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**COMMERCIAL/INDUSTRIAL LARGE SCALE DEVELOPMENT:
PLANNER'S TECHNICAL REPORT
ILLINOIS RIVER, SILOAM SPRINGS, AR**

EXECUTIVE SUMMARY

The applicant City of Siloam Springs entered into an agreement with the Walton Family Foundation for the development of a public park to create river and bankside recreation, including boating and fishing. The development would occur along the Illinois River at Fisher Ford Road, parcel numbers 18-13187-001 and 18-13173-001. The applicant proposes to develop multiple in-stream features for habitat enhancement and bankside access, two in-stream structures to create whitewater play sports, associated trails, access points, bouldering facilities, picnicking facilities, a changing structure, and associated parking. The hours of operation would comply with standard city park hours. The submitted application contained a site plan, stormwater management plan, agreement between the Walton Family Foundation and the City of Siloam Springs, service letter from City of Siloam Springs, a copy of the 404 permit, and a floodplain development permit application. Staff reviewed the submitted materials and found missing items.

Staff has identified an issue that needs to be addressed in regard to the application as follows:

1. Provision regarding removal of portable toilets during flooding
2. State or federal permits associated with the proposed development, such as, the Short Term Activity Authorization (STAA) and Notice of Intent (NOI) from ADEQ, Wetland Permits etc. The NOI needs to be posted on-site along with the SWPPP.
3. Applicant to note that the service agreement refers to parcel No. 18-13187-001 only. This is a triangular parcel along the south end only. Parcel No. 18-13173-001 relates to the overall project area and should be referenced unless the two parcels re to be consolidated.
4. Applicant is required to submit a Stormwater report from a certified registered engineer in Arkansas conforming that the storm water run-off is restricted to pre development flow.
5. Applicant to provide service agreement for electrical power supply.
6. Applicant to provide copies of all state and federal permits already obtained for this project.
7. Applicant to confirm City of Siloam Springs lighting plan as noted in the cover letter dated May 31, 2013.

PROJECT INFORMATION

Owner: Walton Family Foundation

Applicant: City of Siloam Springs, David Cameron

Municipal Planning Area: Siloam Springs, AR

Address of subject property: 19253 Fisher Ford Road (new address assigned by 911 addressing)

Parcel ID: 18-13187-001 and 18-13173-001

Parcel Size: 4.6 acres

Current Land Use: Timber and pasture, no existing structures

Proposed Land Use: Public park. The proposal includes creation of an engineered whitewater park that is designed to accommodate all levels of outdoor enthusiasts from bankside users to whitewater paddlers. The amenities are spaced to promote separation of use and minimize user conflicts. The project includes two major components. The first is whitewater and habitat improvements water ward of the high water mark. These improvements are designed to create whitewater recreation, improved fishing habitat, increased stability near the banks, and additional opportunities for bankside use. The second component is upland improvement for access and bank side recreation. These improvements include paved access and parking on-site. Sixty seven parking spaces including three accessible parking spaces are proposed along with provision of picnicking and bouldering attractions, changing structures and portable toilets. Considering that the subject land is located in a floodplain, all structures are proposed to be securely anchored to the ground to prevent floatation. The park will be closed during heavy rains or forecast of heavy rain events. City of Siloam Springs is considering options that the port-a-potties may be removed before a heavy rain event in order to mitigate any potential negative impact.

Gated access is proposed from Fisher Ford Road. Considering the timelines for the Fisher Ford Bridge repair/construction, a temporary access is proposed approximately 710 feet of the closed section of Fischer Ford Road until the completion of the Fischer Ford Bridge. The existing fence along the right of way will be removed while temporary access is in use. A permanent access is proposed south of the temporary access. Although the two access points will be constructed at the same time, the permanent access will be blocked with a gate.

Due to the anticipated bridge construction and Fisher Ford Road closure, the applicant has discussed a temporary road diversion that will be constructed and maintained by the County Road Department, which will divert the traffic on the subject lands until the bridge work is complete and Fischer Ford Road is reopened.

The park will be operated and monitored by the City of Siloam Springs and will reopen open 1 hour after sunset to 1 hour before sunrise. During time of flooding the park will remain closed to the public.

Attachments: The following drawings and documents are attached:

1. Location Map- Illinois River at Fisher Ford Road
2. Proposed Site Plan

PLANNING ANALYSIS**Description of Property and Surrounding Area**

The subject property is municipally known as 19253 Fisher Ford Road in Siloam Springs, Arkansas along the Illinois River at Fisher Ford Road. The subject lands are in close proximity to the Fischer Ford bridge and are located to the north end of the bridge which is currently under repair.

The overall proposed project land area is 4.6 acres. The property contains no existing structures. The applicant proposes to incorporate parcels 18-13187-001 and 18-13173-001 for the development. The adjacent parcel to be incorporated into the existing parcel is currently undeveloped and vacant. There is existing tree cover along the perimeters of the property. The parcel topography is flat with frontage along Fisher Ford Road. The property slopes down to the south towards the Illinois River and towards a drainage swale to the east.

The site is situated among agricultural land. Neighboring properties in all directions consist of large parcels of rural residential/agricultural. Please see Location Map attached.

In accordance with the surveyors map note on the site plan, the property lies within a FEMA Zone A flood zone. The applicant has submitted the application for the Floodplain Development Permit to the County Planning Department.

BACKGROUND

No previous large scale development approval was granted for the existing development on the property. The scope of review will include the development of the recreational park. The applicant has been advised that the entire property will be subject to planning review.

Staff has pre consulted with the applicant and conducted site visits to understand the implications of the project. The applicant has notified the abutting property owners and provided the mail receipts. In accordance with the agreement between the Walton Family and the City of Siloam Springs, Once approved by the Planning Board, the Water Park will be donated to the City of Siloam Springs. A copy of the 2012 Donation Agreement for gift of real property and grant funds is available in the file. Also, a separate agreement is available that details the maintenance, operation, management, repair, replacement and improvements to the property.

TECHNICAL REVIEW OF SITE PLAN**Parcel Information**

The proposed project area consists of a total of 4.6 acres, existing of two parcels that the applicant proposes to develop. The parcels are 18-13187-001 and 18-13173-001. Applicant to confirm if the two parcels are proposed to be consolidated.

Building Setback

Required: A 50' feet building setback measured from the center line of the fronting road or 25' feet from the fronting property line, whichever is greater shall be required.

Comment: Conforming building setbacks are shown on the site plan. The project includes a 30'x20' changing facility and a climbing boulder approximately 10-feet in diameter close to the picnic area. Port-a-potties are proposed on the east side of the parking area on an 8'x28' concrete pad which will be

secured to concrete slab with anchors. The changing facility will be designed as a flood resistant structure and includes a 1-foot open area along the base of all walls to allow water or debris to flow through the structure in case of a flood event.

Parking Requirements

Required: Parking calculations are based on the Other Commercial Uses category which mandates one (1) space for every 200 sq. ft. of building area and the provision of adequate loading areas.

Comment: The proposed site plan included 64 paved parking spaces and three (3) accessible spaces on-site for a total of 67 dedicated parking spaces on-site. Although County's planning regulations do not offer standards for this type of unique facility, during pre-consultation staff had requested the designer to review parking requirements at similar facilities. The applicant has noted that their consultant, Recreation Engineering & Planning (REP) has extensive experience with past projects. Similar projects in more remote areas such as Lawson, Colorado experiences daily average of up to 50 persons during peak season on weekdays and 75 persons on weekends. Further, in their experience, 3 of 4 users at such parks are bank users and not in stream users. Therefore, the proposed parking area is designed to accommodate approximately 5 times the current average use, and the project proponents doubled the size of the lot to over 65 spaces. It is staff's opinion that the site has adequate space for parking needs. Parking calculations have been based upon projects of similar size and scope, including peak season and weekends. As such, parking capacity has been designed to accommodate five (5) times the average demand.

Parking Buffer

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments.

Comment: The applicant proposes landscape buffers along the east side frontage of Fisher Ford Road. It is staff's opinion that the proposed shrubs will provide adequate screening of parking areas to the west. The applicant proposes landscape buffers along the east side frontage of Fisher Ford Road. It is staff's opinion that the proposed shrubs will provide adequate screening of parking areas to the west. Additionally, 20-30" perimeter boulders spaced at 7' apart will be placed along the northern and western edge of the parking area.

The project primarily comprises of landscaped trails and rain gardens. All trails have been designed to meet the requirements for ADA compliance and are 5' wide with a 1:12 slope constructed of concrete.

Access Driveways

Required: The design and construction shall of access driveways be in accord with the standards as presented in the Benton County Road Plan.

Comment: Applicant has submitted a permit to construct an access driveway, connecting the development to the west of Fisher Ford Road. A temporary gravel access point will be constructed during the construction phase of the development, and will be abandoned once construction has completed.

The applicant proposes two additional access points to the property as follows:

1. A 10' future access is proposed from Fisher Ford Road extending west into the parking area. Comments were requested from Bobby Keaton, ATHD permit officer, in regard to the proposed access to existing Fisher Ford Road. Staff will require final approval of the proposed driveway from the Highway Department.

2. The applicant also proposes temporary access from approximately 710' north of the closed section of Fisher Ford is proposed until the completion of the Fisher Ford bridge to County's standards. After which, the permanent access will be constructed as shown on the site plan to County's standards. The temporary gravel access will connect to Fisher Ford Road just south of the northern property line, and will be abandoned once construction has completed.

Applicant has submitted access driveway permit application to the County Building Department.

Site Features-Lighting

The applicant has indicated lighting 20' above grade mounting height. Light fixtures will consist of LED type luminaire; full cutoff dark-sky approved, and will have the same light distribution pattern.

Site Features- Outdoor Equipment Usage and Storage

The applicant has indicated to staff that no equipment will be stored or used on site.

Site Services - Drainage/ Stormwater Management Plan

Required: Applicant is required to indicate on plan storm drainage infrastructure and provided an off-site drainage study. If the study indicates an increase in peak flow discharge downstream, due to the development the developer shall construct a detention facility or an alternative LID methodology that shall control the peak runoff rate. The County also recommends minimizing impervious surface to limit the need for such facilities.

Comment: Applicant has provided a copy of the Stormwater Pollution Prevention Plan to be submitted to ADEQ. Since the parcel is less than 5 acres, ADEQ permit is not required, however, a Notice of Intent is required to be submitted to ADEQ and a copy posted on-site along with the SWPPP. Also, the subject land is not in a MS4, therefore, a Stormwater Permit is not required,

The site plan submission includes initial site stabilization consisting of a stabilized construction entrance, silt fencing, vehicle tracking controls, and concrete washouts. Erosion and sediment controls will consist of silt fencing, straw wattles, sediment traps, and cross grade berms. Staff suggested the option of permeable surface parking, however, research has determined that such permeable paving is highly susceptible to erosion during flooding.

Two rain gardens will be installed to slow stormwater: one within the parking area and one just south of the loading zone. These gardens are being designed in collaboration with the Illinois River Watershed Partnership. Applicant is required to submit a Stormwater report from a certified registered engineer in Arkansas conforming that the storm water run-off is restricted to pre development flow.

Since the property is located in a floodplain, a floodplain development permit is required. Applicant has submitted the application for review.

Site Services - Sewage Disposal

Required: Regardless of development size, a state approved septic disposal method is required of all commercial and industrial developments. All disposal system criteria must meet or exceed septic requirements as established by the Arkansas Department of Health in accordance with Act 402 of 1977 as amended.

Comment: The applicant has indicated that portable toilets will be available on site, to the west of the parking area, and will be maintained by the City of Siloam Springs. The portable toilets will be anchored to concreted slabs. Accessible portable toilets will be available to comply with ADA standards, and all portable toilets will have hand washing stations.

Staff has requested a provision that states the portable toilets will be removed in the event of flooding.

Site Services - Water Service

The applicant indicates that no water service will be provided on site.

Site Services - Electrical Power Supply

Applicant to provide service agreement for electrical power supply.

Site Services - Firefighting Provision

Siloam Springs Fire Department- David Cameron, City Administrator. In a letter dated June 4, 2013, Mr. Cameron indicates that Siloam Springs Fire Department will provide 24 hour fire and life safety services to the park.

Benton County Fire Marshall: Marc Trollinger, Benton County Fire Marshall, submitted the following comments.

1. Access to all buildings by fire apparatus and ambulance will be required.
2. A Knox Box is required to be installed on the entry gate and main building for fire access.

Site Services - Solid Waste Disposal

Applicant indicates that solid waste disposal will be managed by the Siloam Springs Sanitation Department. Throughout the park there will be 50-gallon waste disposal facilities secured to concrete pads.

Environmental Compliance

Applicant indicates that no hazardous chemicals will be stored or used on site.

OUTSTANDING ISSUES

The applicant has worked diligently with planning staff in proactively addressing many of the issues. Following minor issues noted below needs to be addressed before the Public Hearing: In:

Site Plan deficiencies:

1. **Provision regarding removal of portable toilets during flooding**
2. **State or federal permits associated with the proposed development, such as, the Short Term Activity Authorization (STAA) and Notice of Intent (NOI) from ADEQ, Wetland Permits etc. The NOI needs to be posted on-site along with the SWPPP.**

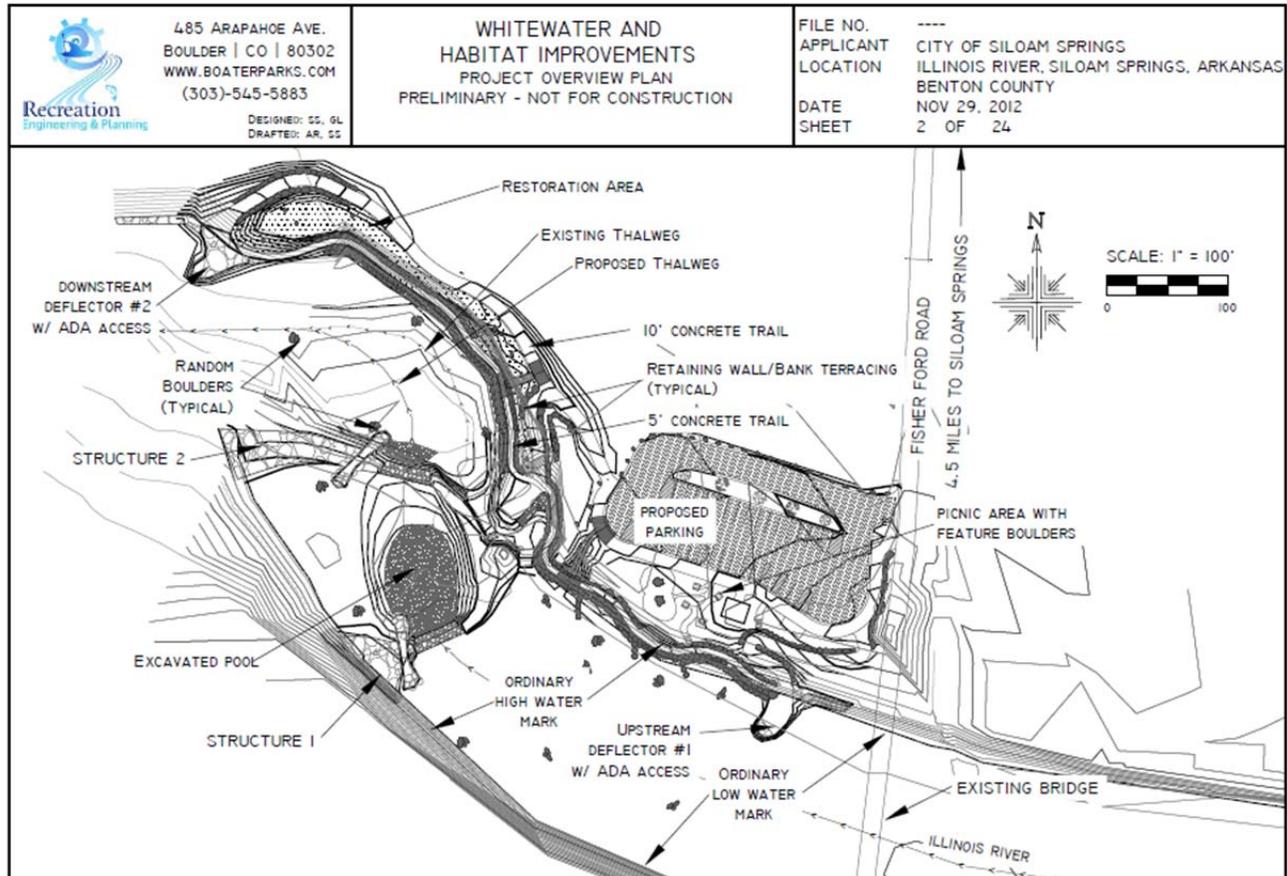
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CONCLUSION

The proposed development of a whitewater recreational facility in Siloam Springs is a unique project in the area with very few such facilities throughout the County. This facility is designed to accommodate all levels of outdoors enthusiasts and includes in-stream improvements and upland improvements for access and recreation. The applicant has proactively obtained a 404 permit from the U.S. Army Corps of Engineers, Arkansas Heritage Commission and has consulted with Illinois River Water Partnership. Few outstanding items have been identified that needs to be addressed before Public Hearing.



**LOCATION MAP - Illinois River at Fisher Ford Road,
Siloam Springs, AR**



OVERALL SITE PLAN