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SITE PLAN REVIEW PUBLIC HEARING REPORT

CITY LAKE (PHASE 2), SILOAM SPRINGS, AR, 72761

EXECUTIVE SUMMARY

The City of Siloam Springs is proposing a four (4) phase plan to improve upon the existing park amenity space. The City (as applicant) has elected to seek Planning Board approval for each successive phase individually. The first phase of the project was approved on June 4th, 2014. Presently, the applicant has submitted for Site Plan Review 'phase 2' of its lake improvement project.

Specifically, phase two (2) consists of the following; 1.) Cut soft surface mountain biking trails; 2.) Restore earthen fingers within the existing boat launch area; 3.) Placement of decorative boulders at the end of each earthen finger to restrict vehicular access; 4.) Construction of a concrete boat launch ramp; 5.) Establishment of picnic areas and fencing around the boat launch area; 6.) Boat launch parking lot gravel placement; 7.) Mountain biking parking lot gravel placement.

Site plans submitted show 27 parking spaces (16 standard, 9 recreational / boat-trailer, 2 ADA accessible) in the southern parking area utilized for the boat launching amenities and associated improvements. This area is shown as having gated access, and will be treated with permeable surfaces (medium sized crushed gravel) to slow stormwater runoff within close proximity to the lake. Site plans also show provisions for picnic tables, and a fence to enclose this portion of the project between the ROW and the lake to further restrict access. Site plans submitted show 8 standard parking spaces for the proposed mountain bike trail access from the north side of Taylor Orchard Road (northern side of the lake). This area will also be treated with medium sized crushed gravel similar to the boat launch ramp area. Further, this parking area will provide trail head access to the proposed mountain biking (soft surface) trail being submitted for approval as part of phase 2.

On May 6th, 2015 the project was reviewed by the County Technical Advisory Committee (TAC) at their regularly scheduled Planning Board meeting.

Revised site plans (dated May 13th) remove easternmost bike trail crossing over Taylor Orchard Rd., and, provide for sight-distance-triangles for the both the northern and southern approach of said trail to remaining crossing with Taylor Orchard Rd.

The following items remain outstanding:

- 1) Army COE permit for proposed dock construction

Considerations for the Planning Board:

Approval of Lake Siloam Springs Park Improvements – Phase 2 – with following conditions:

- 1) Standard Conditions – that applicant agrees to the standard conditions
- 2) Verification that all Army COE permitting requirements have been met prior to issuance of a signed decision letter.

PROJECT INFORMATION

- Owner:** City of Siloam Springs
Applicant/Contact Person: Troy Kirkendall, Parks & Recreation Supervisor
Address of subject property: 22700 Dawn Hill East Road, Siloam Springs, 72761-0080
Parcel ID: 18-13812-000
Parcel Size: 165.84 acres
Current Land Use: Recreation – Active & Passive
Proposed Land Use: Park improvements (boat launch ramp, mountain bike trail, parking)

City of Siloam Springs to provide enhanced access and additional public amenities via installation of new parking areas as well as new active recreational opportunities. The park will be open from dawn to dusk.

Attachments: The following drawings and documents are attached:

- A.) Vicinity Graphic
- B.) Site Graphic
- C.) Site Plan Details (with 5/13/15 Revisions)

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is located north of the incorporated city limits of Siloam Springs. It is bounded to the north and west by Taylor Orchard Road and to the south by Dawn Hill Road. The east side of the property is bounded by privately owned parcels. The overall land area is 165.84 acres for the subject property, and is currently utilized for outdoor recreational purposes. The site is generally unimproved save for electrical transmission lines running along eastern portion of parcel, and a fishing pier extending eastward into the lake from Taylor Orchard Rd, and structural dams located on the western portion of the parcel transecting Flint Creek (*see with location map attached*). The property is not located in a Benton County MS4. However, a large segment of the parcel is within the FEMA 100 year floodplain.

Background information:

On April 22nd, 2015, City of Siloam Springs representative Mr. Troy Kirkendall (Recreation & Parks), submitted an application for site plan review. On April 22nd, 2015, an interdepartmental review form was sent to the following: Health Dept., Road Dept., Building Dept., Fire Marshal, Planning Director, Administrator of General Services, and Benton County 911, Administrator of Public Safety, Army Corp of Engineers, and the City of Siloam Springs. On May 6th, 2015 the project was reviewed by the County Technical Advisory Committee (TAC) at their regularly scheduled Planning Board meeting.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

The site is 165.84 acres, and entails the entirety of Lake Siloam Springs, a product of the damming of Flint Creek, which runs through the parcel.

Noticing Requirements:

Applicant has provided Staff with proof that all surrounding properties owners (within 500 feet of the subject property) were sent written notification, via USPS certified mail regarding the May 20th public hearing for the project. Further, Staff has also been provided date stamped photographs showing the required public hearing signage has been posted conspicuously along the sites frontages with County Roadways.

Site Features- Concrete Fishing / Boat Launch Pier:

Applicant is proposing to construct a new concrete boat launch pier for fishing and/or boat launching as per phase 2 site plans.

Comment: Applicant must apply and receive an Army Corp of Engineers (ACOE) before this phase of the project commences. Building permits will not be issued by Benton County for the boat dock launch, as it is not considered an occupiable structure. Army COE permitting requirements will prevail and are enforceable for the boat launch dock. However, applicant must obtain a Floodplain Development Permit (FDP) from Benton County Planning Division prior to any land disturbance occurring within the FEMA SFHA portions of the project site.

Site Features – Mountain Biking Trail:

Comment: Portions of the mountain biking trail encroach upon the 100-year floodplain, but are not considered significant enough to incur review by Benton County Floodplain Development Permit (FDP) application procedures. The trail is described as ‘soft surface mountain bike trails’.

Required: Site Plan Revisions - Applicant has submitted revised plans (dated May 13th, 2015) which eliminate the easternmost trail crossing with Taylor Orchard Road, and, now provide sight triangle / distance inset graphics for the remaining trail crossings, as discussed and agreed to during the May 6th, 2015 TAC meeting.

Access Driveways – Parking Areas:

Applicant plans to construct two parking areas, with a gravel ingress/egress aprons for both the boat launch area (southern parking) and the mountain bike trail access area (northern parking).

Comment: The design and construction shall be in accordance with the standards as presented in the Benton County Road Plan. Applicant should consider options for recreational vehicles orientation at the southern parking area, so as to minimize reversing onto the public ROW (i.e. Dawn Hill Road East).

Site Services - Drainage/ Stormwater Management Plan:

Comment: The subject property is not located in an MS4 area. Applicant has submitted the required Stormwater Pollution Protection Plan (SWPPP) to coincide with their NOC per ADEQ permitting requirements. Use of permeable surface materials is proposed for those parking areas that are within close proximity to the lake. (*Note: Runoff coefficients remain consistent between pre and post construction according to the SWPPP submitted*). NOTE: Applicant has submitted documentation from ADEQ establishing proper Notice of Coverage (NOC) on site in association with the project activities.

Site Services - Sewage Disposal:

No on-site septic and disposal systems are proposed, and no public sewerage is provided to the site.

Site Services - Firefighting Provision:

Benton County Fire provided a ‘no-comment’ for this project.

Outstanding Items:

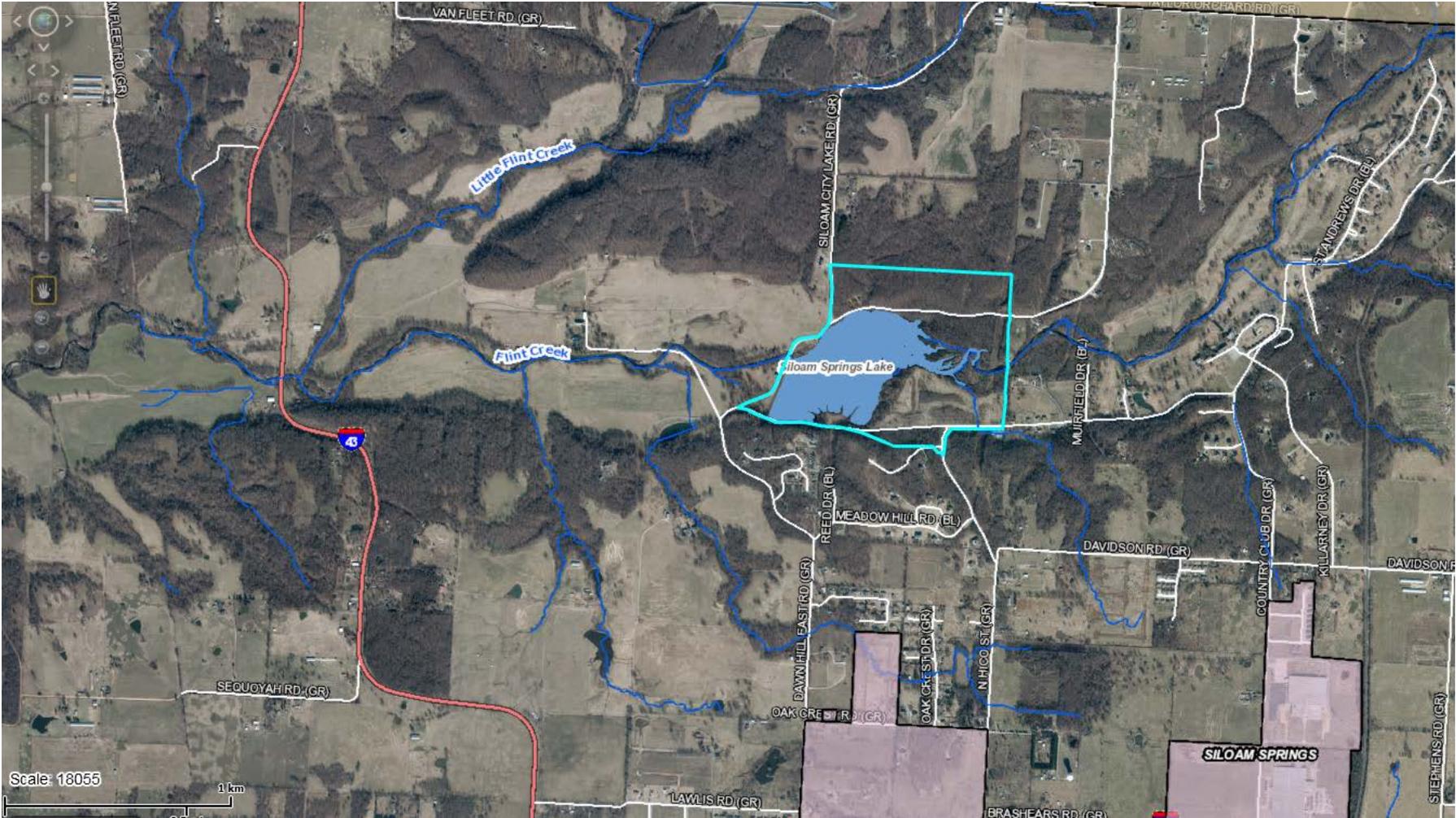
- 1) Army COE permit for proposed dock construction

Considerations for the Planning Board:

Approval of Lake Siloam Springs Park Improvements – Phase 2 (case #15-054) – with following conditions:

- 1.) Standard Conditions – that applicant agrees to the standard conditions
- 2.) Verification that all Army COE permitting requirements have been met prior to issuance of a signed decision letter.

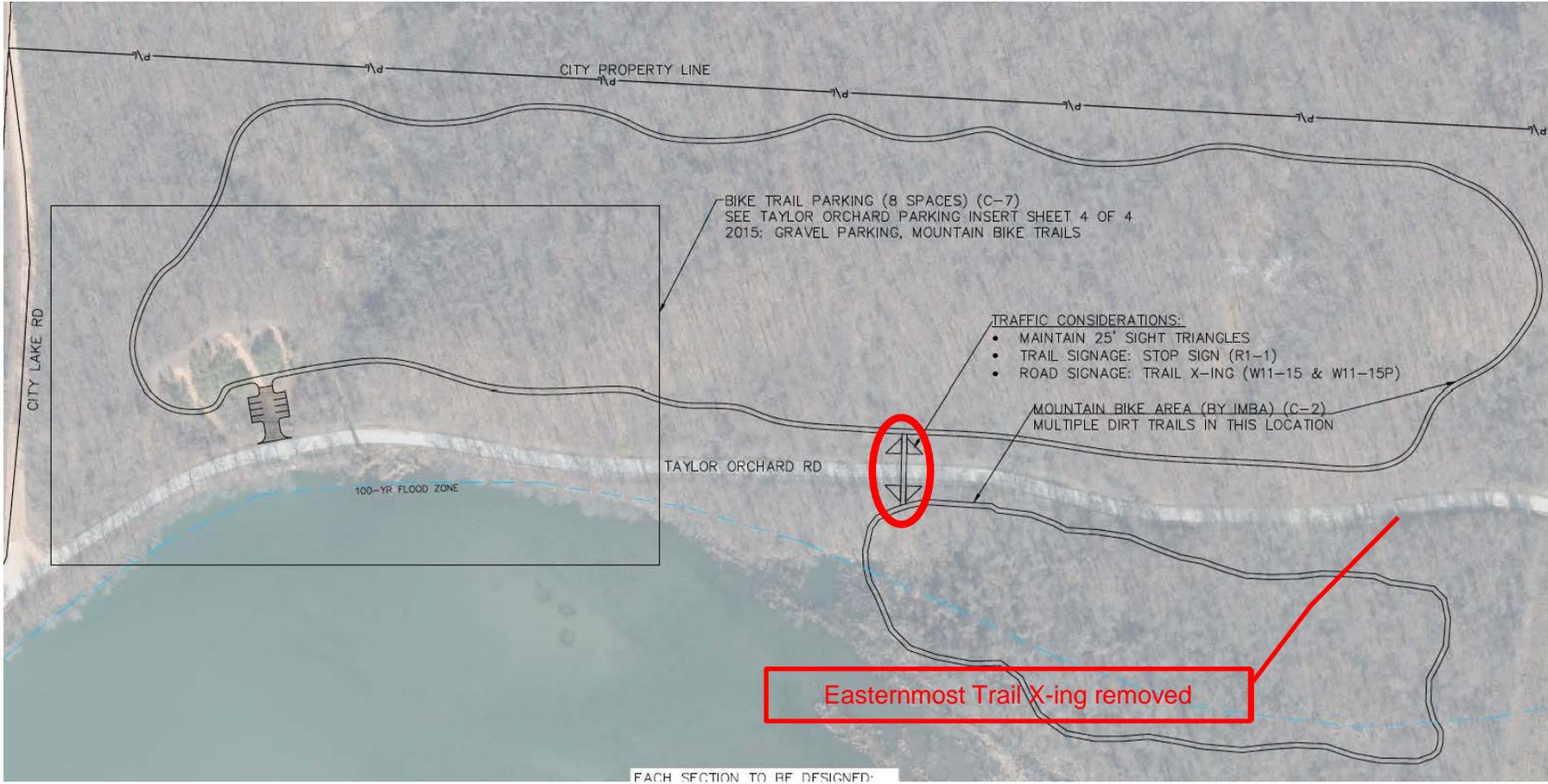
Prepared by: Kevin M. Gambrill, AICP, CFM - Planning Director
Reviewed by: Taylor Reamer - Planning Manager



A: LAKE SILOAM SPRINGS AND VICINITY



B: LAKE SILOAM SPRINGS – 18-13812-000



C-a: LAKE SILOAM SPRINGS – 18-13812-000
Activity C2 – June 2015 (REVISED 5-13-2015)



C-b: LAKE SILOAM SPRINGS – 18-13812-000
Activity C3 – C6 - July to October, 2015