

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

**Jun 30, 2016**

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

DEVELOPMENTS REVIEWED:

*ACTION TAKEN:*

**CONDITIONAL USE PERMIT HEARINGS**

Fayetteville Planning Area  
**a: Duca Residential CUP**

**Approved**

**LAND DEVELOPMENT HEARINGS**

County  
**a: Replat Lot 13 Wheeler Heights Minor Subdivision**

**Approved**

County  
**c: Replat Tract B4 Forbis Lacy Minor Subdivision &  
Private Road Development**

**Approved**

1. ROLL CALL:

*Roll call was taken. Members present include Robert Daugherty, Daryl Yerton, Cheryl West, Walter Jennings, and Kenley Haley. Randy Laney and Chuck Browning were not present.*

2. APPROVAL OF MINUTES: *Walter Jennings made a motion to approve the minutes of April 07, 2016. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Daryl Yerton made a motion to approve the agenda. Cheryl West seconded. All board members were in favor of approving. Motion passed.*

4. NEW BUSINESS

**CONDITIONAL USE PERMIT HEARINGS**

**Fayetteville Planning Area**  
**a. Duca Residential CUP**

***Conditional Use Permit Request***

Location: Section 30, Township 16 North, Range 29 West

Owners/applicants: Eric and Aimee Duca

Engineer: ESI, Daniel Lazenby

Location Address: 2498 S. Hunt Lane, Fayetteville, AR

Approximately 1.50 acres / 2 lots. Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.03553310, Longitude: -94.09199578

**Project #: 2016-195 Planner: Courtney McNair email: [CMcnair@co.washington.ar.us](mailto:CMcnair@co.washington.ar.us)**

**REQUEST: Conditional Use Permit approval to allow the division of a 1.5 acre tract into two parcels (each less than one acre in size).**

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

**PLANNING AREA:** This project is located within Fayetteville's planning area.

**QUORUM COURT DISTRICT:** District 14,

**FIRE SERVICE AREA:** Round Mountain

**SCHOOL DISTRICT:** Fayetteville

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

**BACKGROUND/ PROJECT SYNOPSIS:**

**Duca Residential CUP** is requesting a Residential Conditional Use Permit approval to allow a parcel of land that is approximately 1.5 acres in size to be split into 2 residential lots. Both Tracts are proposed to be approximately 0.75 acres in size. As this project is located in an area where the zoning is for one unit per acre, they must request a Conditional Use Permit to allow a density that is higher than that allowed by right.

The owners of this property are Eric and Aimee Duca. The applicant Daniel Lazenby with ESI. The property is located east of Fayetteville, within the Fayetteville Planning Area. It takes access from S. Hunt Lane, WC 169.

There is one existing residence with an existing septic system, and some outbuildings on the site (one outbuilding is to be removed).

If this project receives CUP approval, the proposed split must then receive approval from the City of Fayetteville. All conditions of Fayetteville approval must be completed. If the split is approved by the City of Fayetteville, this project must request administrative lot split approval from Washington County.

**There have been no issues with this project.**

**TECHNICAL CONCERNS:**

**Water/Plumbing/Fire Issues:**

Fayetteville Water can provide water to this property. Comments provided at Tech Review stated that the project would be reviewed during the lotsplit application process with Fayetteville, and that no comments are anticipated.

The Washington County Fire Marshal had no comment. The Round Mountain Fire Department did not comment on this project.

**Sewer/Septic/Decentralized Sewer:**

Reba Bailey, designated representative (DR) for the Health Department completed a new septic permit and design for the proposed residence. The applicant provided the existing septic permit for the existing residence. Melissa Wonnacott, Arkansas Department of Health (ADH), asked that Ms. Bailey provide an inspection report for the existing septic system. **This was submitted and adequate.**

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

Ozarks Electric reported that they have an existing power line on the property, and required a thirty-foot wide easement and another fifteen-foot wide easement to be added. These have been added to the survey. As this is not a plat, the easements will also need to be filed separately. Additionally, Ozarks Electric stated that any damage or relocation of existing facilities will be at the owner's expense and that any extension of a line that has to be built specifically to feed this property will be at full cost to the owner.

AT&T is the providing telephone company; they had no comments.

SourceGas services this area; they had no comments.

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

This property accesses S. Hunt Lane, WC 169. The only comments the Road Department had were that if a tile is needed, Washington County Road Department will size it and that any work done in the right-of-way will need a permit from the Washington County Road Department. The County Contract Engineer will not require a full traffic study due to the expected minimal impact.

**Drainage:**

A full drainage study was not required for this project, but a drainage statement was required by the County Contract Engineer. This has been provided and the County Engineer finds this statement to be sufficient.

**Environmental Concerns:**

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

**Signage/Lighting/Screening Concerns:**

No signage or lighting are proposed with this project. Staff does not feel that a recommendation for screening is necessary due to the siting of the house on this property.

**City of Fayetteville Concerns:**

If this project receives CUP approval, the proposed split must then receive approval from the City of Fayetteville. All conditions of Fayetteville approval must be completed. If the split is approved by the City of Fayetteville, this project must request administrative lot split approval from Washington County.

**COMPATIBILITY CONCERNS:**

**Surrounding Density/Uses:**

Adjacent densities range from 1 unit/ 0.3 acres to 1 unit/137.3 acres.

The surrounding area is a mix of Agricultural and Single-family residential. Just to the north is Summerbrook Place Subdivision with 12 units on 28.35 acres (overall density of 1 unit / 2.36 acres, but lots range from 0.80 acres to 6.8 acres in size)

The City of Fayetteville city limits line is within ½ mile of this proposed CUP.

Staff feels that while the requested density is higher than the density allowed by right, it is within the range of densities both adjacent and within the surrounding area. Therefore, this project will be compatible with the surrounding area.

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

According to the County's Land Use Plan,

**SECTION III. PHYSICAL DEVELOPMENT**

**A. LAND USE CONSIDERATIONS**

**1. RESIDENTIAL**

- a. To provide for development of residential areas at appropriate densities. **Staff feels that the proposed density is compatible with the surrounding densities in the area.**
- b. Update, administer and enforce subdivision regulations; and develop, adopt, and enforce zoning and related regulations and codes;
- c. Require development to be connected to utilities and utilize zoning as a means to guide the progression of development; **Utilities are available.**
- d. Protect the character and integrity, and property values, of single-family, residential areas; **Staff feels that one additional residence will be compatible with the character of the surrounding area.**
- e. Protect residential neighborhoods from inappropriate non-residential influences through the use of regulatory controls; **the proposed use is a residential use.**
- f. Ensure land use and development patterns which provide for the most efficient and effective use of available utilities and services, including fire protection; and, **utilities are available in this area; fire protection is available and adequate.**
- g. Maintain an adequate county road plan and standards to guide and accommodate traffic movement; to develop differing categories of roads; and to protect rights-of-ways for planned, future roads. **The Washington County Road Department voiced no issues with one additional residential home accessing S. Hunt Lane at this location.**

**Future Land Use Plan**

This portion of the County's Future Land Use Plan was extrapolated from the City of Fayetteville's adopted Future Land Use Plan for this area. The Future Land Use Plan for this area shows that it is "Rural Area Residential". The County categorizes this future land use as:

*Residential use- rural in nature (large tracts) combined with a strong emphasis on agricultural use in addition to conservation and preservation of woodlands, grasslands, and agricultural lands that are sparsely settled.*

While this is not a large residential lot, staff has concluded that it is compatible to the surrounding densities/uses. There are several large Rural Area Residential lots that also serve agricultural purposes in this area, but there are also several residential lots with a higher density (the highest at 1 unit/0.30acres). Therefore, this use is not out of character in the area with the request of 1 unit/0.75 acres. Compatible does not mean that the use must be identical, just that it can exist in harmony with the surrounding existing uses and the permitted uses for the area.

**SITE VISIT:**

A site visit was completed. Staff did not have any concerns.

**NEIGHBOR COMMENTS/CONCERNS:**

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

**No comments were received.**

**STAFF RECOMMENDATION: Staff recommends *approval* of the proposed Duca Residential Conditional Use Permit with the following conditions:**

**Planning Conditions:**

1. This property split must be processed through both the City of Fayetteville and the County. Fayetteville's approval is required before the County can process this split administratively.

**Sewer/Septic/Decentralized Sewer Conditions:**

1. Septic: The proposed septic system must be installed, and then inspected by the Arkansas Department of Health (ADH) prior to occupation of the proposed residence.

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

1. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. 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. No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. [www.adeg.state.ar.us](http://www.adeg.state.ar.us)

**Utility Conditions:**

Ozark Electric Conditions:

General Conditions:

1. Any damage or relocation of existing facilities will be at the 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. Please contact Ozarks Electric if you have any questions.
4. Wes Mahaffey at 479-263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Conditions:

5. Need 30 ft. U.E. (highlighted on attached document in yellow).
6. Need 15 ft. U.E (highlighted on attached document in orange).

Fayetteville Water Conditions:

1. Engineering will review during lot split application process with City of Fayetteville. Water is available to both parcels as proposed, no comments anticipated.

**Standard Conditions:**

1. Pay neighbor notification mailing fees (\$45.43) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 6/21/16).

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. This CUP must be ratified by the Quorum Court.
5. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
6. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
  - o This project does not require additional Planning Board review. Therefore, all conditions of this CUP approval must be completed within 18 months of this CUP project's ratification.

*Washington County Planner, Courtney McNair, presented the staff report for the board members with updates.*

*Daryl Yerton, Planning Board member, asked, "How true is the property line to the north of the lot? There's an overhang on the house that's close to the property line."*

*Courtney McNair, Washington County Senior Planner, replied, "It's close to the property line but I'm not sure how close."*

*Daniel Lazenby, ESI representative, answered, "We didn't show that structure on the survey. I'm not sure how close it is to the property line. There's not a lot we can do at this time. It's at the existing property line. It's not by the one we're creating. I'll have to look at the field data and review it."*

*Daryl Yerton, replied, "I was just curious if it has any impact on your request. It's probably going to be grandfathered in anyways."*

*Courtney McNair, stated, "The request does meet all the Washington County setbacks. We can't regulate the existing setbacks on other structures not on this property."*

*No Public Comments.*

*Public Comments Closed.*

*Daryl Yerton made a motion to approve the **Duca Residential CUP** subject to staff recommendations Walter Jennings seconded. Randy Laney and Chuck Browning were not present. Board Members Walter Jennings, Daryl Yerton, Robert Daugherty, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.*

## **LAND DEVELOPMENT HEARINGS**

### **County**

#### **b. Replat Lot 13 Wheeler Heights Minor Subdivision**

##### **Preliminary and Final Replat Approval Request**

Location: Section 28, Township 17 North, Range 31 West

Owner: Terry & Lila Tidwell

Applicant/Surveyor: Mike Sebo / Blew & Associates

Location Address: 17013 Primrose Lane

Approximately 15.20 acres / 2 lots. Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.11275284, Longitude: -94.29013052

**Project #: 2016-201 Planner: Nathan Crouch email: [NCrouch@co.washington.ar.us](mailto:NCrouch@co.washington.ar.us)**

**REQUEST:** The applicant is requesting Preliminary and Final Minor Subdivision Replat Approval of Replat Lot 13 Wheeler Heights Minor Subdivision. The request is to split a 15.2 acre parcel to create two lots at 2.73 and 12.47 acres each.

**CURRENT ZONING:** Project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre), and meets County Zoning requirements.

**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, Rick Cochran.

**FIRE SERVICE AREA:** Wheeler Rural VFD – no comments were received from Wheeler Rural Volunteer Fire Department, and Dennis Ledbetter, Washington County Fire Marshal, does not review Minor Subdivisions (4 lots or less).

**SCHOOL DISTRICT:** Both Fayetteville and Springdale

**INFRASTRUCTURE:** Water– Washington Water Authority   **Electric-** Ozarks Electric  
**Natural Gas–** Source Gas   **Telephone-** AT&T   **Cable-** Cox

**BACKGROUND/ PROJECT SYNOPSIS:**

The property owners are Terry & Lila Tidwell. The surveyor is Mike Sebo of Blew & Associates. The applicant is requesting to split an existing platted parcel. One new lot is being created.

This proposed property division could not be processed administratively due to its location within a platted subdivision. The requested lot split must therefore process as a minor subdivision replat (see Vicinity Map, B-5, and Site map attachments, B-6).

The existing 15.2 acre parent tract, Lot 13 Wheeler Heights Development Subdivision, consists of two parcel numbers; however, these parcels exist for tax assessment only (due to a school district boundary line crossing through this platted lot). This lot has not been split since it was originally platted as Lot 13, Wheeler Heights Development Subdivision. The current replat proposal is to split Lot 13 into two separate pieces, as the owners feel the proposed layout will make it more marketable (See Plat attachment, page B-7).

Parent Parcel:

- Lot 13 – 15.2 acres

Proposed Replat:

- Lot 13A – 2.73 acres, 1 house, 1 shed
- Lot 13B – 12.47 acres, no structures

**TECHNICAL CONCERNS:**

**Sewer/Septic**

Soil work has not been submitted as of the writing of this Staff Report.

Water service to the house has not been active for 7 years. It is Staff's opinion that if a DR were to check the existing septic system for functionality, any existing functionality issues wouldn't be detected due to lack of use.

Melissa Wonnacott, of the Arkansas Health Department, stated that since the soil types are the same on Tract 13A as 13B, a perc test on Lot 13B will suffice for the soil work requirement.

However, when a DR is conducting the soil work on Lot 13B, they need to check the existing system (Lot 13A) for obvious damage (e.g., collapsed septic tank, obvious damage to primary or alternate septic fields).

### **Ozarks Electric**

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any powerline 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. Please contact Ozarks Electric if you have any questions.  
Wes Mahaffey at (479) 263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com).

### **Phone/Gas**

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

### **Washington Water Authority**

Tech Review comments received from WWA are:

1. Need to dedicate road right-of-way to whatever Road Dept says. Then move building setbacks & Utility Easement to 25 ft. off of new right-of-way. Currently, property line is so far east that the building setback & Utility Easement is in the center of the existing driveway. We need UE from 15 – 40 ft. from centerline, minimum. Check right-of-way requirements of Road Dept.
2. Water service is not currently active to the existing house. If it is currently connected to a well and will be reconnected to public water, a plumbing inspection will be required.

In an attempt to satisfy these requirements, plus our own requirements for access and utilities, Planning Staff has requested additional easement dedications, rather than realigning the platted right-of-way, including:

1. 50 ft. Access Easement in the actual location of Primrose Lane.
2. 40 ft. Utility Easement adjacent to the Access Easement

Staff has sent this alternative to WWA for their review/approval, and will update the Planning Board at the meeting as to their determination.

### **Addressing**

As this lot is over one-half acre, it will be addressed when the home location is known.

### **Environmental**

There is no stormwater permit required by Washington County at this time; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ). [www.adeq.state.ar.us](http://www.adeq.state.ar.us)

### **Road**

Primrose Lane is a Residential Drive, which may be maintained up to twice/year by the County Road Dept., upon request.

Over time, the centerline of Primrose Lane has shifted west, causing the right-of-way, utility easement, and building setbacks to be improperly positioned in relation to the road. This has been rectified by proposing additional access/utility easements on the property, which are discussed in the Washington Water Authority section above.

### **SITE VISIT:**

A site visit was conducted by planning staff on June 20, 2016.

After having been vacant for 7 years, the house has been heavily vandalized. All the windows on the front of the house have been busted out. And the view inside, from the front door, shows damaged and torn out sheetrock, and extensive vandalism.



**NEIGHBOR COMMENTS:**

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

One neighbor returned the neighbor comment form, indicating opposition to the proposal, stating “We didn’t move out into the country to live next to a subdivision.”

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.

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

**STAFF RECOMMENDATION:**

Staff recommends Preliminary and Final Minor Subdivision Replat approval of Replat Lot 13, Wheeler Heights Minor Subdivision with the following conditions:

**Health Department Conditions:**

1. Any new septic system (on either lot) must be approved by the Arkansas Health Department (ADH), installed, and then inspected by ADH prior to occupation of the residence(s).

**Utility Conditions:**

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

**Environmental Conditions:**

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

**Standard Conditions:**

1. Pay neighbor notification mailing fees (\$46.92) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was emailed to the surveyor on 6/23/2016).

2. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/ Zoning Board of Adjustments.

**Standard Conditions (continued):**

1. Lots that are over one-half acre in size will need to be addressed after the home location is known.
2. All general plat checklist items must be corrected.
3. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
4. Have all signature blocks signed on 11 Final Plats - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. The Circuit Clerk is not accepting plats over 18" x 24" in size.

*Washington County Planner, Nathan Crouch, presented the staff report for the board members.*

*No Public comments.*

*Public Comments Closed.*

*Cheryl West made a motion to approve the **Replat Lot 13 Wheeler Heights Minor Subdivision** subject to staff recommendations Walter Jennings seconded. Randy Laney and Chuck Browning were not present. Board Members Walter Jennings, Daryl Yerton, Robert Daugherty, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.*

**County**

**c. Replat Tract B4 Forbis Lacy Minor Subdivision & Tract 2 Norma Harrelson Minor Subdivision & Private Road Development**

***Preliminary and Final Replat Approval Request***

Location: Section 16, Township 16 North, Range 29 West

Owners: Wilma Forbis and Norma Harrelson

Applicant: Alan Reid & Associates

Location Address: South of 17043 Lake Sequoyah Drive, Fayetteville, AR

Approximately 23.42 acres / 3 lots. Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.05721812, Longitude: -94.05570535

Project #: 2016-162 Planner: Nathan Crouch email: [NCrouch@co.washington.ar.us](mailto:NCrouch@co.washington.ar.us)

**REQUEST:** The applicant is requesting Preliminary and Final Minor Subdivision Replat approval to allow two lots in two adjacent platted minor subdivisions to be split into two tracts each, then two of the resulting lots to be adjusted together, ultimately resulting in three lots.

**CURRENT ZONING:** Project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre). The current proposal meets the minimum zoning requirements.

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

**QUORUM COURT DISTRICT:** District 15, Butch Pond.

**FIRE SERVICE AREA:** Round Mountain- no comments were received from Round Mountain Fire Department, and Dennis Ledbetter, Washington County Fire Marshal, does not normally review Minor Subdivisions (4 lots or less).

**SCHOOL DISTRICT:** Fayetteville

**INFRASTRUCTURE:** Water– Fayetteville Water    Electric- Ozarks Electric    Gas– Source Gas  
Telephone- AT&T    Cable- Cox

**BACKGROUND/ PROJECT SYNOPSIS:**

The property owners/applicants are Norma Harrelson and Wilma Forbis. The surveyor is Alan Reid & Associates. The property is located east of Fayetteville off Lake Sequoyah Drive, WC 50 (see Vicinity Map, C-5, and Site map attachments, C-6).

The applicant is requesting to divide two minor subdivision lots (see Subdivisions map attachment, C-7) into three (see Plat attachment, C-8), as follows:

Parent Parcel: Tract B-4 (parcel #186-10002-003) Forbis-Lacy Minor Subdivision: 10.15 acres

- Proposed Tract B-5: 5.66 acres, no structures
- Proposed Tract B-6: 4.74 acres, no structures

Parent Parcel: Tract 2 (parcel #357-00002-000) Norma Harrelson Minor Subdivision: 13.27 acres

- Proposed Tract 2A: 6.49 acres, no structures
- Proposed Tract 2B: 6.52 acres, no structures

Final Configuration:

- Tract B-6: 4.74 acres (left separate due to mortgage purposes)
- Tract B-5: 12.18 acres (combination of Tracts B-5 and 2B)
- Tract 2A: 6.49 acres (remainder)

The property consists of open pasture land, wooded areas, and a pond. There are no existing residential structures on the property.

The primary issue with this project is Fayetteville's road frontage requirement for Tract B-6, requesting water service. To satisfy Fayetteville's frontage requirement, Tract B-6 is extending a 15 ft. tail from the parcel out to the water main at Lake Sequoyah Drive.

**TECHNICAL CONCERNS:**

**Sewer/Septic**

Soil work has been submitted and found adequate for Tracts B-5 & B-6. Soil work for Tract 2A is scheduled, and staff expects it to be adequate as well.

Staff will update the planning board at the meeting as to the soil work results for Tract 2A.

**Electric**

Ozarks Electric services this area. Any damage or relocation of existing facilities will be at owner's expense. Any extension of line that has to be built specifically to feed this property will be at full cost to the owner. Contact Wes Mahaffey at (479) 263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com) with any questions.

**Water**

City of Fayetteville Water services this area. Corey Granderson, the Staff Engineer, commented that "all tracts will have access to public water in the Lake Sequoyah Drive right of way. Due to the distance from tract B-6 to the water main (800FT+) this parcel could be approved by city engineering *without* access to a public main. However, if public water is desired by the owner, the current is recommended since water service lines must not cross any other parcels than the parcels they serve to be in compliance with connection policies."

The owner plans on building a home on tract B-6, and does want to connect to public water. In order to meet Fayetteville Water's requirement, this proposal calls for a 15' wide tail be extended

from Tract B-6 out to Lake Sequoyah Drive, along the property line between Tracts 2A and B-5. This “tail”, at 15’ wide, is the same width as required when utility easements are dedicated on their own, without accounting for access. This solution provides Tract B-6 with frontage onto Lake Sequoyah Drive, meeting Fayetteville Water’s requirement.

**Addressing**

There are no addresses assigned to this parcel at this time. Addresses will be assigned once home locations are known.

**Environmental**

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

**Road Dept.**

Tracts B-5 and 2A both have adequate road frontage onto Lake Sequoyah Drive, WC 50. Tract B-5 accesses Lake Sequoyah Drive via existing private road. A 30’ wide access/utility easement is extended 75’ onto Tract B-5, adjacent to the B-5/B-6 property line, to give Tract B-6 the 75’ of road frontage required for subdivision lots.

Any work done in the county road right-of-way will require a permit from the road department.

If any driveway tile is needed, they must be sized by the road department or an engineer. Size and location must be approved by the Road Department.

**SITE VISIT:**

A site visit was conducted by planning staff on June 20, 2016. No concerns were noted at that time.

**NEIGHBOR COMMENTS:**

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

No comments have been received at the time of this Staff Report.

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.

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

**STAFF RECOMMENDATION:**

Staff recommends Preliminary and Final Minor Subdivision Replat approval of Replat Tract B-4 Forbis Lacy Minor Subdivision and Tract 2 Norma Harrelson Minor Subdivision and Private Road Development with the following conditions:

**Planning Conditions:**

1. Correct minor errors in the notes on the plat:
2. On the note “any further splitting, use or land development not considered with this approval must come before the planning board for a separate approval.”
  - i. Please correct the spelling of the word “seperate” to “separate”.
3. In the zoning/setbacks information:
  - i. Remove the repeated zoning information
  - ii. Place Building Setbacks title on a new line

**Utility Conditions:**

**Ozarks Electric:**

1. Any damage or relocation of existing facilities will be at owner's expense. Any extension of line that has to be built specifically to feed this property will be at full cost to the owner. Please contact Wes Mahaffey at (479) 263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com) if you have any questions.

**Fayetteville Water:**

1. May need water main extension to service all lots. Contact Fayetteville Water to obtain service.

**Health Department Conditions:**

1. The septic system(s) must be approved by the Arkansas Health Department (ADH), installed, and then inspected by ADH prior to occupation of the residence(s).
2. Add note to the plat: As per soil work performed on Tract 2A, by D.R. Randall Wiggins, on 6-24-16, this soil is “unsuitable for a standard or a modified standard system. At least two possible alternate systems might be used: an aerobic treatment plant, or a drip system.” As per soil work performed on Tract B-5, by D.R. Reba Bailey, on 5-19-16, “Two pits were considered unsuitable for a standard septic system design due to seasonal water tables to the surface. These pits were dug on the east side of the pond close to the east property line. Another pit dug on the southeast side of the pond could possibly be suitable for a drip field design.”

**Road Department Conditions:**

1. If a driveway tile is needed, it must be sized and its placement must be approved by the Washington County Road Department.

**Environmental Conditions:**

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

**Standard 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.
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. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.

5. Have all signature blocks signed on 11 Final Plats - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. *The Circuit Clerk is not accepting plats over 18" x 24" in size.*

*Washington County Planner, Nathan Crouch, presented the staff report for the board members.*

*No Public comments.*

*Public Comments Closed.*

*Daryl Yerton made a motion to approve the **Replat Tract B4 Forbis Lacy Minor Subdivision & Private Road Development** subject to staff recommendations Walter Jennings seconded. Randy Laney and Chuck Browning were not present. Board Members Walter Jennings, Daryl Yerton, Robert Daugherty, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.*

**5. Other Business**

- Discussion of Current Development.
- Any other Planning Department or Planning Board business.

**6. Old Business**

**7. Adjourn**

*Chuck Browning moved to adjourn. Robert Daugherty seconded. Motion passed.  
All Board members were in favor of approving.*

*Planning Board adjourned.*

Minutes submitted by: Phuong Pham

Approved by the Planning Board on:

\_\_\_\_\_ Date: \_\_\_\_\_  
Randy Laney, Planning Board Chairman