



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

October 16, 2013

6:00 PM

Benton County Administration Building
215 East Central Avenue

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair Ashley Tucker.

Roll Call: Mark Curtis, Jim Cole, Starr Leyva, Ashley Tucker, Ken Knight, Rick Williams.

Staff present: Administrator of General Services John Sudduth, Chief Building Inspector Glenn Tracy, Planning Coordinator Amber Beale, and Planning Assistant Michael McConnell were present.

Public: Two (2) members of the public were present.

Disposition of Minutes: Mr. Cole moved to approve the October 2, 2013 Planning Board Meeting Minutes. The motion was seconded by Mr. Knight. The motion carried 6-0.

General Public Comment: None

Old Business: None

A.) **New Business:** None

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:05 PM

Old Business: None

New Business: **Lakeside Storage File # 13-322**
Represented by Don Johnston of 8173 Ironwood Ct. Rogers AR

Comment from Staff: Lakeside storage, located at 15509 Hwy 12 East, Rogers has a total land area of 3.045 acres with .32 of that as the area of development. The land use is large boat storage with 4 existing buildings on site totaling 23,303 s.f. The applicant is proposing a new storage building of 14,000 s.f. for additional boat storage and is also proposing a combination of lots. The applicant is adhering to all setback requirements and is not required to have any landscaping buffers. There is an existing paved 16 ft. access drive and a 10 ft. internal gravel drive. Staff confirmed with Bobby Keeton of AHTD that no driveway permit would be required as long as no changes are being proposed. There will be no septic or water issues as there is no plumbing on site and electrical services are provided by Carrol Electric. All solid waste will be hauled offsite. The property

is not located in an MS4 and the applicant indicated that there will be an increase in the pre peak flow of 1.08 cubic ft. per second. No stormwater features are being proposed. The applicant has stated that fire services will be provided by the Beaver Lake volunteer Fire Department. There will be gasoline and oil stored on site inside of the boats and RV's and no comments were received by the Department of Emergency Management.

Comments from Applicant: The applicant confirmed that the lot consolidation has in fact gone through with the city of Rogers

Comments/Questions from the Board: Mr. Knight suggested that full cutoff lighting be used throughout the proposed project to reduce light pollution. Mr. Curtis concurred with that suggestion. Mr. Curtis has concerns about the stormwater issues with this property and project and fears that the stormwater might overwhelm the creek that serves as the main drainage avenue for this and surrounding properties. Mr. Johnston reiterated that this was a pre peak flow area and explained the use of retention basins as capturing device for stormwater that would distribute it slowly over time. Mr. Tucker requested the data behind the letter stating what the pre peak flow would be. Mr. Curtis supported the waiver of the parking requirement. Mr. Tucker confirms. Ms. Leyva asked if there were any motorhomes or other recreational vehicles would be stored on site and applicant confirms that yes there were. Mr. Tucker asked about the lot consolidation and if all 4 lots were going to be included and applicant confirmed this to be the case. Mr. Tucker inquired about the abutting property owners. Applicant stated that no the owners were not the same and that there were 4 additional property owners surrounding the subject property.

Betty Mize Mobile Home Park File # 13-323
Represented by Todd Butler

Comments from Staff: The property in question at 14032 Whiteoak Ln. Bentonville is currently occupied by Ms. Betty Mize and her two sons and she is proposing a Mobile Home Park on her 4.99 acre lot. The surrounding land use is timber and residential. 911 Administration is requiring that the existing residence change their address from 14026 to 14024 Whiteoak Lane. There is an open case on the property with the Environmental Department as of 9/20/2013. The applicant is indicating compliance with the setback regulations as well as the minimum lot sizes for mobile homes and is meeting the parking requirement per the submitted plat. There is an internal 18 ft. drive with access to Whiteoak Lane. The septic system that is existing on site is adequate for the three residential structures currently occupied but if Ms. Mize seeks to add additional mobile homes then an additional septic system will be required. The second septic system and field is indicated on the plat. The applicant will confirm the availability and service provider of electricity and the availability of solid waste disposal. The applicant herself can remain on the existing well but the remaining structures will be required to connect to Centerton Water. A hydraulic analysis was provided by the applicant which indicated that if the proposed development was completed as planned then the existing 2" line would be at capacity and no further connections could be made.

Comments by Applicant: Mr. Butler said that he had not previously seen the staff comments and would address them as necessary in what form the board and staff deemed best.

Comments/Questions from Board: Mr. Curtis asked about the notice of violation from the Environmental department. Mr. Butler said that he knew nothing about any violation and stated that his involvement with the project was strictly related to creating the plat for her mobile home project. Mr. Butler spoke about her septic system issues and stated that she would need to get a new septic system installed for any new structures. Mr. Cole has serious concerns about Ms. Mize's ability and willingness to bring these violations to compliance and also to bring the mobile homes and other structures up to code. He also has concerns about whether or not the septic system would be adequate for what it is being proposed for. Mr. Tucker asked about the southwest curb cut and if there was an access permit required. There have been no comments

from the road department about this issue. He then asked about the pressure drop once all of the different taps are installed. Mr. Butler said that he had the analysis done based on one meter which would serve all of the new residences. Ms. Leyva asked if that was up to code and stated that she was concerned that if there was a problem then some tenants would get their water turned off. Mr. Curtis voiced his concerns about the same topic and requested that each new tenant had their own water. Mr. Tucker read from the ordinances section 2.04.10 utility service. The ordinance says that they must connect, where reasonable, to public water but it doesn't say that they all have to be individually metered. Mr. Knight has concerns about the ability of the main line to provide the necessary water to the future residents. Glenn Tracy spoke about the past environmental violations because of Ms. Leyva, Mr. Curtis, and Mr. Knight having concerns about the end result of this project and Ms. Mizes motives. Mr. Sudduth then went into what our regulations say about refusal and what the board would need to provide to Ms. Mize in the event of rejection. He then went into some of the definitions that might need to be clarified such as "hazardous materials" and "dustless surface".

Barnett Replat File # 13-322
Represented by Ron Homeyer Civil Engineering Inc.

Comments from Staff: The proposed replat in the Summerwood Sub Division would take the existing 15.99 acres and split it into two acres, one of 11.339 acres and another of 4.611 acres. The neighboring land uses are timber and residential. The applicant needs to identify that there will be a 50 ft. building setback from the centerline of Abberly Lane, must get written approval from all property owners within the subdivision and provide the location of the septic system and an alternative field.

Comments from Applicant: Mr. Homeyer asked if Mr. Barnett, being an owner of parcels within the subdivision, needed to sign a statement of approval. He asked if a property in foreclosure and bank owned would be needed to provide a signed approval or replat. Mr. Curtis said that it could be a condition of approval.

Comments/questions from Board:

STAFF UPDATES: Update about regulations. The Committee of the Whole reviewed the regulations and voted to send the draft regulations to the Quorum Court on October 2th with a few minor revisions.

DISCUSSION ITEMS: None