

MINUTES
WASHINGTON COUNTY PLANNING BOARD
February 27, 2020
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENT REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARING

County

a. River's Edge RV & Stables Final LSD

Approved

1. ROLL CALL: *Roll call was taken. Members present include Robert Daugherty, Jay Percy, Philip Humbar and Neil Helm.*
2. APPROVAL OF MINUTES: *Philip Humbar made a motion to approve the minutes of January 23, 2020. Jay Percy seconded. All board members were in favor of approving. Motion passed.*
3. APPROVAL OF THE AGENDA: *Philip Humbar made a motion to approve the agenda as written. Neil Helm seconded. All board members were in favor of approving. Motion passed.*
4. NEW BUSINESS

LAND DEVELOPMENT HEARING

County

a. River's Edge RV & Stables Final LSD

Final Large Scale Development Request

Location: Section 06, Township 17, Range 28

Applicant: Ray Dotson

Engineer: Milholland Engineering

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

Approximately: +/- 50.68 acres /1 parcel

Coordinates: Latitude: 36.17349435, Longitude: -94.01071198

Project #: 2020-032

Planner: Nathan Crouch email: ncrouch@co.washington.ar.us

REQUEST: **River's Edge RV Park & Stables** is requesting **Final Large Scale Development** approval of a 66 space, 12.45 acre RV Park, on a property that is 47.08 acres in size.

CURRENT ZONING / PERMITTING: Project lies within the County's Zoned area (Agriculture/Single-Family Residential 1 unit per acre). This project received Conditional Use Permit approval on June 6, 2019, with conditions, and was ratified on June 20, 2020 (CUP # 2019-099). The Preliminary Large Scale Development request was approved on June 6, 2019.

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

QUORUM COURT DISTRICT: District 5, Patrick Deakins

FIRE SERVICE AREA: Nob Hill Rural

SCHOOL DISTRICT: Springdale

PARCEL #: 001-13701-000

INFRASTRUCTURE: Water– Springdale
Telephone- AT&T

Electric- Ozarks Electric Natural Gas– N/A
Cable- N/A

BACKGROUND/ PROJECT SYNOPSIS:

River's Edge RV Park & Stables is requesting **Final Large Scale Development** approval of a 66 space RV Park located off AR Hwy 412, just east of Beaver Lake, on parcel 001-13701-000. There is a restroom/bath house building, and a wastewater dump station that tie into an onsite septic system, and a small check-in office building is planned in the future.

Water and electricity are available at each RV space. A pond has been constructed to capture the stormwater draining onto the subject property from the uphill neighbor.

The remainder of the property will be converted to pasture land for grazing horses.

TECHNICAL CONCERNS:

Water Concerns:

Springdale Water Utility services this property. Rick Pulvirenti, with SWU, commented that this project will be required to meet all Springdale Water engineering criteria. SWU and the Washington County Fire Marshal will inspect the installation of the fire hydrants for this project.

Ozarks Electric Concerns:

This project is serviced by Ozarks Electric. Generally, any relocation of existing facilities will be at the developer's expense.

Fire Concerns:

The Washington County Fire Marshal and Nob Hill Fire Chief, Gary Hull, both had the ability to review this project. No comments were received from Nob Hill Fire Department. Generally speaking, the project must meet Arkansas State Fire Code.

On 12-5-2019 the Fire Marshal provided the following written comments (paraphrased):

1. Need plans for the bath house.
2. Fire hydrants needed throughout with correct spacing.
3. Should you be doing a private water supply system the private system shall comply with NFPA 24.
4. Need flow of hydrants.
5. Need plans for office building.
6. Need Fire Lane No parking signs along road, every 100 ft on every other side.
7. Defined 20 ft wide access with 38 ft turning radius between gravel drive and Skip-a-Rock Drive. The curb on Skip-A-Rock will need to be removed.
8. Engineered statement on compaction of roads to 75,000 pounds.
9. 2 entrances will be required.

All interior roads are to be constructed according to Arkansas State Fire Code. No parking is allowed on the hydrant side of the interior roads, and "No Parking – Fire Lane" signs are required to be placed in accordance with Arkansas State Fire Code.

All entrance drives and fire lane areas must support 75,000lbs in all weather conditions to ensure emergency apparatus access. Additionally, all existing fire hydrants that are not part of this proposal are to be removed by the applicant.

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

The Fire Marshal will complete the final inspection of the site.

Septic/Health Department Concerns:

Generally, the septic area must not be disturbed. The septic system must be approved by the Health Department, installed, and inspected by the Health Department prior to the development being occupied. No parking (including overflow) is allowed on any portion of the septic system or alternate area.

In a letter from the Arkansas Department of Health, dated 1-21-2020, a representative of ADH's Engineering Section states the plans have been reviewed and are approved with conditions. The last condition states "Construction of plumbing lines shall be performed by a licensed plumbing contractor. Inspection shall be performed by appropriately licensed city or utility personnel or by a state plumbing inspector." On behalf of the Arkansas Department of Health, State Plumbing Inspector, Marty Harris,

inspected the sewer and water lines and provided the following statement: "All sewer lines (both north and south) that fall under plumbing are complete and all (both north and south) water lines that fall under plumbing are complete."

Roads/Ingress-Egress/Parking:

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

The Road Department has agreed to complete the work to fill-in the storm drainage structures in the abandoned interior roads, as well as along Blue Springs Village Road. They will also realign the subterranean stormwater pipe that is currently conveying stormwater from across the street to the east, to the newly constructed "horse pond" at the east end of this development.

Drainage:

A Final Drainage Report has been submitted. The Washington County Contracted Engineer has reviewed this report and is working with the project engineer to satisfy all requirements/concerns.

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 is requesting a sign. that is 6' x 6' (or smaller) with indirect lighting. The maximum size of the sign is 6 ft x 6 ft, and should not exceed 8' in height. The sign cannot be placed in the County Road or State Highway right-of-way. Staff is not requiring that a sign be placed, only requiring conditions if a sign is placed.

Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.

NEIGHBOR COMMENTS/CONCERNS:

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

CHECKLIST:

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

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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed River's Edge RV Park & Stables Final Large Scale Development, contingent upon receiving all applicable inspections and approvals, with the following conditions:

General Utility Conditions:

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

Springdale Water Utility Conditions:

1. Establish easements for existing public water system with additional area for future water main. Provide additional 10-feet of easement width adjacent to existing right-of-way of existing water main.
2. Developer to fully separate existing un-approved water system from public water mains.
3. Developer to provide sufficient backflow device isolating private system from public system in accordance with Arkansas Department of Health.
4. Developer to have all onsite water and wastewater systems inspected to protect public health.
5. Developer to follow all guidelines and rules of the Arkansas Department of Health with respect to public and private water and wastewater systems.

Fire Marshal Conditions:

1. Submit plans for the bath house.
2. Fire hydrants needed throughout with correct spacing.
3. Should you be doing a private water supply system the private system shall comply with NFPA 24.
4. Submit fire flow of hydrants.
5. Submit plans for office building. Final as-built floorplan of the bath house shall also be submitted to the Planning Dept to be included in the project file.
6. Show "Fire Lane – No Parking" on Final LSD Plan.
7. Install "Fire Lane – No Parking" signs along road, every 100 ft on every other side.
8. Defined 20 ft wide access with 38 ft turning radius between gravel drive and Skip-a-Rock Drive.
9. The curb on Skip-A-Rock must be removed.
10. Engineered statement on compaction of roads to 75,000 pounds.
11. 2 entrances will be required.
12. Fire lanes must be designated and marked on the site. If on a hard surface material, they must be painted, if on a gravel surface, they must have proper signage.
13. All existing non-functional fire hydrants are to be removed by the applicant.
14. The Fire Marshal will complete all inspections necessary for the building, fire hydrants, and the final building and parking/drive inspections.

Septic Conditions:

1. No irrigation may be installed on primary or secondary fields.
2. Septic system later field and alternate lateral field area must remain undisturbed.
3. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).
4. The septic system must be approved by the Health Department, installed, and inspected by the Health Department prior to the development being occupied.

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

1. If the driveway placement shifts, staff will require an additional sight distance study to insure that the minimum required sight distance can still be met.
2. Any work to be completed in the County ROW must be permitted prior to beginning construction. Please call (479) 444-1610 for permit.
3. All entrance and access drives, and parking areas must support 75,000lbs in all weather conditions. (Engineer statement is required).
4. Washington County Fire Marshal will complete the final inspection of the site.
5. At Final LSD provide a statement, signed/stamped by Architect or Engineer, that states ADA access from ADA parking space to the bath house building is in place prior to building occupation.

Environmental Conditions:

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

Signage Conditions:

1. Any business sign is limited to 4 ft x 6 ft (or smaller) with indirect lighting, not to exceed 8 feet in height.
2. Signage cannot be placed in the County Road or state highway right-of-way.
3. Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately so it does not shine onto neighboring properties.

General and Planning Conditions:

1. Washington County Ordinance, Sec. 11-75(7): All plats for developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State or local permits or approvals, if any, whether known or unknown to the Board or the Developer.
2. Only the uses approved with the Conditional Use Permit are allowed; no additional land use types or development other than what has been reviewed are allowed unless additional review takes place.
3. If a trash dumpster is desired, opaque screening for the dumpster enclosure (gate must also be opaque) shall be required.
4. Correct all LSD plan checklist items. Due to Final LSD site plan being submitted late, Planning Staff has not reviewed it with the LSD plan checklist. Once the site plan is submitted, Staff will review it and update the board at the meeting if any deficiencies are noted.
5. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
6. Any expansion of this proposed land development must be reviewed separately.
7. This LSD is subject to all conditions approved at CUP.
8. The Washington County Road Department will complete the work of filling in the stormwater drainage structures in the abandoned interior roads, as well as along Blue Springs Village Road.
9. The Washington County Road Department will complete the work of realigning the subterranean stormwater pipe that is currently conveying stormwater from across the street to the east, to the newly constructed "horse pond" at the east end of this development.

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

No Public Comment

Public Comment Closed

*Philip Humbard made a motion to approve the **River's Edge RV & Stables Final LSD** subject to staff recommendations. Jay Percy 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:
 - April 2, 2020
 - May 7, 2020

6. Old Business

7. Adjourn

Neil Helm moved to adjourn. Philip Humbard 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