

MINUTES
WASHINGTON COUNTY ZONING BOARD OF ADJUSTMENTS
June 11th, 2020
5pm, Virtual Meeting via Zoom

DEVELOPMENT REVIEWED:

ACTION TAKEN:

VARIANCE HEARING

Fayetteville Planning Area

a. Bridgewater Lane Preliminary Subdivision Variance

Approved

1. ROLL CALL: *Roll call was taken. Members present include Randy Laney, Robert Daugherty, Walter Jennings, Joel Kelsey, Jay Percy, Philip Humbard and Neil Helm. All Board Members were present.*

2. APPROVAL OF THE AGENDA: *Joel Kelsey made a motion to approve the agenda as written. Philip Humbard seconded. All board members were in favor of approving. Motion passed.*

3. NEW BUSINESS

VARIANCE HEARING

Fayetteville Planning Area

a. Bridgewater Lane Preliminary Subdivision Variance

Variance Request for road frontage

Location: Section 29, Township 17, Range 29

Applicant: Crafton & Tull

Location Address: 4065 E Bridgewater Lane

Approximately: +/- 16.19 acres / 6 lots

Coordinates: Latitude: 35.99662788, Longitude: -93.95290002

Project #: 2020-092 Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

REQUEST: The applicant is requesting a variance reduce the minimum required street frontage from 75 feet to 35 feet.

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

PLANNING AREA: City of Fayetteville

QUORUM COURT DISTRICT: 15, Butch Pond

FIRE SERVICE AREA: Goshen Rural

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: Water- Fayetteville Water Electric- Ozarks Electric
Natural Gas- Black Hills Corp Telephone- AT&T Cable- None

BACKGROUND/ PROJECT SYNOPSIS:

The applicant, Phil Crabtree, with representation from Crafton Tull, is requesting a variance to allow the minimum lot frontage to be changed from the required 75 feet to 35 feet. Due to the amount of floodplain on some of the proposed lots, the current configuration will allow the applicant's future buyers to utilize more of their property for living space. Of the six lots, only four will have 35 foot of frontage and will utilize a shared drive in order to limit the amount of curb cuts on to E Bridgewater Lane.

STAFF RECOMMENDATION: Staff recommends approval of this variance request.

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

Joel Kelsey, Planning Board Member, inquired, "Where do you get the ingress/egress as far as the fire department in case something happens there with just those entries?"

Sita Nanthavong replied, "The roads will still have to be built to standard. They still have to be compacted. It'd still have to be able to support the bigger vehicles."

Randy Laney, Planning Board Chairman, asked, "All you are asking us to address tonight is this variance request? It will come back through when it is fully developed right?"

Sita Nanthavong responded, "Yes."

Public Comment

Colleen Gaston, Neighbor at 3270 N. Rum Orchard Road, addressed the Board, "I am speaking tonight on behalf of myself, my husband Roger Montgomery and our neighbors Terry and Sherry Payton. My husband and I live at 3270 N. Rum Orchard Road and the Payton's live at 3845 Bridgewater Lane. The Payton's property is contiguous along the entire west side of the subject property. The southwest corner of the subject property is within 200 ft. of my husbands and my property. You will see on the plat that is up there before you Mud Creek runs inside the western edge of the subject property. It's a tributary of the Illinois River. As you probably already know it flows alongside one of Fayetteville's well used bike trails."

Nathan Crouch, Planning Director, informed, "Let me jump in for just a second please, and I do apologize for interrupting, but this is just for the variance for the street frontage. The subdivision is going to be heard in just a few minutes."

Randy Laney added, "Unless you wanted to address the variance that has been requested."

Collene Gaston, "No I have no objection to the variance, but in exchange for the variance..." connection was lost

Public Comment Closed

Joel Kelsey made a motion to approve the **Bridgewater Lane Preliminary Subdivision Variance** subject to staff recommendations. Robert Daugherty seconded. All Board Members were in favor of approving. Motion passed.

4. Adjourn

Robert Daugherty moved to adjourn. Joel Kelsey seconded. All Board members were in favor of approving. Motion passed.

Zoning Board of Adjustments adjourned.

Minutes submitted by: Juliana Mendoza

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman

MINUTES
WASHINGTON COUNTY PLANNING BOARD
June 11th, 2020
Following the ZBA Meeting, Virtual Meeting via Zoom

DEVELOPMENTS REVIEWED: ACTION TAKEN

LAND DEVELOPMENT HEARINGS

County

a. Shane & Sarah Helmer Minor Subdivision

Approved

County

b. Teen Challenge Pre-LSD

Approved

County

c. Bridgewater Lane Preliminary Subdivision

Approved

County

d. Magnolia Acres Preliminary Subdivision

Approved

Fayetteville Planning Area

e. Wedington Self-Storage Pre-LSD

Approved

1. ROLL CALL: *Roll call was taken. Members present include Randy Laney, Walter Jennings, Robert Daugherty, Philip Humbar, Neil Helm, Jay Percy and Joel Kelsey. All Board Members were present.*

2. APPROVAL OF MINUTES: *Joel Kelsey made a motion to approve the minutes of May 7, 2020. Philip Humbar seconded. All Board Members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Joel Kelsey made a motion to approve the agenda as written. Philip Humbar seconded. All Board Members were in favor of approving. Motion passed.*

4. NEW BUSINESS

LAND DEVELOPMENT HEARINGS

County

a. Shane & Sarah Helmer Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 36, Township 16, Range 32

Applicant: Caster Land Surveying

Location Address: 11640 Viney Grove WC 37

Approximately: +/- 3.10 acres / 3 lots

Coordinates: Latitude: 36.01517916, Longitude: -94.33341866

Project #: 2020-094

Planner: Nick Little email: nlittle@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Approval of the Sarah & Shane Helmer Minor Subdivision. The request is to split a 3.09 acre tract into three 1.03 acre tracts.

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

PLANNING AREA: This project is not located within a Planning Area; it is located solely within the

County's jurisdiction.

QUORUM COURT DISTRICT: District 7, JP Sam Duncan

FIRE SERVICE AREA: Prairie Grove - 105

SCHOOL DISTRICT: Prairie Grove

PARCEL #: 001-13120-000

INFRASTRUCTURE: Water– **Prairie Grove Water** Electric- **Ozarks Electric** Natural Gas– **N/A**
Telephone- **PG Telco** Cable- **N/A**

BACKGROUND/ PROJECT SYNOPSIS:

The property owners and applicants are Sarah and Shane Helmer. The surveyor is Robert Caster of Caster & Associates Land Surveying, Inc. The applicants are requesting to divide a 3.09 acre parcel into three 1.03 acre tracts. There is a single story brick home in the center of the existing parcel. This house will sit on Tract 2 after the proposed split. The applicant plans to build and sell two single family homes on Tracts 1 and 3. Parcel 001-13120-000 is located along Viney Grove Road WC 37, near the intersection of Viney Grove Road and Doc Hall Road WC 630. Prairie Grove's Planning Area is located adjacent to the southern boundary of parcel 001-13120-000. This proposed property division could not be processed administratively due to the number and size of the lots being split:

- 3 tracts at less than 5 acres:

Tract 1: 1.03 acres
Tract 2: 1.03 acres
Tract 3: 1.03 acres

TECHNICAL CONCERNS:

Sewer/Septic

There is an existing septic system for the home on Proposed Tract 2. Soil information and inspection results must be submitted to this office as a condition of approval. The plat will not be signed before receiving these documents.

Utilities

This project is served by Ozarks Electric, PG Telco and Prairie Grove Water. Generally, any relocation of existing facilities will be at the developer's expense.

Ozarks Electric

Ozarks submitted the following General Comments:

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 Electric 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. A 30 foot utility easement that runs along the existing overhead power line on the property is to be dedicated for use by Ozarks Electric.
5. Please contact Ozarks Electric if you have any questions. Wes Mahaffey at (479)263-2167 or wmahaffey@ozarksecc.com

Prairie Grove Water

City of Prairie Grove water utility services this property.

There is a well located on the property next to the existing home on proposed Tract 2. The existing home currently utilizes water from the well.

Planning Staff Comments (remaining items from the MSD Checklist)

At the Technical Review phase of review, Planning Staff reviewed the Minor Subdivision plat according to the MSD plat checklist and presented the deficiencies to the project surveyor and applicant to make the

edits and resubmit the plat. Upon resubmittal, Planning Staff reviewed the Minor Subdivision plat again and the below listed deficiencies remain. The following items must be corrected:

1. Item 7 - Show Original and proposed topography at ten-foot contour intervals.
2. Item 9 - All plats presented to the planning board and filed for record shall note the uses of adjacent property. The determination of said use shall be the responsibility of the developer.
3. Item 14 - Soil analysis: The developer shall indicate the types of soil found in the plat area according to the USDA Soil Conservation Service.
4. Item 16 - Address numbers, OR on lots that are over one-half acre in size, add the following note to the plat: Lots that are over one-half acre in size will need to be addressed after the home location is known.
5. Item 19 - Proposed use of all land within the development.
6. Item 21 - Drainage plan for entire area; Sizes of all driveway and road tiles shall be stated
7. Item 23 - Access control: The openings for ingress and egress from the platted area to public streets, roads or highways.
8. Item 26 - Certification issued by the County Tax Collector to the effect there are no delinquent taxes payable at the time of the plat approval.
9. Item 33 - A notice stating "Each individual lot developer shall obtain approval of septic system from the Washington County Health Department Sanitarian Division."

Addressing

The existing home on the parcel is addressed as 11640 Viney Grove Road, Prairie Grove, AR 72753. Any additional homes or structures will need to be addressed before construction.

Environmental

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

Road

Proposed tracts 1, 2, and 3 all have just under 195' of public road frontage along Viney Grove Road WC #37.

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

SITE VISIT:

A site visit was conducted by planning staff on May 20, 2020. No issues were discovered at that time. See attached pictures of driveway access and proposed Tracts 1 & 3. Sight distance is adequate in both directions.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project. No neighbor comments have been received regarding this project. Staff will update the Planning Board at the meeting if any additional comments are received.

CHECKLIST:

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

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

STAFF RECOMMENDATION:

Staff has reviewed the submitted plans, conferred with the jurisdictional reviewers, and has determined the plans submitted meet the requirements for preliminary and final approval with the following conditions:

Septic Conditions:

1. The existing septic system on Tract 2 must be inspected and compliant with Arkansas Department of Health standards.
2. Undeveloped tracts must have soil work done by a Designated Representative of the Arkansas Department of Health. Final approval is contingent upon Proposed Tracts 1 and 3 being suitable for septic.

Utility Conditions:

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 Electric 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. A 30 foot utility easement that runs along the existing overhead power line on the property is to be dedicated for use by Ozarks Electric.

Road 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.

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).

Planning Conditions:

General:

1. Pay neighbor notification mailing fees (\$25.68) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was emailed to applicant on 5/28/2020).
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. Lots that are over one-half acre in size will need to be addressed after the home location is known.
4. All general plat checklist items must be corrected.
5. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
6. Have all signature blocks signed on 7 Final Plats - 2 for filing in the Circuit Clerk's office, 3 for the County Planning office, remainder for the developer. The Circuit Clerk is not accepting plats over 18" x 24" in size.
7. All plats for land 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.

From the Minor Subdivision Review Checklist:

1. Item 7 - Show Original and proposed topography at ten-foot contour intervals.
2. Item 9 - All plats presented to the planning board and filed for record shall note the uses of adjacent property. The determination of said use shall be the responsibility of the developer.
3. Item 14 - Soil analysis: The developer shall indicate the types of soil found in the plat area according to the USDA Soil Conservation Service.
4. Item 16 - Address numbers, OR on lots that are over one-half acre in size, add the following note to the plat: Lots that are over one-half acre in size will need to be addressed after the home location is known.
5. Item 19 - Proposed use of all land within the development.
6. Item 21 - Drainage plan for entire area; Sizes of all driveway and road tiles shall be stated
7. Item 23 - Access control: The openings for ingress and egress from the platted area to public streets, roads or highways.
8. Item 26 - Certification issued by the County Tax Collector to the effect there are no delinquent taxes payable at the time of the plat approval.
9. Item 33 - A notice stating "Each individual lot developer shall obtain approval of septic system from the Washington County Health Department Sanitarian Division."

Washington County Planner, Nick Little, presented the staff report for the Board Members.

Robert Daugherty, Planning Board Co-Chairman, inquired, "Has Prairie Grove looked at this project or did they have any input?"

Nick Little replied, "No sir, it's located just outside of their planning area."

No Public Comment

Public Comment Closed

*Joel Kelsey made a motion to approve the **Shane & Sarah Helmer Minor Subdivision** subject to staff recommendations. Jay Percy seconded. All Board Members were in favor of approving. Motion passed.*

County

b. Teen Challenge Pre-LSD

Preliminary Land Development Request

Location: Section 25, Township 14, Range 33

Applicant: Darren Reynolds

Location Address: 19864 Boys Home WC 431

Approximately: +/- 26.78 acres / 1 parcel

Coordinates: Latitude: 35.86641538, Longitude: -94.43669547

Project #: 2020-045

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

REQUEST: Teen Challenge Adventure Ranch is requesting Preliminary Large Scale Development approval to allow the construction of two (2) new dormitories on parcel # 001-50413-001. Each proposed dormitory will house 18 boys and 2-3 staff members.

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

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

QUORUM COURT DISTRICT: District 13, Willie Leming

FIRE SERVICE AREA: Morrow

SCHOOL DISTRICT: Lincoln

PARCEL #: 001-05413-001

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

BACKGROUND/ PROJECT SYNOPSIS:

Teen Challenge Adventure Ranch is requesting Preliminary Large Scale Development approval for the construction of two (2) additional dormitories on a property that is approximately 26.78 acres in size. Teen Challenge has an existing CUP (2014-150) to allow the current use, and an LSD (2014-151) approving the existing buildings and stormwater drainage. Most of the infrastructure for the new dormitories are already in place. Since Teen Challenge has an existing CUP in place, this dormitory expansion proposal only requires preliminary and final LSD approval.

TECHNICAL CONCERNS:

Fire Code Issues: (to be inspected and approved by Fire Marshal)

1. Sprinkler plans must be submitted and approved by the Washington County Fire Marshal's Office.
2. Automatic Fire Alarm plans must be submitted and approved by the Washington County Fire Marshal.
3. Exit signs and emergency egress lighting (interior and exterior) are required.
4. Building plans must be submitted and approved by the Washington County Fire Marshal prior to construction.
5. Road must be a minimum of 20 ft in width, with Fire Lane – No Parking signs, and compacted to 75,000 lbs with an engineer statement.
*Road is already constructed. Fire Marshal will inspect.
6. Install approved hood(s) with fire suppression system in designated location in staff kitchen.

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

*A new submittal from the Architect has been received by Planning Staff and the Fire Marshal. Staff will update the board at the meeting if the Fire Marshal has additional comments or if they have all been addressed.

Septic/Health Department Issues:

A septic permit has been submitted and awaits the Health Dept inspector's signature after installation. The information in the septic permit application is for one 2 bedroom home, not two 21 bedroom dormitories. After discussion with Rebecca Corbitt, Designated Representative of the Arkansas Health Department, Planning Staff understands there are multiple permits for multiple septic systems. It will be a condition of approval that the applicant submit all septic information (soil analysis reports or septic system permit applications) for both dormitories.

The applicant understands the development must be in compliance with Arkansas Department of Health regulations.

Roads/Sight Visibility/Ingress-Egress/Parking:

No new roads or entrances are proposed.

Sight distance was previously evaluated and found to be adequate.

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

Drainage:

A preliminary stormwater drainage report was submitted. The Washington County Contracted Engineer has reviewed this report and is working with the project engineer to correct a couple small deficiencies. It is a condition of approval that the County Engineer approve the stormwater drainage report.

Environmental Concerns:

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

Signage/Lighting/Screening Concerns:

The Teen Challenge Adventure Ranch development already exists. This Pre-LSD request is to construct 2 additional dormitories only.

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

Utilities

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

Ozarks Electric:

Ozarks submitted the following General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.

7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.
Call Wes Mahaffey at (479)263-2167 wmahaffey@ozarksecc.com

Lincoln Water:

City of Lincoln water utility services this property. Water is available to the site, but Lincoln Water will not allow an additional fire hydrant due to the already low pressure at that location. This was the case when Teen Challenge came through the review process in the past as well. To address the fire flow requirement they constructed a pond, engineered to provide a sufficient amount of water for firefighting operations should the need ever arise.

Planning Staff Comments (remaining items from the LSD Checklist):

At the Technical Review phase of review Planning Staff reviewed the LSD site plan according to the LSD site plan checklist and presented the deficiencies to the project engineer to make the edits and resubmit the plan. Upon resubmittal, Planning Staff reviewed the LSD site plan again and the below listed deficiencies remain. These items must be corrected on the Final LSD site plan.

1. Item 1. Legal description of the property with dimensions and angles sufficient to locate all lines on the ground. Lot and blocks shall be numerically identified, boundaries shown by bearings and distance, and property located by Section, Township and Range and tied to the nearest of two (2) defined and referenced Sections Corners or Quartersection Corners.
2. Item 5. Vicinity sketch at a scale appropriate to show the relationship of the development with surrounding improvements and communities, and other information requested by the Planning Board.
3. Item 10. Existing utilities: Ownership names and dimensions on overhead and underground power and communications lines, sewers, water mains, gas mains, and other underground structures, including water wells and septic systems within the development or immediately adjacent thereto. Show the existing utilities and list the utility companies on the plat.
4. Item 15. Soil analysis: The developer shall indicate the types of soil found in the plat area according to the USDA Soil Conservation Service.
5. Item 16. Location, dimensions and names of all proposed roads, streets, alleys, easements, blocks, parcel and lot lines and address numbers, dedications and reservations.

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

CHECKLIST:

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

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

STAFF RECOMMENDATION:

Staff has reviewed the submitted plans, conferred with the jurisdictional reviewers, and has determined the plans submitted meet the requirements for preliminary approval, with the following conditions:

Fire Conditions:

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

Septic Conditions:

1. Septic system area must remain undisturbed.
2. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).
3. The septic system must be approved by the Health Department, installed, and inspected by the Health Department prior to the building being occupied.
4. Lay out septic system as designed.
5. Submit soil work or septic permit applications for each of the proposed septic systems. One septic permit application has been submitted for one 2 bedroom house.

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

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

Environmental Conditions:

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

Signage/Lighting/Screening Conditions:

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

Utility Conditions:

Ozarks Electric:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.
Call Wes Mahaffey at (479)263-2167 wmahaffey@ozarksecc.com

Planning Conditions:

General:

1. Stormwater Drainage Report must be approved by the County Contracted Engineer prior to construction.
2. Screened enclosure (opaque) for any proposed dumpsters (gate must also be opaque) is required at LSD.
3. Pay Mailing Fees (fees have not yet been calculated) within 30 days of approval.
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. This LSD is subject to all conditions approved at CUP (2014-150).
6. All Preliminary LSD conditions shall be adhered to and completed in the appropriate time period set out by ordinance. (12 months)
7. All plats for land 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.

From the LSD Plan Review Checklist:

1. Item 1- Legal description of the property with dimensions and angles sufficient to locate all lines on the ground. Lot and blocks shall be numerically identified, boundaries shown by bearings and distance, and property located by Section, Township and Range and tied to the nearest of two (2) defined and referenced Sections Corners or Quartersection Corners.
2. Item 10- Existing utilities: Ownership names and dimensions on overhead and underground power and communications lines, sewers, water mains, gas mains, and other underground structures, including water wells and septic systems within the development or immediately adjacent thereto. Show the existing utilities and list the utility companies on the plat.
3. Item 15- Soil analysis: The developer shall indicate the types of soil found in the plat area according to the USDA Soil Conservation Service.

4. Item 16- Location, dimensions and names of all proposed roads, streets, alleys, easements, blocks, parcel and lot lines and address numbers, dedications and reservations.

PRIOR ZONING BOARD OF ADJUSTMENTS ACTION:

Sep 4, 2014 CUP Approved

Sep 18, 2014 CUP Ratified

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 **Teen Challenge Pre-LSD** subject to staff recommendations. Joel Kelsey seconded. All Board Members were in favor of approving. Motion passed.*

Fayetteville Planning Area

c. Bridgewater Lane Preliminary Subdivision

Preliminary Land Development Request

Location: Section 29, Township 17, Range 29

Applicant: Crafton & Tull

Location Address: 4065 E Bridgewater Lane

Approximately: +/- 16.19 acres / 6 lots

Coordinates: Latitude: 35.99662788, Longitude: -93.95290002

Project #: 2020-092 Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary Subdivision Approval of Bridgewater Lane Subdivision to create a subdivision with 6 residential lots. The subject parcel is approximately 17.03 acres in size.

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

PLANNING AREA: City of Fayetteville

QUORUM COURT DISTRICT: 15, Butch Pond

FIRE SERVICE AREA: Goshen Rural

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: Water- Fayetteville Water Electric- Ozarks Electric
Natural Gas- Black Hills Corp Telephone- AT&T Cable- None

BACKGROUND/ PROJECT SYNOPSIS:

The applicant, Phil Crabtree, with representation from Crafton Tull, is requesting Preliminary Subdivision and a variance for approval to allow a 17.03 acre parcel to be split into six (6) lots ranging from 1.5 acres to 4 acres in size. The zoning is for Agricultural and Single Family Residential uses with a maximum density of one (1) residential unit per acre. The project parcel, 001-15568-000, is located on the southside of E Bridgewater Lane within the County and is on the east side of the City of Fayetteville and is in the City of Fayetteville planning area. A variance is also being requested to allow the minimum lot frontage to be changed from the required 75 feet to 35 feet due to the shape of the proposed lots. The lots with 35 feet frontage will utilize shared driveways to limit the amount of connections to E Bridgewater Lane. Each lot will be comprised of a single family residence that will utilize its own septic system. This preliminary subdivision proposal has been submitted to the City of Fayetteville for their review and approval. It is scheduled to be heard at the June 8, 2020 Planning Commission meeting. Final approval of this proposed preliminary subdivision is contingent upon the City of Fayetteville's review and approval.

Original

001-15568-000 17.03 acres

Proposed

Lot 1 – 2.22 acres, 620.73 ft frontage
 Lot 2 – 3.77 acres, 35 ft frontage
 Lot 3 – 3.91 acres, 35 ft frontage
 Lot 4 – 1.81 acres, 35 ft frontage
 Lot 5 – 1.46 acres, 35 ft frontage
 Lot 6 – 2.31 acres, 499.49 ft frontage

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:**Health Department**

1. The Arkansas Department of Health did not submit comments/concerns.
2. A soil analysis was conducted by a DR of the Department of Health. The soil was found suitable for single family septic.

Utilities

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

1. Any damage or relocation of existing facilities will be at owner's expense.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
7. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
8. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
9. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
 Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

10. NEED 30FT. U.E. ALONG OZARK EXISTING OVERHEAD LINE
11. NEED AN EASEMENT TO EACH PROPERTY THAT NEEDS POWER

Black Hills is the gas provider for this parcel. They did not submit comments/concerns.

AT&T is the phone provider for this parcel. They did not submit comments/concerns.

The City of Fayetteville is the water provider for this parcel. Their concerns will be addressed at the City of Fayetteville review of this project. They did not submit comments/concerns.

Safety Issues

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

1. Any New structures on the property shall not exceed 3,600 square feet in size. Should you want larger structures you must submit the overall square footage to the Fire Marshal for review.
 - a. B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour. Fire-flow and flow duration for structures in excess of 3,600 square feet shall not be less than that specified in table B105.1.
2. The proposed project will need a hydrant placed at the northwest corner of the north portion of N. Oakland Zion and east bridge water coming off of the 8" PVC water line with approval of the City of Fayetteville. The property shall not be split any further that would require another established water supply line or hydrants without approved by the Washington County Fire Marshal.
 - a. 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
 - b. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 - i. Exceptions:
 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
3. The property shall not be split any further or in a way that would require an approved fire apparatus access road without approval by the Washington County Fire Marshal.
 - a. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Exception: The fire code official is authorized to increase the dimensions of 150 feet where:
 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1, 903.3.1.2 or 903.1.3
 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, 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.
4. There shall be interconnected smoke alarms that receive their primary power from the building wiring and have a secondary power source.
 - a. 907.2.11.2 Groups R-2, R-3, R-4, and I-1. Single or multiple-station smoke alarms shall be installed and maintained in groups R-2, R-3, R-4, and I-1 regardless of occupant load at all of the following locations:
 - i. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - ii. In each room used for sleeping purposes.
 1. Exception: Single or multiple station smoke alarm in group I-1 shall not be required where smoke detectors are provided in the sleeping rooms as part of an automatic smoke detection system.
 - iii. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed

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

The Goshen Rural Fire Department services this area for fire protection. They did not submit comments/concerns.

The Washington County Sheriff's Department services this area for safety response. They did not submit comments/concerns.

Addressing

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

Environmental

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

Road

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

Drainage

1. Zach Moore, the contracted engineer from Garver, has reviewed the drainage for the project. He and the applicant are working to address Mr. Moore's concerns and questions.

Planning

1. Per Sec. 11-102 Vehicular access from private drive

- (1) No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
- (2) Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
- (3) No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
- (4) This section shall not be applicable to interior roads in a land development.

City of Fayetteville

The City of Fayetteville did not submit concerns/comments. This project will be reviewed by the City through the City's own project review and approval process.

SITE VISIT:

A site visit was conducted by planning staff on May 10, 2020.

The property is in a rural residential setting. There was nothing of concern.

NEIGHBOR COMMENTS:

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

To date, there have not been comments or concerns received by the neighbors.

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

CHECKLIST:

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Bridgewater Lane Preliminary Subdivision. The approval conditions are:

Health Department Conditions

1. There shall be no deviation from the plans and specifications unless revised plans and specifications have been submitted for review and written consent given.

2. The individual onsite wastewater system for each lot must be located in the area specified on the submitted plat of the proposed subdivision as indicated by the soil pit location. Changes made to the location of the wastewater system will require further review and approval by the Arkansas Dept. of Health.
3. The areas of the proposed primary and secondary disposal fields must be protected during the construction of all structures, roads and the placement of service lines so as not to disturb the natural properties of the soils.
4. The final acceptance of each lot depends upon submission of an APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL PERMIT to the local Health Unit. Home construction should not be started on any lot until a permit for construction has been issued for an INDIVIDUAL SEWAGE DISPOSAL SYSTEM by the local Environmental Health Specialist.
5. Further subdivision or re-platting of any lot or lots will require the submission of soil information, plans and specifications for those lots before approval will be given for development

Utilities

Ozarks Electric conditions:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
7. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
8. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
9. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com
10. NEED 30FT. U.E. ALONG OZARK EXISTING OVERHEAD LINE
11. NEED AN EASEMENT TO EACH PROPERTY THAT NEEDS POWER

Black Hills conditions:

1. Please contact Black Hills for gas service or to address concerns regarding gas service.

AT&T conditions:

1. Please contact AT&T for phone service or to address concerns regarding phone service.

The City of Fayetteville conditions:

1. Please contact the City of Fayetteville for water service or to address concerns regarding water service.

Safety Conditions

Fire Marshal conditions:

1. Any New structures on the property shall not exceed 3600 square feet in size. Should you want larger structures you must submit the overall square footage to the Fire Marshal for review.
 - a. B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour. Fire-flow and flow duration for structures in excess of 3,600 square feet shall not be less than that specified in table B105.1.
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 - b. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 - i. Exceptions:
 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
3. The property shall not be split any further or in a way that would require an approved fire apparatus access road without approval by the Washington County Fire Marshal.
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 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.
4. There shall be interconnected smoke alarms that receive their primary power from the building wiring and have a secondary power source.
 - a. 907.2.11.2 Groups R-2, R-3, R-4, and I-1. Single or multiple-station smoke alarms shall be installed and maintained in groups R-2, R-3, R-4, and I-1 regardless of occupant load at all of the following locations:
 - i. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - ii. In each room used for sleeping purposes.
 1. Exception: Single or multiple station smoke alarm in group I-1 shall not be required where smoke detectors are provided in the sleeping rooms as part of an automatic smoke detection system.
 - iii. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed

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

Goshen Rural Fire Department conditions:

1. Please contact the Goshen Rural Fire Department for fire response concerns.

Washington County Sheriff's Department conditions:

1. Please contact the Sheriff's Department for public safety concerns.

Addressing Conditions

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

Environmental Conditions

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

Road Conditions

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

Drainage Conditions

1. Zach Moore, the contracted engineer from Garver, has reviewed the drainage for the project. He and the applicant are working to address Mr. Moore's concerns and questions.
2. Mr. Moore is suggesting a single shared driveway instead of separate driveways for better drainage. Separate driveways are adequate, but a single driveway that is shared is preferred, though, not required.

Planning Conditions

1. Per Sec. 11-102 Vehicular access from private drive
 - (1) No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
 - (2) Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
 - (3) No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
 - (4) This section shall not be applicable to interior roads in a land development.

City of Fayetteville Conditions

1. This project will be reviewed by the City through the City's own project review and approval process.
2. Final approval with the County is contingent upon the applicant's project being approved by the City of Fayetteville.

Standard Conditions:

1. Washington County will not maintain any common areas.
2. Pay Engineering Fees and Mailing Fees within 30 days of project hearing. Any extension must be approved by the Planning Office. This will be calculated once all invoices are received.
3. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
4. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
5. Lots that are over one-half acre in size will need to be addressed after the home location is known.
6. All general plat checklist items must be corrected.
7. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
8. Per Washington County ordinance Sec 11-75 (7): All plats for land developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State, or local or approvals, if any, whether known or unknown to the Board or the Developer.
9. Have all signature blocks signed on **11 Final Plats** - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. Please contact the Circuit Clerk for acceptable plat sizes.

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

Randy Laney inquired, "Sita, because they are bigger lots and you've got that creek, theoretically they could be split in the future or are they barring that split because they can't build on the left?"

Sita Nanthavong replied, "I would say that we are barring Tract 1 for sure because that little lot on the western side is too small to build anything."

Randy Laney pointed out, "Tract 2 is 4 acres and theoretically they could split off that west side."

Sita Nanthavong stated, "I think the cost of building a driveway though the floodplain would be prohibitive for anyone that would want to build along there. It is pretty sloped. I think it would cost quite a bit. Theoretically, someone could split it in the future, same with Tract 3, and potentially build a house back there."

Randy Laney responded, "I don't know how the rest of the panel feels, but I think we ought to restrict that. We can go further and see how everybody else feels."

Philip Humbar, Planning Board Member, asked, "Isn't it designated as unbuildable?"

Randy Laney answered, "That is what I am saying, unsplittable/unbuildable."

Philip Humbar specified, "They could possibly sell it to a neighbor or something."

Randy Laney affirmed, "Yes, then they'd have to come back and get it approved."

Public Comment

Collen Gaston began, "I did previously speak with Mr. Crouch and Mrs. Nanthavong. I had hoped to get something to you in writing, but I've just had an unexpectedly demanding couple of work days. I guess I am going to start where Mr. Laney left off. I would like to see a restriction on the future splitting of lots 1, 2 & 3. I think that would be in the best interest of the county and given that this stream is 968 acres. I think besides having difficulty just building on that side of the creek there would be crossing on that creek. I don't know if that would be allowable. For those reasons I would like to echo the sentiment of restricting future splits on those three lots..." connection was lost

Joe Fifer, Engineer with Crafton & Tull representing the applicant, addressed the Board, "I just really have a question. We added a label to those three lots as unbuildable at the request of the County Engineer. We don't have any plans to build over there at this time, because really we have no access though there. In the event of an emergency they wouldn't be able to get on that side of the creek. We thought that is what the note was covering. As far as splitting the property, if you just blanketly say that for those three tracts, would that not bar if they wanted to split it on the east side and they still had some lots that would comply with the County Code? We would still have to bring the plat through the County at that time and you would be able to make a decision whether or not. I am not saying that is their intention. Right now their intention is just to build six homes, but if you just put the blanket split. I was just wondering how that would affect how it develops in the future."

Randy Laney responded, "I see what you are saying. On Tract 2, it's four acres, so there might be two one acre lots east of Mud Creek, but on 3, that wouldn't be possible. It doesn't look like. It doesn't look like on Tract 1 either. There isn't enough land. The only one you could possibly split east would be Tract 2 and have two one acre lots. I am good if they are unbuildable. That works for me."

Nathan Crouch advised, "We can make it to where they can't split them west of the floodplain. Not a recommendation or suggestion, just an idea."

Philip Humbar asked, "If it was 240 ft. north to south and if you split them 120 foot either way, you could make over an acre lots. Are we trying to keep from allowing that or we just trying to make sure it's not buildable on that side and no access is made to a house?"

Randy Laney noted, "That is a good point."

Philip Humbar stated, "I think the unbuildable note is sufficient for now."

Collen Gaston inquired, "I am sorry, I guess I temporarily lost service. Would you mind just repeating what the consideration is?"

Randy Laney replied, "We understand your concern about buildability on the west side. We've just been discussing that as a Board. We don't have a motion yet."

Colleen Gaston continued, "I was going to say some more, but that is my main concern, and the preservation of the reputation to some extent along the creeks as they have already committed that they would do in their letter of April 24th."

2. A soil analysis was conducted by a DR of the Department of Health. The soil was found suitable for single family septic.

Utilities

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

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com
7. PLEASE REFER TO PAGE 3 FOR OTHER NOTES.

AT&T is the phone provider for this parcel. They did not submit comments/concerns.

The City of Fayetteville is the water provider for this parcel. Their concerns will be addressed at the City of Fayetteville review of this project. They did not submit comments/concerns.

Safety Issues

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

1. Any New structures on the property shall not exceed 3600 square feet in size. Should you want larger structures you must submit the overall square footage to the Fire Marshal for review.
 - a. B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour. Fire-flow and flow duration for structures in excess of 3,600 square feet shall not be less than that specified in table B105.1.
2. The proposed project fire flow can be supported by tanker support at this time. The property shall not be split any further that would require another established water supply line or hydrants without approved by the Washington County Fire Marshal. 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.
 - a. 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
 - b. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 - i. Exceptions:
 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
3. The property shall not be split any further or in a way that would require an approved fire apparatus access road without approval by the Washington County Fire Marshal.
 - a. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements

of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- i. Exception: The fire code official is authorized to increase the dimensions of 150 feet where:
 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1, 903.3.1.2 or 903.1.3
 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, 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.
4. There shall be interconnected smoke alarms that receive their primary power from the building wiring and have a secondary power source.
 - a. 907.2.11.2 Groups R-2, R-3, R-4, and I-1. Single or multiple-station smoke alarms shall be installed and maintained in groups R-2, R-3, R-4, and I-1 regardless of occupant load at all of the following locations:
 - i. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - ii. In each room used for sleeping purposes.
 1. Exception: Single or multiple station smoke alarm in group I-1 shall not be required where smoke detectors are provided in the sleeping rooms as part of an automatic smoke detection system.
 - iii. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than on full story below the upper level.
 - iv. 907.2.11.3 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarm shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedroom over background noise levels with all intervening doors closed.
 - b. 907.2.11.4 Power source. In new construction, required smoke alarms shall receive their primary power form the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than required for overcurrent protection.
5. New and Existing Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - a. 505.1 New and Existing Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their backgrounds. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
 - 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.

The Round Mountain Rural Fire Department services this area for fire protection. They did not submit comments/concerns.

The Washington County Sheriff's Department services this area for safety response. They did not submit comments/concerns.

Addressing

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

Environmental

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

Road

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

Drainage

1. Zach Moore, the contracted engineer from Garver, has reviewed the drainage for the project. He and the applicant are working to address Mr. Moore's concerns and questions.

Planning

1. Per Sec. 11-102 Vehicular access from private drive
 - (1) No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
 - (2) Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
 - (3) No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
 - (4) This section shall not be applicable to interior roads in a land development.

SITE VISIT:

A site visit was conducted by planning staff on May 10, 2020.

The property is in a rural residential setting. There was nothing of concern.

NEIGHBOR COMMENTS:

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

To date, there have not been comments or concerns received by the neighbors.

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

CHECKLIST:

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Magnolia Preliminary Subdivision. The approval conditions are:

Health Department Conditions

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

Utilities

Ozarks Electric conditions:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.

7. PLEASE REFER TO PAGE 3 FOR OTHER NOTES.

AT&T conditions:

1. Please contact AT&T for any concerns regarding phone service.

City of Fayetteville conditions:

1. Please contact the City of Fayetteville for any concerns regarding water service.

Safety

Washington County Fire Marshal conditions:

1. Any New structures on the property shall not exceed 3600 square feet in size. Should you want larger structures you must submit the overall square footage to the Fire Marshal for review.
 - a. B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for 1 hour. Fire-flow and flow duration for structures in excess of 3,600 square feet shall not be less than that specified in table B105.1.
2. The proposed project fire flow can be supported by tanker support at this time. The property shall not be split any further that would require another established water supply line or hydrants without approved by the Washington County Fire Marshal. 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.
 - a. 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
 - b. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
 - i. Exceptions:
 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
3. The property shall not be split any further or in a way that would require an approved fire apparatus access road without approval by the Washington County Fire Marshal.
 - a. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Exception: The fire code official is authorized to increase the dimensions of 150 feet where:
 1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1, 903.3.1.2 or 903.1.3
 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, 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.
4. There shall be interconnected smoke alarms that receive their primary power from the building wiring and have a secondary power source.

- a. 907.2.11.2 Groups R-2, R-3, R-4, and I-1. Single or multiple-station smoke alarms shall be installed and maintained in groups R-2, R-3, R-4, and I-1 regardless of occupant load at all of the following locations:
 - i. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - ii. In each room used for sleeping purposes.
 - 1. Exception: Single or multiple station smoke alarm in group I-1 shall not be required where smoke detectors are provided in the sleeping rooms as part of an automatic smoke detection system.
 - iii. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than on full story below the upper level.
 - iv. 907.2.11.3 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarm shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedroom over background noise levels with all intervening doors closed.
 - b. 907.2.11.4 Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery back-up shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than required for overcurrent protection.
5. New and Existing Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- a. 505.1 New and Existing Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their backgrounds. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
 - 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.

Round Mountain Rural Fire Department conditions:

- 1. Please contact Round Mountain for fire safety and response concerns.

Washington County Sheriff's Department conditions:

- 1. Please contact the Sheriff's Department for public safety concerns.

Addressing

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

Environmental

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

Road

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

Drainage

1. Zach Moore, the contracted engineer from Garver, has reviewed the drainage for the project. He and the applicant are working to address Mr. Moore's concerns and questions.

Planning

1. Per Sec. 11-102 Vehicular access from private drive
 - (1) No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
 - (2) Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
 - (3) No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
 - (4) This section shall not be applicable to interior roads in a land development.

Standard Conditions:

1. Washington County will not maintain any common areas.
2. Pay Engineering Fees and Mailing Fees within 30 days of project hearing. Any extension must be approved by the Planning Office. This will be calculated once all invoices are received.
3. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
4. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
5. Lots that are over one-half acre in size will need to be addressed after the home location is known.
6. All general plat checklist items must be corrected.
7. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
8. Per Washington County ordinance Sec 11-75 (7): All plats for land developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State, or local or approvals, if any, whether known or unknown to the Board or the Developer.
9. Have all signature blocks signed on **11 Final Plats** - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. Please contact the Circuit Clerk for acceptable plat sizes.

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 Magnolia Acres Preliminary Subdivision subject to staff recommendations. Walter Jennings seconded. All Board Members were in favor of approving. Motion passed.

Fayetteville Planning Area

e. Wedington Self-Storage Pre-LSD

Preliminary Large Scale Development 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 #: 2020-046 Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

REQUEST: Wedington Self Storage is requesting Preliminary Large Scale Development approval to allow the construction of a self-storage facility on a property that is approximately 20.00 acres in size and is currently zoned for Agricultural and Single Family Residential Uses.

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

PLANNING AREA: City of Fayetteville Planning

QUORUM COURT DISTRICT: District 7, Sam Duncan

FIRE SERVICE AREA: Wedington VFD

SCHOOL DISTRICT: Farmington

INFRASTRUCTURE: Water- Fayetteville Water
Natural Gas- None Telephone- AT&T

Electric- Ozarks Electric
Cable- None

BACKGROUND/ PROJECT SYNOPSIS:

The applicant, Josan Gurmeet of SHA ENT LLC, is seeking Preliminary Large Scale Development approval to allow the construction 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.

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:

Health Department

1. The applicant does not plan on having running water on site, but may in the future.
2. Should they wish for water service in the future, the applicant will have to conduct a soil analysis and obtain permits from the Arkansas Department of Health for a septic system. Additionally, the City of Fayetteville must allow the applicant to connect to its water system.
3. Any area where there may be lateral fields for a septic system must be undisturbed and protected.

Utilities

Ozarks Electric is the electric 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

The City of Fayetteville is the water provider for this parcel. These are their comments/concerns:

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 or 479-575-8206 with questions.

Black Hills is the gas provider for this parcel. They did not submit comments/concerns.

AT&T is the phone provider for this parcel. They did not submit comments/concerns.

Cox Communications is the cable provider for this parcel. They did not submit comments/concerns.

Safety Issues

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

1. All plat revisions as required by the Fire Marshal must be completed before final approval may be given.

The Wedington Rural Fire Department services this area for fire protection. They did not submit comments/concerns.

The Washington County Sheriff's Department services this area for safety response. They did not submit comments/concerns.

Addressing

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

Environmental

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

Road

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

Drainage

1. Zach Moore, the contracted engineer from Garver, has reviewed the drainage for the project. All requested revisions have been completed.

Planning

1. Per Sec. 11-102 Vehicular access from private drive
 - (1) No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
 - (2) Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
 - (3) No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
 - (4) This section shall not be applicable to interior roads in a land development.

City of Fayetteville

The City of Fayetteville did not submit concerns/comments. This project will be reviewed by the City through the City's own project review and approval process.

NEIGHBOR COMMENTS/CONCERNS:

Neighbor notifications were mailed to surrounding property owners on May 28, 2020.

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

Staff will update the Planning Board at the meeting should there be any comments 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 Issues/Engineering Issues			✓
Road Issues			✓
Fire Code Issues		✓	
Utility Issues			✓
Health Department Issues			✓
Other Important Issues			✓
General Plat Checklist			
	Inadequate	Acceptable	Complete
General Information			✓
Existing Conditions			✓
Proposed Improvements			✓
Info to supplement plat			✓

STAFF RECOMMENDATION: Staff recommends *approval* of the proposed Wedington Self Storage Preliminary Large Scale Development with the following conditions:

Health Department

1. The applicant does not plan on having running water on site. Should they wish for water service in the future, the applicant will have to conduct a soil analysis and obtain permits from the Arkansas Department of Health for sewer. Additionally, the City of Fayetteville must allow the applicant to connect to its water system.

Utilities

Ozarks Electric conditions:

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

The City of Fayetteville conditions:

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 or 479-575-8206 with questions.

Black Hills conditions:

1. Should the applicant require gas service or have concerns regarding gas service, please contact Black Hills.

AT&T conditions:

1. Should the applicant require phone service or have concerns regarding phone service, please contact AT&T.

Cox Communications conditions:

1. Should the applicant require cable service or have concerns regarding cable service, please contact Cox Communications.

Safety Issues

Washington County Fire Marshal conditions:

1. All plat revisions as required by the Fire Marshal must be completed before final approval may be given.

Wedington Rural Fire Department conditions:

1. Please contact the Wedington Rural Fire Department for any concerns in regards to fire safety.

Washington County Sheriff's Department conditions:

1. Please contact the Washington County Sheriff's Department for any concerns in regards to safety.

Addressing

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

Environmental

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

Road

1. Any work done in the County road right of way requires a permit from the road department.
2. Please contact and obtain proper permitting from the Arkansas Department of Transportation to connect and utilize W Wedington AR HWY 16.

Drainage

1. Zach Moore, the contracted engineer from Garver, has reviewed the drainage for the project. All requested revisions have been completed.

Signage/Lighting/Screening Conditions:

1. No signage is allowed within Washington County's road right-of-way (ROW).
2. 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.
3. A sketch of the proposed sign must be submitted to Washington County Planning for approval prior to the sign being placed.
4. No additional signage is allowed to be placed.
5. 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.
6. All outdoor storage and dumpster must be screened with opaque material (gates must be opaque too).

City of Fayetteville:

1. The City of Fayetteville will review this project through its project review and approval process. Approval of the project from the City must be obtained before final approval from the County will be given.

Additional and Standard Conditions:

1. Pay engineering fees. This total will be calculated at the Final LSD phase for this project once all invoices are received.
2. A statement from the applicant, owner, architect or engineer must be submitted prior to the building being occupied that says the building, parking, access, and restrooms are in compliance with all ADA regulations.
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. It is the applicant's responsibility to contact the Planning Office when inspections are needed.

5. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
6. Per Washington County ordinance Sec 11-75 (7): All plats for land developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State, or local or approvals, if any, whether known or unknown to the Board or the Developer.
7. Final Large Scale Development approval will be required prior to occupation of this proposed office building.

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

Joel Kelsey inquired, "Just for clarification, Sita. This is Pre-LSD when it come for Large Scale, then we will have a better understanding for the on-site manager situation?"

Sita Nanthavong replied, "I wanted to include it in the presentation that way they won't have to come back through preliminary. If they do decide to do it or not. We will just put it as a condition. If they do have one, they have to go through the permitting process for septic or sewer."

Randy Laney asked, "I got a little confused, is it part of the City of Fayetteville now or not? And did they have to say if anything?"

Sita Nanthavong answered, "Part of it is and part of it isn't. I don't think the City of Fayetteville had any issues as far as I know. They didn't have any comments regarding the CUP or the Preliminary Large Scale."

No Public Comment

Public Comment Closed

Robert Daugherty made a motion to approve the Wedington Self-Storage Pre-LSD subject to staff recommendations. Philip Humbarnd seconded. All Board Members were in favor of approving. Motion passed.

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - July 23, 2020
 - August 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