Public Comment*

*Public Comment Closed*

Joel Kelsey made a motion to approve the **Helmer Minor Subdivision** subject to staff recommendations. Walter Jennings seconded. All present Board Members were in favor of approving. Motion passed

County

**f. Village Heights Minor Subdivision**

***Preliminary and Final Land Development Requests***

Location: Section 11, Township 17, Range 19

Owner: Volunteer Holdings LLC

Applicants: ESI

Location Address: 17336 Broadview Drive WC 1037

Approximately: +/- 12.33 acres / 4 lots

Coordinates: Latitude: 36.15266378, Longitude: -94.03473746

**Project #: 2019-282**

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

**REQUEST:** The applicant is requesting Preliminary and Final Minor Subdivision approval. The request is to split a 12.94 parcel of land into four tracts ranging from 1.02 acres to 2.19 acres.

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

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

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

**SCHOOL DISTRICT:** Springdale

**INFRASTRUCTURE:**                      Water- Springdale Water                      Electric- Ozarks Electric  
Natural Gas- Black Hills Corp      Telephone- AT&T                                      Cable- Cox Communications

**BACKGROUND/ PROJECT SYNOPSIS:**

The applicant, Volunteer Holdings, proposed a project to the Planning Board on November 1, 2018 for a six lot subdivision by the name of Village Heights Subdivision. The proposal was approved at the meeting by the attending board members. The applicant is currently requesting a minor subdivision approval for a different project on the same parcel of land. The applicant no longer wishes to develop a subdivision.

With this proposal, the applicant would like to take a portion of a 12.94 acre parcel and split it into four (4) smaller lots ranging from 1.02 acres to 2.19 acres.

**Tract 001-14918-000**

Original – 12.94 acres

Remainder – 6.01 acres

**Proposed Lots**

Lot 1 – 1.39 acres

Lot 2 – 1.02 acres

Lot 3 – 1.02 acres

Lot 4 – 2.19 acres

Please see the attached documents for more detailed information.

**TECHNICAL CONCERNS:**

**Sewer/Septic**

1. Soil analyses was completed during the proposed subdivision phase. Each proposed lot, including the lots currently proposed, were found suitable for single family septic.

**Utilities**

**Ozarks Electric:**

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that must 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](mailto:wmahaffey@ozarksecc.com)

*Springdale Water Authority:*

1. Please contact the City of Springdale's Water department for permitting and service.

*AT&T:*

1. Please contact AT&T for phone service or phone issues.

**Fire Marshal**

1. The Washington County Fire Marshal has reviewed this project and has approved it.

**Fire Service**

1. Please contact the Nob Hill Rural Fire Department for fire safety questions and concerns

**Road Issues:**

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

1. 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.

**Drainage:**

1. The Washington County Contracted Engineer does not review Minor Subdivision requests.

**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.adeq.state.ar.us](http://www.adeq.state.ar.us)

**Sheriff's Office Concerns:**

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

**SITE VISIT:**

A site visit was conducted by planning staff. 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.

To date, staff has two comments in opposition of the project.

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

**CHECKLIST:**

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

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

**STAFF RECOMMENDATION:** Staff recommends approval of this project with the following conditions:

**Sewer/Septic**

1. Soil analyses was completed during the proposed subdivision phase. Each proposed lot, including the lots currently proposed, were found suitable for single family septic.

**Utilities**

*Ozarks Electric:*

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that must 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](mailto:wmahaffey@ozarksecc.com)

*Springdale Water Authority:*

1. Please contact the City of Springdale's Water department for permitting and service.

*AT&T:*

1. Please contact AT&T for phone service or phone issues.

**Fire Marshal**

1. The Washington County Fire Marshal has reviewed this project and has approved it.

**Fire Service**

1. Please contact the Nob Hill Rural Fire Department for fire safety questions and concerns.

**Road Department**

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

1. 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.



**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.adeq.state.ar.us](http://www.adeq.state.ar.us)

**Washington County Addressing**

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

**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 further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
3. 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 for the Board Members.*

*No Public Comment*

*Public Comment Closed*

*Robert Daugherty made a motion to approve the **Village Heights Minor Subdivision** subject to staff recommendations. Joel Kelsey seconded. All present Board Members were in favor of approving. Motion passed*

**Greenland Planning Area**

**g. White River Landing Final LSD**

***Final Large Scale Development Request***

Location: Section 09, Township 15, Range 30

Owners: Terry Wayne & Lavona Presley

Engineer: Bates & Associates

Location Address: 5241 Shaeffer WC 69

Approximately: 10.31 acres/ 1 lot

Coordinates: Latitude: 35.98965276, Longitude: -94.16338163

**Project #: 2019-292**

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

**REQUEST:** White River Landing is requesting **Final Large Scale Development** approval for a wedding/event center on a 7.24 acre parcel of land. An addition was constructed onto an existing workshop building. Parking, septic, and planting plans were all approved at the Preliminary Large Scale Development phase of review.

**CURRENT ZONING:** Project lies within the County's Zoned area (Agriculture/Single-Family Residential 1 unit per acre). Project received Conditional Use Permit (CUP) approval on November 10, 2016 with conditions, and was ratified on March 21, 2019 (CUP # 2016-277).

**PLANNING AREA:** This project is located within City of Greenland's Planning Area.

**QUORUM COURT DISTRICT:** District 14, Ann Harbison

**FIRE SERVICE AREA:** West Fork Rural

**SCHOOL DISTRICT:** Greenland

**PARCEL #:** 001-06817-000

**INFRASTRUCTURE:** **Water-** Fayetteville Water  
Black Hills Corp

**Electric-** SWEPCO

**Natural Gas-**

**Telephone-** AT&T

**Cable-** Cox Communication

**BACKGROUND/ PROJECT SYNOPSIS:**

**White River Landing** is requesting **Final Large Scale Development** approval of the construction of a wedding/event center. The construction involved retrofitting and adding-on to an existing workshop building that is approximately 2,650 sf in size. The addition is 3,795 sf, 1,908 of which is covered patio area. The combined area of the building is 6,445 sf., with 60 regular parking spaces, 6 overflow and 3 handicapped spaces, for a total of 69 parking spaces.

**TECHNICAL CONCERNS:**

**Utilities**

**Electric/Phone/Water/Gas/Cable:**

This project is serviced by SWEPCO, AT&T, Fayetteville Water, Black Hills Corp, and Cox Communications. Generally, any relocation of existing facilities will be at the developer's expense.

**Fayetteville Water Issues:**

Fayetteville Water services the property. A water easement was established in 2005 to provide access for the service line from the house to the water main. Corey Granderson, of Fayetteville Water, commented that "water use demand and meter sizing should be coordinated with City of Fayetteville Water Department to ensure serviceability."

**Fire Issues:**

The Fire Marshal will inspect all improvements to the building, and the outdoor improvements pertaining to the fire code. Planning Staff will update the Planning Board, regarding the Fire Marshal's inspection, at the meeting.

**Health Department Issues:**

A permit has been submitted to the Health Department, and has been signed. Generally, the septic area must not be disturbed. No parking (including overflow) is allowed on any portion of the septic system or alternate area.

**Roads/Sight Distance/Parking:**

At this location the County ROW is 30 ft from the centerline of the county road. Any work to be completed in the County right-of-way must be permitted prior to beginning construction. Upon visiting the site, the sight distance to the north is marginally adequate. So it is a condition of approval that the vegetation at the applicant's northeastern property corner be properly maintained as to maximize the sight distance.

This is an ongoing condition of approval.

**Drainage:**

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

**Environmental Concerns:**

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

**Signage/Lighting Concerns:**

The applicant has stated they wish to have two signs; a business sign and an exit sign. The business sign to let people know the name of the business, and the exit sign to encourage people to be courteous of the neighbors when leaving, to drive the speed limit, and to exit to the right only. Planning Staff must review and approve both of the proposed signs, which must be no larger than 24 sq. ft. in size, and they must not be installed within the county road right-of-way. All outdoor lighting, including the sign, 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.

The signs were discussed during CUP review, approved by the Planning Board, and ratified by the Quorum Court. Installing the signs are a condition of approval.

**Screening Concerns:**

At the CUP stage of review a planting plan was proposed and approved, including 200 ft of privacy fence along the northern property line centered on the building. The planting plan and privacy fence were also approved at Pre-LSD.

The privacy fence is currently under construction, and the planting plan has not been implemented. However, this is the wrong time of year to plant shrubs.

Planning Staff recommends a re-inspection of the plantings along the northern and eastern property lines in 6-months' time, giving the applicant adequate time to procure and install the vegetation from the approved planting plan.

**NEIGHBOR COMMENTS/CONCERNS:**

Neighbor notifications are not required for Final LSD. No public comments have been received since the Preliminary LSD review. Staff will update you at the meeting if any public comments are received.

**CHECKLIST:**

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

<b>Important Information Checklist</b>			
	<b>Inadequate</b>	<b>Acceptable</b>	<b>Complete</b>
City/Planning Area Issues			✓
Planning/Engineering Issues		✓	
Road Issues		✓	
Fire Code Issues		✓	
Utility Issues			✓
Health Department Issues			✓
Other Important Issues		✓	
<b>General Plat Checklist</b>			
	<b>Inadequate</b>	<b>Acceptable</b>	<b>Complete</b>
General Information		✓	
Existing Conditions			✓
Proposed Improvements		✓	
Info to supplement the plat		✓	

**STAFF RECOMMENDATION:**

Staff recommends approval of the White River Landing Final Large Scale Development request, with the following conditions:

***Fire Conditions: TO BE INSPECTED BY THE FIRE MARSHAL***

1. No tables or chairs are allowed to be used in the covered patio area on the west and south sides of the building. Any tables or chairs being used in these areas constitute a violation of the CUP.
2. No cooking, or grilling, may take place anywhere within 20' of the roof line.
3. The maximum occupancy (100) must be posted inside the bldg.
4. All fire exits must be marked with signs and lights.
5. Fire extinguishers must be placed and marked according to state fire code.
6. All entrance drives must be 24 ft. wide at minimum, and fire lane must support 75,000lbs in all weather conditions.
7. The fire lane must be kept clear of parked cars, etc., and all turning radii within the fire lane must be no less than 38ft.

8. Overflow parking is limited to the area between the fire lane entry and the residential driveway, just to the east of the pond.
9. Proposal must meet 2012 *Arkansas International Fire Code*.
10. A stamped Engineer's Judgment letter is required, stating the original building is structurally for the intended use.
11. A sidewalk is required, from the dressing room exits leading to the public way. The Fire Marshal will review and approve the plans.
12. Knox Box needs to be shown on the plans.
13. "Fire Lane – No Parking" signs are required along the fire lane and by the main entrance to the building.
14. An Engineer must sign compaction statement that the fire lane surface will support 75,000 lbs in all weather conditions.
15. A clear, unobstructed pathway is required through the covered patio area from the exits to beyond the roofline.
16. Move the doorway to the sound room to where it doesn't block the exit path from the bride's changing room.
17. No storage within 24-inches of the ceiling in any of the storage areas.
18. Submit plans for the fire alarm and smoke detection systems. They must be monitored systems with annual inspections.
19. All egress doors must be equipped with panic hardware.
20. Exterior egress lights are required and must be shown on the building plans.

**Septic Conditions:**

1. No parking (including overflow parking) is allowed on any portion of the septic system including the primary and alternate lateral fields.
2. Physical barriers must be placed adjacent to the primary and alternate septic lateral fields to prevent vehicles from damaging them. The barriers must be placed such that driving between or over them is not possible.

**Roads/Sight Distance/Parking Conditions:**

1. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work.
2. No off-site parking is allowed within Washington County's road right-of-way (ROW).
3. Mow/Clear vegetation in the area at the northeast corner of the property to maintain a clear line of sight from the commercial entry to the property. This is an ongoing condition and a note must be placed on the Final Plans that vegetation must be maintained in order to have a clear line of sight.
4. Must complete proposed striping at Wallen Mtn/Shaeffer Rd. intersection – Cost Share w/ County (Share Amounts TBD). This work must be permitted through ARDOT.

**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).

**Utility Conditions:**

1. Generally, any damage or relocation of utilities will be at the owner's expense.

**SWEPCO Conditions:**

1. Dedicate 20 ft. Utility Easement centered on all existing power lines.
2. Dedicate 20 ft. Utility Easement along the edge of Shaeffer Road.
3. Contact Swepeco at 888-216-3523 to make arrangements to upgrade service to remodeled building.
4. New building cannot be extended into Utility Easement.

**Signage/Lighting/Screening Conditions:**

1. Signage cannot be placed in the County Right-of-Way.
2. Any proposed signs must be approved by the Planning Department.
3. Signs must be no larger than 24 sq. ft. in size, each.
4. Any outdoor lighting must be shielded from neighboring properties.

5. Any outdoor lighting must be indirect and not cause disturbance to drivers or neighbors.
6. All security lighting must be shielded appropriately.
7. If a dumpster is desired in the future, the location must be approved, and it must be screened with opaque fencing material, including the gate. Washington County Planning must approve the dumpster location and inspect the fencing.
8. Planting Plan must be approved by Planning Staff.
9. Planting Plan must be implemented within 6 months of approval.

**Additional Conditions:**

1. Events are limited to 3 events per calendar week.
2. Events are limited to 1 event per day.
3. In addition to implementing the Planting Plan, the vegetative buffer on north property line must remain intact, and must be replaced if damaged or removed.
4. No outdoor music is allowed with exception to the Wedding March for outdoor ceremonies.
5. No fireworks are allowed.
6. No outdoor activities are allowed after dark.
7. The business must close at 11:00 p.m.
8. No events will be held in the front portion of the property.
9. Erect 200 ft privacy fence along the north property line, centered on the building, according to the plans.
10. Plant additional trees/shrubs along the north property line according to the planting plan.
11. Insulate the building, which will act as a sound buffer.
12. White River Landing will not supply guests with alcohol – they must provide their own.
13. A sign is required to be placed in a conspicuous place, visible to guests as they exit, reminding them to be courteous of the neighbors, drive the speed limit, and exit to the south only.
14. An owner must be on-site during all gatherings.
15. The planting plan must be implemented.
16. Electric company contact information on the front page of the plans should list SWEPCO instead of Ozarks Electric.
17. Re-inspection of the north and east property lines, with regard to implementing the Planting Plan, is required in 6 months (6-6-19).

**Standard Conditions:**

1. Floodplain permits will be required if any work is done in the floodplain.
2. Outdoor activities must be shown on LSD plans.
3. Pay engineering fees within 30 days of project approval. Any extension must be approved by the Planning Office. **–Engineering fees will be totaled once the project is approved and all invoices have been received.**
4. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
5. 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.
  - This project requires additional review—inspection of the vegetative buffer along the north and east property lines to ensure the planting plan has been implemented.

**PRIOR ZONING BOARD OF ADJUSTMENTS ACTION:**

November 10, 2016 CUP Approved

March 21, 2019 CUP Ratified

May 2, 2019 Preliminary LSD Approved

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

*No Public Comment*

*Public Comment Closed*

*Robert Daugherty made a motion to approve the **White River Landing Final LSD** subject to staff recommendations. 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:
  - January 23, 2020
  - February 27, 2020

**6. Old Business**

**7. Adjourn**

*Robert Daugherty moved to adjourn. Joel Kelsey seconded. All Board members 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