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BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

February 19, 2020

6:00 p.m.

Benton County Administration Building
215 East Central Avenue
Bentonville, AR 72712

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 p.m. by the Planning Board Chair, Mr. Tucker.

Roll Call: Bob Bracy, Sean Collyge, Ron Homeyer, Terry Maienschein, Stephen Torrez, Ashley Tucker and Rick Tucker were present.

Staff present: Taylor Reamer – Director of Planning, Tracy Backs – Senior County Planner, Madison Kienzle – County Planner

Public Present: 13 people signed the Sign In sheet

Disposition of Minutes: February 5, 2020

Mr. Williams motioned to approve the February 5, 2020, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein

Motion approved: 7 – 0

General Public Comment:

Mr. Tucker: I would like to thank Tracy Backs, for her service to Benton County and the Planning Board. You will be missed.

Ms. Backs: Thank you. I appreciate that.

Mr. Tucker: We also have someone new. Taylor would you like to introduce her.

Mr. Reamer: Madison Kienzle will be our new County Planner. She started on Tuesday.

Old Business: None

New Business:

- I. **Crossover Landscaping Site Plan Review, case no. 19-280, 6068 Primrose Road, Lowell; 18-02891-004**

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Representative: Christian McGuire, Bates & Associates, 7230 South Pleasant Ridge Drive, Fayetteville and Hugh Sandoval (property owner) 6068 South Primrose Road, Lowell

Staff gave presentation on the Crossover Landscaping Site Plan Review, case no. 19-280, 6068 Primrose Road, Lowell; 18-02891-004

Mr. McGuire: Many of the outstanding items of the proposal have been satisfied, excluding written confirmation from Carrol Electric, the location of the dumpster on site, and the lighting.

Mr. Tucker: Basically, what is required is a note stating that lighting shall be full cut off.

Mr. Tucker: Do you know where the alternate septic field is designated on the septic permit?

Mr. Reamer: It is on the South of the house.

Mr. Tucker: Do you intend to live on site?

Mr. Sandoval: Yes.

My. Bracy: Is this only day parking, with the largest vehicles being some pickup trucks with a trailer.

Mr. Sandoval: Yes. Just a two-ton truck with a six-foot trailer.

Mr. Tucker: Have we heard any comments from Lowell, Bethel Heights, or Springdale that there is no intent to annex at this point.

Mr. Reamer: No not at this time.

Public Comment: None

Mr. Homeyer motioned to approve the site plan subject to items 1-9. Mr. Torrez seconded the motion.

Motion approved: 7-0

II. City of Gentry / Simmons Water Tower, case no. 20-013, 18383 Y City Road, Gentry; 18-14563-000

Representative: Matt Dunn, Crist Engineers, Little Rock with Seth Walters and Luke Wright of Simmons Foods, 250 South Main, Decatur, AR

Staff gave presentation on the City of Gentry / Simmons Water Tower, case no. 20-013, 18383 Y City Road, Gentry; 18-14563-000

Mr. Bracy: Will the tower be connected to a city water line? Will the tower also

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service the City and rural area?

Mr. Wright: The tower will be connected to water line which currently supplies the plant, but it will only supply our location.

Mr. Bracy: Will it increase any pressure back into the rural area?

Mr. Torrez: Will the tower benefit citizens by supplementing your water use?

Mr. Wright: Yes.

Mr. Bracy: But if you tap into it, it's not in series, the water isn't coming from the utility to the tower to Simmons. It is coming to Simmons and tied into a T. So it will increase the Pressure.

Mr. Torrez: The tower should pull water during low use times instead of high use times. Thereby alleviating some pressure on city lines, because the water has been collected. Therefore, the city residents will have more water to use at peak times.

Mr. Wright: Yes, we are removing stress from the line.

Mr. Dunn: What you are describing is called equalization of storage. It has a dampening effect on the Benton Washington water line that is supplying water to the sight.

Mr. Dunn: Right now, there is a pump station which is going to supply the tank, which is currently pumping water to the plant. Right now, the pump is pumping the peaks, and when the water demand goes down, the pump station slows down. When we put in a water storage tank it provides an equalization, so that the pump is always pumping the same amount. Also, it is the policy of the water authority that clients use a water storage facility.

Mr. Tucker: If at a future point the tank is needed to supplement the Benton Washington Regional Water Authority line could it be converted back as a supplement?

Mr. Dunn: No. It will always operate as a break, because the tank is higher than the Benton Washington hydraulic gridline.

Mr. Torrez: How does the City of Gentry plan to maintain the tower, since the tower is on Simmons property?

Mr. Wright: The City of Gentry will own and operate water tower. We are currently working with them to determine the exact agreement.

Mr. Tucker: So that could entail a lease agree, easement, right of way.

Mr. Wright: Yes. We are currently having conversations with the City of Gentry to determine that.

Mr. Torrez: This is my perception. The Simmons plant was built and utilizes

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water from the City of Gentry. Now a tower must be built to stabilize the water flow back to the original conditions, and the City of Gentry must use their tax dollars to maintain the water tower. Is that correct?

Mr. Wright: I want to add that Simmons is taking the full capital expense of the new water tower. Also, we are paying Gentry for the water, because we cannot buy water from the water authority.

Mr. Torres: To be fair, it seems like this is just the next step of development for Simmons.

Mr. Tucker: Typically, when a City offers services outside of their jurisdiction, they require the City to annex the property. How will that work since there is a large gap between the City and the Simmons plant?

Mayor Johnston: The standing of the City of Gentry that it didn't make sense at this time to pursue the annexation of this property. Simmons has been a great community partner. In addition, this water tower is being added as a requirement of the water authority, so we are working as a partner. In addition, the Simmons plant is within the rural service area of the City of Gentry.

Public comment: None

Mr. Homeyer motioned to approve the City of Gentry/ Simmons Water Tower. Mr. Bracy seconded the motion.

Motion approved: 7 - 0

TECHNICAL ADVISORY COMMITTEE

1. Call to Order
2. Old Business / Ongoing Applications: None
3. New Business:

1. *VanDusen Setback Variance, case no. 20-023, 20564 Wellhouse Road, Rogers; 15-09250-000*

Representative: Guy VanDusen 20564 Wellhouse Road, Rogers, AR (property owner)

Staff gave presentation on the VanDusen Setback Variance, case no. 20-023, 20564 Wellhouse Road, Rogers; 15-09250-000

Mr. VanDusen: The addition is primarily for access to the building. The current building requires us to walk all the way out to Wellhouse Road, down the street, and into the existing garage because there is a retaining wall that prevents us from getting to the garage. Therefore, as we get older, we will need a better access to the house. I

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think this will improve the structure and make it much more modern. In addition, the setbacks consume 52% of my property, which makes it very difficult to put on an addition to the house. There are only three houses on this gravel road, so I can't see that it would be too much of an imposition to any future development, because there just can't be much development on this road. I'm trying to improve the structure to make it more attractive and more usable.

Mr. Homeyer: Is the septic field North of the house?

Mr. VanDusen: Yes. Yes, it is the left of the existing garage and down the hill.

Mr. Tucker: So, most of the backyard is unusable for an addition.

Mr. VanDusen: Correct. Also, it is not accessible to the driveway, and it slopes pretty steeply.

Mr. Bracy: Why would they take the elevation and go straight South instead of going from the point to the closest point of the road?

Mr. Reamer: The 31 feet?

Mr. Bracy: It is at an angle, so shouldn't it go straight to where the point is? Since it is the hypotenuse of a triangle, it should be perpendicular to the road, not parallel to the the sidewalls of the structure.

Mr. Tucker: Yes, that doesn't change the discussion but it does change the number. So, for next week, we would like to revise that to show the corner perpendicular to the center line of the street.

Mr. VanDusen: Yes, we can do that.

**II. Martyn Site Plan Review, case no. 20-024, 8389 Campground Circle, Rogers;
18-00843-000**

Applicant had not completed public noticing.

4. Other Business: None

5. Staff Updates - Administrative Approvals:

- I. Fullerton Minor Subdivision, case no. 19-282, 16381 Old Highway 68, Siloam Springs; 18-10404-000

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- II. Bower Minor Subdivision, case no. 19-284, West of County Road 504, Gravette; 18-15088-002
- III. Fast Minor Subdivision, case no. 20-002, 4750 Callahan Mountain Road, Springdale; 15-02159-000
- IV. Nall Minor Subdivision, case no. 20-010, 14629 Old Highway 68, Siloam Springs; 18-10363-000
- V. Whitted Minor Subdivision, case no. 20-017, 16411 Patton Road, Pea Ridge; 18-05399-000
- VI. Linstruth Lot Line Adjustment, case no. 20-018, 14814 + 14836 Indian Creek Road, Garfield; 18-00351-000
- VII. Blassingham Lot Combination, case no. 20-019, Bluewater Passage, Rogers; 15-16417-000
- VIII. Maysville Cemetery Property Line Adjustment, case no. 19-209, Highway 43, Gravette; 18-16222-002

6. Discussion Item: None

Meeting Adjourned: 7:00 p.m.

Next Meeting: March 4, 2020

APPROVED THIS 15th DAY OF April, 2020.

ATTEST:


PLANNING DIRECTOR

APPROVED:


PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR