



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

June 18, 2014

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

Planning
Board
Approval:

7/2/14

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:03 PM by Planning Board Chairman Ashley Tucker.

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

Staff present: Administrator of General Services - John Sudduth, Building Official-Glenn Tracy, Planning Director – Rinkey Singh, Senior County Planner – Mike McConnell, and County Planner - Taylor Reamer were present.

Public Present: 8 members of the public were present. (See attached sign in sheet for additional information).

Disposition of Minutes: Mr. Knight moved to approve the June 4, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Curtis. The motion carried 6-0.

General Public Comment: None

Old Business: None

New Business:

- A. **Logan Development Mass Gathering TUP, 15005 Logan Cave Road, 18-11020-001**
Represented by Greg Smith 3616 N Hayfield Circle, Fayetteville AR 72704 and Joe Giles, 507 Shady Acres Lane, Prairie Grove, AR.

Staff Report: The applicant, Logan Development LLC., has applied for a temporary use permit (TUP) involving a mass gathering associated with the Bikes Blues and BBQ event to be held from September 21st through September 30th, 2014. Specific uses include campground, parking areas (various vehicle classes - motorcycles, trailer/RV), stage/entertainment, pavilion, vending areas, concessions, and other associated patron amenities (tables, portable toilets, and hand-washing stations). Presently, the site proposed for the TUP includes four contiguous parcels totaling approximately 105.84 acres. The site is currently unimproved pasture land with the exception of a single residential structure and several accessory structures (barns). All of the parcels included with this application are owned by the applicant either by business LLC or, by private individual (Greg Smith). With the exception of overflow parking provisions on the parcel immediately to the north (current Osage Creek Amphitheatre) all permitted uses associated with this TUP application shall be confined to those four parcels identified in the project information section. It should be noted that significant portions of the site are within the FEMA 100-year floodplain ('A' zone), and all proposed uses permitted with this application shall remain outside of this zone.

The items below remain outstanding - to be resolved prior to issuance of decision letter:

All items listed below to be submitted to Staff no later than July 11th, 2014

- Revised Site Plans showing the following;
 - Legend; Scale bar; North arrow; Elevation contours; 100-year floodplain; Limits of disturbance represented; Applicable setbacks (parking and tent/camp sites) ; Revised internal circulation pattern ; Drive isle widths; Accurate count and labeling of all camping sites and parking sites placed into logical groupings (*proposed phasing*); Approximate spacing between camp sites; location of medical tent (EMS/cert. EMT); location of helipad; dedicated waste disposal dump site for use by RV/campers, concession trailers, and portable showers.
- Estimated number of patrons for event to determine amount of portable toilets and potable water needed.
- Waste disposal confirmation for the following;
 - 1.) RV's / campers
 - 2.) Concession Trailers
 - 3.) Portable Showers

Consideration for the Planning Board:

- 1.) Request for approval – Phased Site Plan - Mass Gathering TUP
 - a.) Applicant agrees that issuance of the TUP is conditioned upon all outstanding items being submitted to Planning Staff.
 - b.) Applicant agrees that the issuance of the TUP is also conditioned upon approval by Fire Marshal, Health Dept., and Building Safety.
 - i. Health inspection will include confirmation of food/concession coordination measures.
 - ii. Compliance with Fire Marshal Mass Gathering TUP checklist required.
 - iii. Obtaining a temporary electrical permit, if required, by the Building Safety Division.

Applicant Comment:

Mr. Smith stated that an updated site plan had been submitted with legend, one-way road, and 100-year floodplain on the site plan. The setbacks from the 100-year floodplain are not on the site plan.

Board Comments:

Ms. Leyva asked if any updates were available for the outstanding items listed.

Mr. Smith stated all potable water and restroom/showering amenities are being provided by the Potty-house and possibly through Bub's. Semi-truck sized showering station. All waste will be handled by the Potty-house and removed accordingly; no dump station should be needed. A truck pumping service will be used for the RV waste removal.

Ms. Leyva stated that waste control measures cannot be determined until the number of patrons/camp sites is known. The service provider for sanitation stations may not be able to provide adequate service until the number of patrons is known.

Mr. Smith stated that the full number of patrons will not be known until closer to event date in September.

Mr. Smith stated that he has contracts with companies for waste removal for the amphitheater north of the Temporary use site.

Ms. Leyva stated that the total number of potential campsites needs to be known to gauge the amount of sanitation stations will be needed.

Mr. Tucker asked if 644 tent sites and 185 RV sites, a total of 829 was the correct number of camp sites for this proposal . Setting a maximum occupancy for this site will be the basis of the number of toilets, potable water, and amenities that will be needed.

Ms. Leyva asked how the potable water would be provided.

Mr. Smith stated that there are 2 wells on site and water would be transported to the site as well.

Ms. Leyva asked if the wells on site had been approved for semi-public consumption.

Mr. Smith stated the wells had not been approved.

Ms. Leyva stated there is no water source for this site.

Mr. Smith stated tanker trucks can provide the potable water necessary for the event.

Mr. Knight asked how the campsites would be created.

Mr. Smith stated that he wanted to see how many people were going to use this venue and then mark the campsites with temporary stakes or chalk lines.

Mr. Knight asked how lighting would be provided.

Mr. Smith stated temporary generator lighting would be used.

Mr. Knight asked how the site would be cleaned up after the event.

Mr. Smith stated the cleanup is his responsibility.

Mr. Knight stated that it needs to happen in a timely manner to protect the water ways in the area.

Mr. Smith stated that the roads in and out and the site will be his responsibility to clean up.

Mr. Knight asked how traffic will be monitored to and from the venue.

Mr. Smith stated the patrons for this event will most likely not use the dirt roads in the area, paved roads will be the main route used to access Hwy 412.

Mr. Homeyer asked if the lanes on site are going to be paved.

Mr. Smith stated that this use is temporary and the parking area will not be paved, grass lane only or compacted crushed rock. It was noted that grass is acceptable.

Mr. Tucker asked if the entrances and exits will receive enough traffic where paving will help minimize tracking of mud.

Mr. Homeyer stated that entrance and exit paving would be beneficial to mitigate mud track out and provide stable turning at the entrances and exits.

Mr. Smith stated that stabilizing the entrances and exits can be done.

Mr. Knight asked at what intensity this venue will be used, due to the proximity to the actual Bikes, Blues, and BBQ.

Mr. Smith stated he hopes this venue will eventually be included in events for BBB. The region is at a threshold trying to accommodate this event and this site will be used just as the other camp areas near Northwest Arkansas.

Mr. Curtis asked what type of buildings/structures will be on site.

Mr. Smith stated that only temporary structures will be on site, no permanent structures will be constructed. Portable tents, concession trailers, portable stage and pavilions will be installed on existing concrete pads of the chicken houses on-site.

Mr. Curtis asked about the pavilion labeled on the site plan.

Mr. Smith stated that it would be a 'general store' and it would be a portable trailer.

Mr. Curtis asked for the maximum number of tent sites. If the maximum number of occupants was 5000, that is 6-7 people per camp site.

Mr. Smith stated that 5000 people on site at once would be difficult to reach.

Mr. Curtis stated that potable water was an issue that needs to be address.

Mr. Smith stated that as the event gets closer the number of people expected will be known.

Mr. Homeyer asked if walk-ups would be allowed to camp.

Mr. Smith stated walk-ups are to be expected, but reservations will be the vast majority of patrons camping at this venue.

Mr. Williams asked what provisions will be made for inclement or severe weather.
Mr. Smith stated proper protocol will be followed.

Mr. Homeyer asked if all culverts crossing the drainages ditches will be adequately sized to withstand a high rainfall event.

Mr. Smith stated that proper culverts will be installed.

Mr. Homeyer asked if low water culverts would be used.

Mr. Smith stated that low water culvert would be used for the eastern drainage ditch. The western ditch would be foot traffic only.

Ms. Leyva asked how the tent sites would be accessed.

Mr. Smith stated that bikes would be allowed to park in the tent campsites, no vehicles would be allowed in tent camping area.

Mr. Knight asked what size the camp sites would be.

Mr. Smith stated 20 feet wide camp sites. Overflow camping would be at the parking area for the amphitheater.

Mr. Homeyer asked about the buffer from the 100-year floodplain, if there is a standard for buffering.

Ms. Singh stated ADEQ does have standards for floodplain buffering.

Per staff research in accordance with ADEQ records, Osage Creek is an Ecologically Sensitive Stream therefore a buffer of fifty feet (50 feet) is required.

Ms. Singh stated that due to intensity and size of this development and SWPPP and NOI from ADEQ will be required with a NOC on site.

Mr. Smith stated that he has the ADEQ permit for the main parcel for this site, but understands he will need ones for the other parcels included for this site.

Mr. Tucker asked if the applicant would agree to a 3500-5000 maximum occupancy limit.

Mr. Smith stated he would agree to those terms, but asked if the maximum occupancy would be those allowed to stay overnight or on site and one time.

Mr. Tucker asked what would be the better number 3500 or 5000.

Mr. Smith stated 4000 would be good limit for this temporary use permit.

Mr. Tucker stated that setting a maximum number would allow for proper planning for toilets, water, and amenities.

Public Comment:

Peter Kimball, 14450 Logan Cave Rd., Siloam Springs.

Mr. Kimball asked about the fencing between the proposed venue and the Martin property to the east, if it adequate to prevent trespassing. Is security a 24/7 service, who will be providing the security, if it is the County who will be responsible for paying for the security. He asked what regulations are in place for noise pollution, how are sound levels measured, is there a curfew for outdoor venues. There is also a concern about traffic to and from the venue; there is also a concern about the fencing along the roads. Will alcohol be served at this venue and how will underage drinking be monitored. Questions concerning the proper insurance coverage for this site. Lastly, how will the litter on the roads in the vicinity are cleaned up.

Applicant Comment:

Mr. Smith stated 24 hour security will be provided by off duty police officers for the entire duration of the event. There is insurance on the subject property and an additional insurance policy will be taken out for this mass gathering event, which does cover adjoining property damage. Trash will be cleaned up by the applicant on the site as well as the roads leading to the site. Proper permitting will be acquired for the sale of alcohol and measures will be taken to prevent underage drinking.

Mr. Tucker asked if the alcohol permit would be acquired by the property owner or the vendor.

Mr. Smith stated the food/drink vendor would be the one with the permit.

Mr. Curtis asked if a full liquor license would be required for this site.

Ms. Leyva stated there is a temporary ABC permit.

Mr. Williams asked what the site curfew would be.

Mr. Smith stated he plans for a midnight curfew, but ultimately it will be determined by the Board.

Mr. Tucker asked if that was a lights out curfew.

Mr. Smith stated that lights would never be completely out for security reasons, but all activity including music would have a limit to midnight for this site.

Mr. Curtis asked what time the venue would start with activities.

Mr. Smith stated noon.

Mr. Tucker stated that activities will be going on, just no organized activities before noon.

Mr. Smith stated that people will be there vending before noon, but no music, planned or organized activities would occur before noon.

Mr. Homeyer asked about the patron's that want to ride very early in the morning, the nuisance that it will cause.

Mr. Smith stated that he cannot tell people when they can and cannot leave, but he can stipulate that the venue/event will not organize group rides before/after the curfew hours.

Mr. Tucker asked in no group rides before 8:00 am would be reasonable.

Mr. Giles stated it depends on the organization that puts together rides, what time they choose to start.

Various events that BBB put on, try to start these events after 9:00am. There may be a single person that wants to ride early in the morning; predominantly groups will not ride that early.

Mr. Tucker asked if it was reasonable to limit group rides to after 8:00 am.

Mr. Tucker stated that Benton County has yet to adopt a noise ordinance.

Mr. Tucker asked in fencing to the east will cut off the site from the farm to the east.

Mr. Smith stated there is an adequate fence between the site and the Martin property and no trespassing signs will be installed on that fence line.

Mr. Tucker asked if temporary fencing would be used at this site.

Mr. Smith stated that temporary fencing will be in place along Logan Cave Road. He stated that it is anticipated that the unfinished fencing will be completed by July.

Public Comment:

Sandra Martin, 6393 Firefly Catch Ave., Springdale, AR

Ms. Martin stated that she owns the property to the east of the subject site. She noted her concerns with the proposed temporary use as she worries about the degradation of the nature beauty of the property. Ms. Martin is concerned about the livestock on her property and the possibility of cattle escaping. She asked for confirmation of the flow of traffic, going west or east. She is concerned about emergency services for this site, police and EMT. She is also concerned about the timeframe of trash pickup after the event at the site and the roads.

Ms. Leyva stated that in accordance with the State permitting for Mass Gatherings the site must be cleaned

up within 24 hours of conclusion of the event.

Ms. Martin asked if Benton County would be providing security services.

Mr. Tucker stated the County will circulate emergency services, but the applicant is responsible for providing security services.

Mr. Tucker asked if there was a company that the applicant is intending on hiring for site security.

Mr. Smith stated that all security personnel would be current or former officers, and EMT services will be provided on site per comments from Marc Trollinger Benton County Fire Marshal.

Public Comment:

Ian Hewitt, 4357 Warwick Cove, Springdale, AR.

Mr. Hewitt stated that this venue seems to be a festival type of atmosphere like others in the State. He brought up the point about drug arrests that occur at festivals at Mulberry Mountain. The many negative things that come from festivals and questioned if Benton County wants to deal with these drug related problems. He stated he understands that the Bikes, Blues, and BBQ threshold is being tapped out, but does the Board want to bring that type of atmosphere into Benton County.

Applicant Comment:

Joe Giles stated at BBB the amount of arrests declines for the area when the event is underway. The demographic is not the same as festivals and the problems that occur at these festivals is not the same as BBB. The demographic is older retirees with expensive motorcycles or RVs, not the same as a festival atmosphere.

Mr. Smith stated that this proposed site is not the same as the festival atmosphere.

Public Comment:

Roger Sweat, 14316 Logan Cave Rd., Siloam Springs, AR

Mr. Sweat stated that traffic will take the easiest route away from the venue, and the east route will be used. The eastern route is an unpaved narrow dangerous road for increased amount of traffic to be taken. This concern needs to be addressed to keep people from using the eastern route from the venue.

Applicant Comment:

Mr. Smith stated that he does not think bikers will be using the eastern route and if signage is needed he can install signage to deter people from using the eastern route.

Mr. Tucker asked the applicant how he intends to make this venue/event something Benton County can be proud of.

Mr. Smith stated he first has to be allowed the opportunity to make a positive event for the County and growth over the years will be the proof. He stated he has obligation to protect the Osage Creek area per the protected habitat area near this site.

Mr. Knight stated that there are ordinances in place for law enforcement jurisdiction has the authority to close a site for excessive noise or nuisance, which discourages venues from becoming out of hand.

Mr. Williams asked if camp fires would be allowed.

Mr. Smith stated that yes, camp fires would be allowed in contained fire pits if no fire ban was in place.

Mr. Curtis asked what the eastern most tent sites were going to be used for.

Mr. Smith stated they were detailed to maximize space.

Mr. Curtis stated they should be removed.

Mr. Smith agreed.

Mr. Curtis stated that would eliminate the possibility of trespassing on the Martin's property.

Ms. Leyva asked if this area was susceptible to flash flooding.

Mr. Smith stated the 100-year floodplain is in place to delineate where the water level rise to.

Ms. Leyva asked if the area was swampy.

Mr. Smith stated only an area to the far southwest of the subject property.

Ms. Leyva asked if any events would be conducted on site.

Mr. Smith stated that any events that will occur will be during the day time.

Mr. Curtis asked where the area will be that these events will occur.

Mr. Smith stated it is detailed on the site plan, near the vendor area.

Mr. Smith stated the site plan details what this venue will be at full build out this year, depending on the amount of patrons the site receives this year. He wants the site to build upon itself into the venue it needs. The helipad will be located on the north side of the road, where it was located for the amphitheater. The medical tent is the only item detailed on the site plan.

Mr. Tucker asked if a very low number of patrons use this venue what campsites will be opened first.

Mr. Smith stated that he has been asked to phase the campsite opening as patrons arrive. The first area to open would be the eastern camping area labeled RV camping, and it would accommodate both RV and tent camping.

Mr. Tucker confirmed that the first phase would be the eastern camping area.

Mr. Smith stated that the campsite area just east of the vendor area would be the second phase of campsites to open. The third phase would be the far eastern RV camping area. The fourth phase would be the farthest western camping area. The vendor and tables area would be part of phase one.

Mr. Homeyer asked if cars would be allowed to park near the campsites.

Mr. Smith stated the RV campsites can be used for truck and trailer parking and camping.

Mr. Knight asked what the experiences of other camping venues in the area have been for the BBB event.

Mr. Smith stated that camping venues experience maximum occupancy during the BBB event.

Ms. Singh stated that the current site plan does lack the necessary elements that are needed for this application. Typical campsite size, width of drive aisles, one-way drives, medical tent, and traffic circulation detail need to be on the site plan. Also, will a physical barrier be in place to protect the floodplain.

Mr. Smith stated he can designate the floodplain to keep traffic from entering the floodplain area.

Mr. Tucker asked how the applicant will keep patrons out of the floodplain.

Mr. Smith stated he can provide signage separating the floodplain from the camping area.

Mr. Homeyer stated that some type of barrier needs to be in place to keep patrons from driving/camping in the floodplain area.

Mr. Smith agreed.

Ms. Leyva asked how far the creek was from the subject site.

Mr. Smith stated the creek was south of the property by about .5 miles.

Ms. Leyva stated she still had concern about the potable water availability.

Mr. Smith stated that a limit of 4000 occupants has been set; the amount of potable water that will be required will be known.

Mr. Tucker asked if a State permit is required for water supply.

Ms. Leyva confirmed that the Mass Gathering State will include water provision requirements.

Mr. Smith stated both bottled and tanker truck potable water will be used to supply water to patrons. All showers and hand washing stations will all need to be replenished with potable water. Ice and bottled water will be plentiful on site.

Ms. Leyva asked if a Mass Gathering State permit has been submitted.

Mr. Smith confirmed.

Ms. Singh asked if shuttle service would be provided from the overflow parking.

Mr. Smith stated that cross walks would be used to connect the overflow parking with the camping area.

Ms. Singh asked for the cross walks to be detailed on the site plan.

Ms. Singh asked where ADA compliant spaces were located for this site.

Mr. Smith stated the amphitheater parking lot contains sufficient amount of ADA parking spaces.

Ms. Singh asked for those ADA parking spaces to be on the revised site plan for the temporary use permit.

Ms. Singh asked how the drainage channels on site will be protected from degradation.

Mr. Smith stated the main channel to the west will have one walkway across the channel. The eastern channel is a low water crossing.

Ms. Singh asked if the channels be fenced off.

Mr. Smith stated there would be no fencing.

Ms. Leyva asked if the campsites would be marked off.

Mr. Smith stated he would like to come back to the Board for an update as the event draws nearer.

Mr. Tucker asked if Mr. Smith would be attending a Board meeting with final plans to give an update on the number of patrons that are expected.

Mr. Smith confirmed.

Ms. Singh stated a September 3rd meeting could be attended for an update.

Mr. Smith confirmed.

Mr. Sudduth stated this event has to be ADA compliant; portable toilets, showers, walkways, etc. need to be ADA compliant. The applicant should use an organization to confirm that ADA compliance is in place. Also, the placement of the generators will be another concern, to be certain proper grounding is in place. The applicant should seek assistance from a master electrician to have proper measures in place to keep patrons safe from these generators.

Mr. Tucker asked if the Building Safety Division would inspect these items.

Mr. Sudduth stated that music concerts will require huge amount of power to be supplied.

Mr. Smith stated that there will be no full-fledged concert; the stage will be used for some concert acts.

Mr. Sudduth stated that if the event is properly planned for the event can be a great attraction for the area.

Mr. Curtis stated that if no organized groups would be performing the curfew be 11:00 pm, instead of midnight.

Mr. Smith questioned why the curfew would be 11:00 pm, since all activity would have to cease before 11:00

pm.

Mr. Tucker asked if an early curfew could be enforced during the week.

Mr. Smith stated Wednesday and Thursday the curfew would be 11:00pm and Friday and Saturday would be a curfew of midnight.

Mr. Curtis stated he would rather every day of the event have an 11:00 pm curfew.

Ms. Leyva asked what kind of events will occur at 11:00 pm.

Mr. Giles stated that during the week the music is shut down earlier than midnight, but on the weekend the music will go until midnight. Generally, events are shut down by the 11:00 pm time, with exception of the music and food vendors.

Ms. Leyva asked what time the music will start.

Mr. Giles stated that during the week music starts at 4pm and on the weekend the music starts between 2:30pm and 3pm.

Mr. Knight asked what type of sound level occurs at Bike, Blues, and BBQ.

Mr. Giles stated that the music volume is kept within the regulations of the city of Fayetteville.

Mr. Knight asked would it be in the best interest for the Board to consider the Fayetteville sound ordinance for this application.

Mr. Tucker stated that enforcing a sound ordinance would not be possible.

Board Comment:

Ms. Leyva confirmed this is a one-time temporary use permit with time constraints enforced.

Ms. Singh confirmed this permit will be active from September 21, 2014 to September 30, 2014. After these dates a new application will have to be submitted with Planning Board approval.

Ms. Leyva confirmed clean up would need to happen during this permit time frame. The State Mass Gathering requires the site to be cleaned up within 24 hours.

Mr. Knight asked if someone from the Planning staff will conduct site visits.

Ms. Singh confirmed that site visits will be conducted by Planning staff, Building Inspectors for electrical permit, if any, and the County Fire Marshal for Fire Code compliance.

Ms. Leyva reiterated her concerns with the availability of water on-site. The applicant confirmed that potable water trucks and bottled water will be available on-site.

Additional Staff Comments:

Ms. Singh suggested the applicant to consider phasing the proposal. The applicant agreed to show 4-phases. She noted the proximity of the camps to the existing drainage ditches on-site and the provision of any barriers for safety considerations.

She questioned if any physical barriers will demarcate the limit of the 100 year floodplain on-site to protect the creek. The applicant confirmed that no temporary structures, camps or vehicles or RVs will be located in the floodplain area, however, questioned the need for a physical barrier on-site.

Lastly Ms. Singh asked if pedestrian circulation will occur between the overflow parking to the north of Logan Cave Road and the camp site to the south. She also questioned provision of accessible parking spaces and the ADA complaint circulation pathways. She suggested that crosswalks be provided for safe and accessible pedestrian circulation. The applicant agreed to comply with all ADA requirements and provision of pedestrian connections. He noted that approved accessible spaces in the overflow parking will be identified on the Concept Plan.

Mr. Sudduth required that the applicant provide an accessibility plan and a statement confirming ADA compliance. He noted the placement of generators on-site and required a written agreement with the company or master electrician. He provided the example of 'Roots N Blues N BBQ' event held in Missouri and stated that if properly planned an event can be a success.

Vote: Mr. Curtis made a motion for approval with curfew hours of 11:00 am to 11:00 pm and all other stipulations listed. Mr. Williams seconded the motion.

Vote: Mr. Homeyer made a motion to amend the previous motion to include curfew hour of 11:00 pm on Wednesday and Thursday nights and a midnight curfew for Friday and Saturday nights. Mr. Knight seconded the motion for amendment. The amendment carried 3-2. Mr. Curtis and Mr. Williams opposed.

Vote: Mr. Curtis made a motion for approval with all stipulations and curfew hours as amended. Mr. Williams seconded the motion. The motion carried 6-0.

Stipulations from the Planning Board:

I. All items listed below to be submitted to Staff no later than July 11th, 2014, prior to the issuance of the Decision letter

1. Revised Site Plans showing the following: Legend; Scale bar; North arrow; Elevation contours; 100-year floodplain; Limits of disturbance represented; Applicable setbacks (parking and tent/camp sites); Revised internal circulation pattern; Drive isle widths; Accurate count and labeling of all camping sites and parking sites placed into logical groupings (*proposed phasing*); Approximate spacing between camp sites; location of medical tent (EMS/cert. EMT); location of helipad.

2. Estimated number of patrons for event to determine amount of portable toilets and potable water needed.

3. Waste disposal confirmation for the following;

- I. RV's / campers
- II. Concession Trailers
- III. Portable Showers

II. Request for approval of the proposed Mass Gathering TUP

- Applicant agrees that the issuance of the TUP is Conditional upon compliance with the following requirements:
 - Submission of a mass gathering permit by the Arkansas Department of health including confirmation of food/concession coordination measures.
 - Compliance with Fire Marshal Mass Gathering TUP checklist required.
 - Obtaining a temporary electrical permit, if required, by the Building Safety Division.
 - Provide traffic control and site security with emergency management plan.
 - Maximum occupancy of 4000 patrons
- Applicant to return in front of Planning Board with final site plan September 3, 2014.

Note: Applicant has obtained a temporary address for the site from E911.

- Planning Board may consider restricting the hours of exterior lighting and use on-site.

Public Hearing adjourned at 8:30pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 8:30pm

Old Business: None

New Business: None

Other Business: None

STAFF UPDATES:

A. Fireworks Temporary Use Permits

- I. Phoenix Fireworks TUP, 1301 Hwy 62 E, Rogers 18-05029-000
 - a. Temporary Use Permit for 3200 square foot fireworks tent
- II. 1st Assembly of God Siloam Springs TUP, 2909 Cheri Whitlock, 18-14147-000
 - a. Temporary Use Permit for 2400 square foot fireworks tent

DISCUSSION ITEMS:

A. Planning Board By-Laws and Standard Conditions

By-Law Revisions:

1. Election of the Chairman will occur at the last meeting in July and at the first meeting of August the new Chairman will take seat.
 2. 2.4.3 Emailing proposed order of business rather than mailing and deleting telephone as a method of public hearing notice.
 3. Delete 2.4.4
 4. 3.1.1 'Meetings will be on the first and third Wednesdays of each month at 6:00 pm'
 5. Adding 5.3 include that the Planning Board could write stipulations for project approval
 6. 5.3.1 Planning Board to apply Standard Conditions and that Standard Conditions are amendable.
 7. 5.3.2 Planning Board to write and apply Special Conditions
- III. 5.2 fees will be assessed to supply public records in accordance with the County Clerk's fee structure.

Standard Conditions Revisions:

1. Under General Conditions, deleting 'prior to the issuance of a Certificate of Occupancy'
2. Number 3 under General Conditions, insert 'and maintain' after "The owner agrees to install"
3. Number 4 under General Conditions, insert 'and maintained' after "Further, all screening and buffering provisions shall be installed"
4. Number 6 under General Conditions, insert 'full cut off type fixture. Further, the light poles shall be' after "All artificial lighting used to illuminate parking or storage areas, or any other part of the site subject to this development plan, maneuvering space or driveway shall be."
5. Revising the statement at the end of page 2 and beginning of page 3, 'In addition, the applicant agrees that prior to the issuance of a construction permit to install constriction entrance, silt fences, concrete washout area, and other measures to minimize any impact from the construction activities as required by ADEQ. Further, all soil erosion and sediment control measures shall be in place both during and after constriction on site.'
6. Inserting the following after the revised statement above (revision number 5), 'That the owner also agrees to past the Notice of Coverage (NOC) on site.'

7. Renumbering 'Temporary Signs' under General Conditions to number 11, and renumber accordingly after.
8. Under Floodplain Requirements, replacing "& Environmental Services" with 'Department'.
9. Under Driveway Design Permit, replacing "& Environmental Services" with 'Department'.
10. Under Construction Site, should read 'The applicant and/or his/her/its agent(s) have a copy of the Decision letter and the approved/recorded site plan on site at all times when performing construction activities authorized pursuant to this Site Plan decision.'
11. Under As Built Drawings, delete 'and as required per Chapter X of the Planning Regulations'
12. Sunset Clause to be numbered 'IV', renumber accordingly after this item.
13. After the Sunset Clause, insert 'If development has not started within two (2) years it will be necessary to resubmit the entire site plan review application. If approval lapses then that portion undeveloped must be resubmitted for approval.'
14. Inserting number 'VIII' to the end of the Standard Conditions, '**Recording Approved Site Plan:** the approved site plan shall be recorded with the County Recorder's office within 30 days of approval by the County Planning Board or the approval is null and void.'

Meeting Adjourned at 8:45pm

