

2018 SEP 11 AM 9:11



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

TERA O'BRIEN
CO. & PROBATE CLERK
BENTON COUNTY, AR

August 15, 2018

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, Ron Homeyer

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

Staff present: Taylor Reamer – Director of Planning and Derek Linn – Senior County Planner

Public Present: 14 people signed the sign-in sheet.

Disposition of Minutes: August 1, 2018

Mr. Tucker motioned to approve the August 1, 2018, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

General Public Comment: None

Old Business:

I. Tricom / Adams Telecom Tower, #18-081, 1254 Collins Road, Gentry; 18-13539-000

Representatives: Tom Holiman, 978 County Road 1845, Huntsville, AR

Staff gave a presentation on the Tricom / Adams Telecom Tower, #18-081, 1254 Collins Road, Gentry; 18-13539-000

Mr. Homeyer: Do you have anything else you want to add at this point?

Mr. Holiman: Not at this time but I would like to introduce my colleague, Mr. Jim Grice, at this time just to make a couple of opening comments. He would be happy to answer any questions that you have.

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TENA...
COURT...
JIM GRICE, Bryan Cave Leighton Paisner Law, 1200 Main Street, Suite 3800,
Kansas City, MO

Mr. Grice: Thank you all for the opportunity to come back. It might be interesting, as a side bar, to know how much activity you can cram into two weeks to move that dot from there to there. Right? I think it is worthy to note that the applicant staff worked really hard with the Federal officials and their engineers and staff to reconfigure this site to avoid the need for a variance and meet the letter of your code. With that, we would very much like to appreciate the favorable approval tonight. With this extra submission and having all the loose ends have been tied up, we have a complete and thorough submission that is compliant with all aspects of your code. If you have any questions, we would be glad to answer any questions. If there are any other issues, we would be glad to come back to the podium. We would like to if anything comes up in the course of your deliberation that we should respond to. I don't know what your procedure is.

Mr. Tucker: I just want to make sure I have it correct. With this plan, the only thing you have changed was that you moved to the east 50'.

Mr. Grice: That's right. Yes. Enough to meet the set back. That cause the reconfiguration of other things. There's the telecommunications equipment that's always at the base of the tower, the tower is more centered and the equipment is in a different spot. The easement area was big enough and level enough too. That was another thing the engineers had to look at. If you move it 10', 20' this way, if it drops off on you, then your variables all start moving. That easement area is pretty flat. So, they were able to have some options there that we just didn't have an appreciation for last time.

Mr. Tucker: And the property to the east is pretty much just a ravine. So, it doesn't really impact the additional building area.

Mr. Grice: I think that's right. Yes.

Mr. Homeyer: We would have to vote to open it back up for public comment.

Mr. Tucker: Yes, we would.

Mr. Homeyer: Yes, we closed it last time. We would have to vote to open it back up for public comment.

Mr. Tucker: So, my question is, is there anything that would be new information?

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Mr. Homeyer: I am not aware of any. It's up to you all. If you all don't want to open it up, then I would be willing to accept a motion.

TERESA BRIEN
CLERK & PROBATE CLERK
BENTON COUNTY ARK

Mr. Tucker made a motion to open the floor back up for public comment, same terms as last time. Mr. Torrez seconded the motion.

Motion approved: 7 - 0

Public Comment: None.

Mr. Tucker made a motion to approve the applicant's proposal. Mr. Maienschein seconded the motion.

Motion approved: 7 - 0

New Business – Items for Public Hearing:

I. Morrison Setback Variance, #18-153, 12267 Blueberry Lane, Lowell; 15-01337-000

Representative: Tommy Morrison, 12267 Blueberry Lane, Lowell

Staff gave a presentation on the Morrison Setback Variance, #18-153, 12267 Blueberry Lane, Lowell; 15-01337-000

Mr. Homeyer: Do you have anything you want to add at this point?

Mr. Morrison: No, sir.

Mr. Bracy: I believe that in the TAC, we made a suggestion that if you rotated the building slightly and more parallel to the roadway, maybe that wouldn't remove it completely out of the right-of-way, but would reduce that 40' requirement.

Mr. Morrison: Yes, sir. That is correct. We did talk about that; and I planned to do that all along. It makes it parallel to the driveway. The back corner is still encroaching.

Mr. Bracy: And how much would like encroach now on the right-of-way?

Mr. Morrison: About 7'.

Mr. Bracy: Are you willing to do that if we approve this?

Mr. Morrison: Yes.

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Mr. Bracy: Taylor (*Reamer*), could we add that into the approval?

Mr. Reamer: Correct. The considerations for the Board would be revised to read, "43' from road center line in lieu of the required 50'." So, we can make that amendment.

Discussion of the exact road set back needed.

Mr. Reamer: So, from the center line of the road, you (*Mr. Morrison*) can be 47'?

Mr. Morrison: Yes, sir. That's correct, 47'.

Mr. Homeyer: I think we better stay at 43'.

Mr. Morrison: I am good at 43'.

Public Comment: None.

Mr. Tucker made a motion to approve the variance as amended. Mr. Williams seconded the motion.

Motion approved: 7 - 0

II. LaRue Minimum Tract Size Variance, #18-194, 5001 Wayne Trail, Siloam Springs; 18-15732-000

Representative: Kevin Hall of CEI Engineering, 3108 SW Regency Parkway, Suite 2, Bentonville

Staff gave a presentation on the LaRue Minimum Tract Size Variance, #18-194, 5001 Wayne Trail, Siloam Springs; 18-15732-000

Mr. Homeyer: Do you have anything you want to add to that?

Mr. Hall: No, sir.

Mr. Tucker: Just a general question: Do you know why they choose not to use the Iberian Corridor along the creek and chose to use, I guess, buildable land for the bike path?

Mr. Hall: It was just the way it was designed. They want to cross and go north. They want to take up as little land as possible. They want to cross the railroad tracks and go north.

Mr. Tucker: Pretty much the only way to get to this part is to go through Oklahoma.

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Mr. Hall: Correct.

Public Comment: None.

TENA O'BRIEN
CO. & PROBATE CLERK
JEFFERSON COUNTY, AR

Mr. Williams motioned for approval. Mr. Maienschein seconded the motion.

Motion approved: 7 - 0

**III. Spradling Lot Size Variance, #18-195, 13848 Latricia Lane, Garfield;
15-13005-000**

Representative: David Spradling, 217 Bluff Drive, Lowell

Staff gave a presentation on the Spradling Lot Size Variance, #18-195, 13848 Latricia Lane, Garfield; 15-13005-000

Mr. Homeyer: Do you have anything else you would like to add?

Mr. Spradling: I don't think so at this time.

Mr. Tucker: Did you find anything in the file that stated why the lots were combined to begin with? Was there any note that it was because of septic perc or anything like that? That they were trying to get more land area?

Mr. Linn: That's a good question. There could have been a note on the original permit that was approved that may have spoken to that; but I am having trouble recalling 100 percent.

Mr. Reamer: So, based on what was apparently approved as the "old" or the original septic permit, the actual build out was different. I think that may have been some of the discrepancy for this original septic permit.

Mr. Tucker: Is the state of Arkansas saying that they would not approve the two septic systems unless they were an alternative system?

Mr. Linn: Have you (*Mr. Spradling*) received from them (*the state of Arkansas*) that an alternative system was needed?

Mr. Spradling: What I understood, Lot 8, would have to be an alternative location in the event that the first system failed. I am not real clear on that; but, I think that's what it is. When we designed Lot 7, we had to have an alternative spot for the septic. I have asked the septic designer to check on Lot 8 to see if she could find an alternative spot. We may have to alter the size of the house, to a two-level instead of a one-level house to have more room to allow for that alternate septic system. We don't have it completed. We didn't hear from the Health Department until just recently of what their requirements were going to be. We won't be able to do anything until we get that approved.

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TENA GORRIEN
CO. & PROBATE CLERK
SHERIDAN COUNTY, WY.

Mr. Tucker: They are not saying that you have to use a drip system. They are just saying that you have to have further investigation.

Mr. Spradling: That's right.

Mr. Linn: That's the way I read this. The alternate area he is referring to is that standard alternate area. I think one of the things they are concerned about is making sure that before any new construction would occur on that western lot, that the existing alternative area that is shown on that original permit is surveyed out, flagged and, basically, protected.

Mr. Tucker: One of the primary concerns for the lot size was, septic. That's why we went to the one-acre minimum lot size. I just wanted to be sure we weren't putting you into a pickle by doing this.

Mr. Bracy: To be clear, the existing septic system would support the new house? Then another septic system would have to be installed to support the existing house.

Mr. Spradling: That's correct.

Mr. Bracy: The reason for splitting this is to sell the property one day without...

Mr. Spradling: We are just trying to have another building site, essentially, is what it boils down to. I think the original owner intended to build a house. Then the male of the pair passed away. She just developed that building a little bit more for her own living quarters. I came in and thought we could put another home next to it. But, it's not a good plan if the septic isn't done. We've got to see if we can get that done. In fact, if we can't find an alternate spot, it might be more feasible to just leave it as one and go back to putting another building on there that doesn't require a septic on the site and develop that. I would rather not do that. We just haven't had time to do all the investigation.

Mr. Bracy: So, you are looking to make the split to make the other lot available to sell?

Mr. Spradling: Yes, to sell or build.

Mr. Bracy: And if you can't get the septic on there, then you would retain it as one parcel?

Mr. Spradling: That's a strong possibility. The way I understand it, if you approve the lot split tonight, and we investigate it and find that it's not a good idea to do the lot split, we don't have to do that. Is that correct?

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TENA D'BRIGN
CO. & PROBATE CLERK
HONORARY COUNTY CLERK

Mr. Linn: What we discussed was that, the applicant tonight is seeking permission to have a surveyor provide a survey that would split these. He might continue his investigation with the Health Department. If he decides that it's not a good idea, that it's not feasible to split them. Tonight, is not splitting the lots. It's allowing him the option to submit the tract split to Staff to administratively review at a later date. If he proceeds and gets an approval of the new septic system, after a denial tonight, it is possible that he might come back to the Board to then request a waiver of the septic regulations that limits one septic system per parcel. He would, basically, need that before we could issue a building permit on the new house.

Mr. Spradling: We are in the rental business as well as developing new property. We could, basically, put something in there that we could rent. We would entertain that idea. I am not saying that we will do it just yet.

Mr. Bracy: But, that would require a septic system?

Mr. Spradling: That would require a septic system if this existing septic system would not carry two dwellings. Right from the get go, I knew that. So, we needed another septic system in order to put another dwelling on there. Do I make myself clear on that?

Mr. Bracy: One way or the other, you want two septic systems on that project?

Mr. Spradling: It's either that or go back to one big lot. I find that there is a desire for a big lot sometimes; but our society seems to be going more to a smaller lot. They don't want to maintain the yard as much as they used to. I realize that it's in the County and on a septic system. It's too bad that it couldn't have been like a Planned Unit Development (PUD), like Cooper Communities does in Bella Vista where they have common property and that kind of thing. It's not set up that way. At this point, we just need to go forward with what we have.

Mr. Tucker: Would you be willing to accept a condition that would allow us to terminate this approval if you didn't get your Health Department approval? Then it would just self-extinguish. You wouldn't have to worry about undoing this piece.

Mr. Spradling: I would refer this to Derek (*Linn*). I was under the impression (maybe I am misunderstanding him (*Derek Linn*)) that that's basically what is going to happen. If you approve it, and then we don't find the alternative septic system, then we could elect to leave it like it is. Then we would have to come back and get a variance to have two septic systems on one lot. Am I correct with that, Derek (*Linn*)?

Mr. Linn: That is accurate. I think what Mr. Tucker is saying, basically, is as a condition of an approval motion, and you then hear from the Health Department

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TERESA O'BRIEN
CLERK & PROSTATE CLERK
SOUTH COUNTY, MA

that your new system just cannot be approved, regardless of the property line being there. Tonight, are you comfortable saying that tonight's approval would be null and void if you get denied from the Health Department such that you would not be able to split the land if the septic system is not approved by the Health Department. It would stay as is.

Mr. Spradling: I wish I was better prepared. I tried to be better prepared; but I just didn't get the answers from the Health Department soon enough. The septic designer was to go out and see if she could come up with an alternate system. If she had an alternative spot on that Lot 8, then I would say that that was a good plan. I am not ready to say it's a good plan. So, I'm in a spot that we might go either way. I apologize for that.

Mr. Bracy: If we didn't split this, you've come back to the Board to get a variance to have two septic on one lot. If you've got a piece of land that you are trying to put two septic on, whether it's one piece or two pieces....

Mr. Spradling: It's putting that other building in there. How do you put that other building in there? If that lot line is not there, it restricts... In other words, we may be able to use part of Lot 7 for the septic system and Lot 8. But, I can't do that if it's split.

Mr. Maienschein: Any part of your septic system must be 10' from the property line. If the property line is not there, that gives you an additional 20' to work with to work in two systems on one parcel.

Mr. Spradling discusses the proposed site plan on the screen for the house, septic system and alternative septic system.

Mr. Spradling: I am just trying to keep my options open and follow the rules.

Mr. Bracy: Wouldn't that restrict you if that happens? Now it's one lot with two houses on it.

Mr. Spradling: I could sell both houses at the same time or use them as rentals. I don't want a townhouse situation. I want individual homes.

Mr. Bracy: We don't want to approve something that is of great expense to you. But, I also don't want to vacate the regulation by moving something around. If you are willing to have two houses on one lot, we have done that, with the understanding that you would be quite restricted selling the property.

Mr. Spradling: I don't think that is an ideal situation; but, it might work. I apologize. The Health Department just didn't react to us as quickly as we thought they would.

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TENA O'BRIEN
CLERK & PROPRATE CLERK
OF MT. CO. COUNTY, ARIZ.

Public Comment:

Gwenda Pace, 13841 Latricia Lane, Garfield

Focus of concerns: Stormwater drainage issue; sewage backup; water tearing up the road

Jim Trammel, 13801 Latricia Lane, Garfield

Focus of concerns: Water drainage, foul smells, road falling apart

Mr. Tucker: I hate to kick the can down the road. We have done that several times lately. I can sympathize with the two people who just spoke because there are two restaurants, a car dealership, etc. just west of here and they couldn't get septic permits because of the high rock, silt to clay soils. So, I am really curious as to what the Health Department is going to say. It was a platted lot and it was improved at one time. It's still subject to the Health Department. It doesn't bother me to subdivide it because it was originally planned that way. The whole subdivision is small lots. I am still curious as to what the Health Department is going to say.

Mr. Bracy: I have to echo to that. I have a piece of property in a subdivision that is all subdivided out. It is all on septic. When it rains, I can't flush the toilets in that house.

Mr. Tucker made a motion to approve the split of the lots subject to Health Department approval. Mr. Torrez seconded the motion.

Motion approved: 7 - 0

IV. Jech Setback Variance and Minor Replat, #18-201, #18-202, 8068 North Lakeshore Drive, Rogers; 15-00508-000

Representative: Tim Maddox, principal, deMx Architecture, 104 North East Avenue, Fayetteville

Staff gave a presentation on the Jech Setback Variance and Minor Replat, #18-201, #18-202, 8068 North Lakeshore Drive, Rogers; 15-00508-000

Mr. Homeyer: Do you have anything else you want to add?

Mr. Maddox: I think Derek (*Linn*) did a great job just pointing out the updates since the last meeting. We returned to the account the comments by the Planning Commission from the last meeting. We also had a conversation with our neighbor to the west, Mr. Holler. The concerns he expressed about straddling the 10' easement on his property and our property allowed us to update with Derek (*Linn*) and pull that onto our property so it is not encroaching onto his (*Mr. Holler's*) 5' setback. The property line to the east currently has a

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TENA O'BRIEN
SOL. & PROBATE CLERK
COUNTY OF LOS ANGELES

shared drive with the property owner to the east. We are showing the turning radius to maneuver on our property; but, there is more available.

Mr. Tucker: Is there a shared access easement?

Mr. Maddox: I don't believe it's actually an easement. I think it's just an agreement between two owners.

Mr. Tucker: Did you run a turning template for a car on the inside?

Mr. Maddox: If someone were to come from one direction and try to make the full "U", it might be difficult. This us a representation of using standard vehicles and the software. I don't know what vehicles they will actually be using.

Mr. Bracy: What is to the back side of this vehicle? What is to the bottom side of that? Grass?

Mr. Homeyer: It's the neighbor's driveway, right?

Mr. Maddox: You see the existing structure to the east. Between that and our structure, it's currently all concrete. We do have approximately 5' - 7' beyond our property line. This would extend the turning radius or maneuverability further than is shown.

Mr. Torrez: I am having difficulty understanding this graphic with where the existing house is and the carport is. This graphic matches what I see in the aerial.

Mr. Maddox: This is the survey of the property. On the other ones, we have some proposed additions (garage).

Mr. Tucker: Is the tree still between the two driveways?

Mr. Maddox: I don't believe there's a tree there.

Mr. Tucker: So, you really couldn't back into the neighbor's driveway to get more turning radius.

Mr. Maddox: The dashed line is the indication of the existing house next door.

Mr. Tucker: Are you adding onto the house as well?

Mr. Maddox: Yes. Currently, right now we are trying to solve the issues that we are presenting before you to allow us to have flexibility in the design.

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TENA O'BRIEN
D.S. & PROBATE CLERK
FENTON COUNTY, OH

Mr. Homeyer: So, what is the distance from the proposed front door wall to the nearest wall of the garage? It looks like about 7' - 8' to me.

Mr. Maddox: From the front door to the opening of the garage is approaching 10'.

Mr. Homeyer: And the garage door is 16' - 18' wide?

Mr. Maddox: Yes. Probably 18'.

Mr. Homeyer: It's going to be really tight. You're not going to get a pick up in and out, I can guarantee that.

Mr. Maddox: I would say that the home owners understand that.

Mr. Bracy: Turning there, you have a slope. What's going to prevent a vehicle...?

Mr. Maddox: We will have to do some regrading.

Mr. Torrez: What I am having difficulty understanding is that your graphic is showing me 20', the garage is basically in the same spot as the car port, ...

Mr. Reamer: Correct, there property line would be here.

Mr. Linn: Pretty close to the next house.

Mr. Reamer: I think the intention the consultant is bring up is that the retaining wall that you see here, those blocks, I am assuming, would have to be continued and backfilled to create a bigger driveway.

Mr. Maddox: Yes, we will have to do a retaining wall most likely along the property line. We may have another conversation with the other owner since they use that shared area anyway.

Mr. Reamer: Based on this graphic, you have 15' maybe to the actual property line.

Mr. Tucker: That makes a lot more sense.

Mr. Bracy: Would you build a retaining wall out with fill so you don't drive off the edge?

Mr. Maddox: Yes.

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Public Comment:

Steven Holler, 8070 North Lakeshore Drive, Rogers
Focus of concerns: location of easement

ELPA O'BRIEN
 CL. & PROBATE CLERK
 CENTER (501) 781

Mr. Williams motioned for approval of the Variance. Mr. Maienschein seconded the motion.

Motion approved: 7 - 0

Mr. Maienschein motioned for approval of the minor replat easement. Mr. Williams seconded the motion.

Motion approved: 7 - 0

TECHNICAL ADVISORY COMMITTEE

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

1. **Robins Septic Waiver, #18-205, 12652 Miller Church Road, Bentonville; 18-09651-000**

Representative: Donald Robins, 12654 Miller Church Road, Bentonville

Staff gave a presentation on the Robins Septic Waiver, #18-205, 12652 Miller Church Road, Bentonville; 18-09651-000

Mr. Homeyer: Do you have anything else you would like to add to that?

Mr. Robins: No, not right now. I am still waiting on the Health Department.

Mr. Tucker: Two houses? Not a house and a shop?

Mr. Robins: No. It's going to be a trailer for my mother-in-law.

Mr. Tucker: So, existing house and an added trailer?

Mr. Robins: Correct.

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II. **Snow Variance, #18-208, 11442 Northridge Road, Pea Ridge, 15-17080-000**

TERESA O'BRIEN
CLERK OF THE CLERK
PEA RIDGE COUNTY, ARK

Representative: James Snow, 11442 Northridge Road, Pea Ridge

Staff gave a presentation on the Snow Variance, #18-208, 11442 Northridge Road, Pea Ridge, 15-17080-000

Mr. Homeyer: Do you have anything you want to add to that?

Mr. Snow: No, sir.

Mr. Maienschein: Is that a paved road?

Mr. Snow: No, sir, it's a dirt road. There are three houses passed it. It's a very skinny property as far as grass land and mature trees.

Mr. Bracy: You say this is an accessory building. What does that mean?

Mr. Snow: It's going to be a shop.

Mr. Homeyer: Is there a residence on the property?

Mr. Snow: No, sir. I am going to build on the far left where you see the majority of the vacant land. I was going to put the shop there, on that side of the property.

Mr. Tucker: There's really not anything this close to the road. Most of the houses are pushed quite a bit back.

Mr. Snow: The very middle of it is a drainage easement for the whole hillside for all of that road. I could move the shop more toward the middle, but then I am building up right where the drainage easement starts.

Mr. Tucker: So, the drainage is just to the west.

Mr. Snow: The drainage easement runs right in the middle of that property. So, the house would be on the left and the shop on the right. That way, I don't interfere with the drainage easement. I don't believe the easement actually starts until you get to the wood line. I could pad up and build up. There's one mature tree there that I would like to keep. I am going to build on that side anyway. I want to do a 60' x 40', three-tiered building. I could build a "chicken house" style shop; but, the houses are nice along there. I am just trying to "keep up with the Jones."

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TERRA DONOVAN
P. & PROBATE CLERK
WYOMING COUNTY, W.VA.

Mr. Tucker: Could you push it 5' - 10' further back?

Mr. Snow: I would have to wipe out probably 30 trees. It's possible.

Mr. Tucker: You are just picking up grade as you go down the hill?

Mr. Snow: Yes. Actually, the front of the shop when you see it, where the road is, perpendicular, the front side of the shop will actually be a two-car garage. Then, it will step down. There will be a pull-through for a boat or a trailer. Both of those will be parallel with the road. The bottom side will be an overhead door for a tractor or camper.

Mr. Maienschein: On a lower level?

Mr. Snow: Yes, sir. It will all have the same footer, same header running through and same roof line. It will be a multi-tiered shop.

Mr. Maienschein: Did you send out noticing?

Mr. Snow: The USPS has all been sent out. I picked up my signs today. I will go out and post them. Take pictures. Then go see Tracy (*Backs*) and give her all the copies. I spoke to most of my neighbors. I am from Pea Ridge. My wife is from Pea Ridge. To the one exception of the person just passed me, we have grown up with everybody on that road. We know them all.

III. Swenson Septic Waiver, #18-209, 10646 North Highway 43, Maysville; 18-16323-001

Representative: Darrin Swenson, 10646 North Highway 43, Maysville

Staff gave a presentation on the Swenson Septic Waiver, #18-209, 10646 North Highway 43, Maysville; 18-16323-001

Mr. Homeyer: Do you have anything else you wanted to add?

Mr. Swenson: No, sir.

Mr. Homeyer: Have you already received your septic approval from the Health Department for the second one?

Mr. Swenson: No, sir. I am still waiting.

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V. **LaRue Site Plan Review, #18-213, 5001 Wayne Trail, Siloam Springs; 18-15732-000**

TENA O'BRIEN
CLERK OF COURT
BENTON COUNTY, ARK

Representative: Nick Degan, CEI Engineering, 3108 SW Regency Parkway, #2, Bentonville

Staff gave a presentation on the LaRue Site Plan Review, #18-213, 5001 Wayne Trail, Siloam Springs; 18-15732-000

Mr. Homeyer: Do you have anything you want to add to that?

Mr. Degan: No, I think that covers it.

Mr. Homeyer: Who is the owner?

Mr. Degan: Well, it's a joint project. Trail Blazers is the main developer but it is in conjunction with the city of Siloam Springs.

Mr. Homeyer: That's what I thought. I just wanted to make sure.

4. **Other Business: None**

5. **Staff Updates - Administrative Approvals:**

- I. Acord / Simon Minor Subdivision, #18-114, 17381 Martin Pedro Road, Siloam Springs; 18-10509-000
- II. Groomer Minor Subdivision, #18-159, 13760 Gailey Hollow Road, Siloam Springs; 18-10983-001
- III. Jam Partners Minor Subdivision, #18-192, Kostner Drive, Rogers; 18-05270-003
- IV. Miles Minor Subdivision, #18-203, 1 Indian Creek Road, Garfield; 18-01931-000
- V. Morrow/Matlock Property Line Adjustment, #18-220, 27 Puckett Road, Rogers; 18-000621-000

6. **Discussion Items:**

The revisions to the regulations were reviewed by the Committee of the Whole last night. I did a short presentation for them. It was very straightforward. That has continued on to the Quorum Court where it will be read three times with three different readings. Stay tuned. I just wanted to update you.

Mr. Tucker: Will they do all three readings at once or three successive readings?

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Mr. Reamer: Based on what I heard from the County legal counsel and based on the size and complexity of this type of ordinance, it will have to be read three times. So, it will go through separate readings.

Mr. Homeyer: Are we talking about three months' worth of time or how much time are we talking about for the three readings?

Mr. Reamer: I believe that it is going to Quorum Court later this month; so, it will be this month, September and October at the minimum.

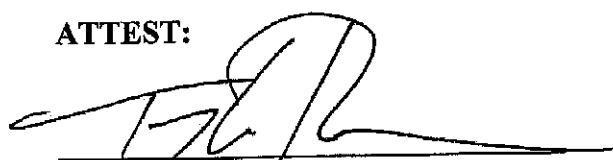
Mr. Homeyer: That's what I thought. Well, at least it's moving forward. That's the important factor.

Meeting Adjourned: 7:30 p.m.

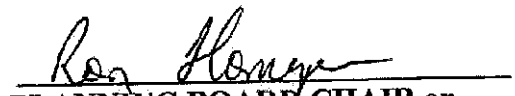
Next Meeting: Wednesday, October 3, 2018

APPROVED THIS 5th DAY OF September, 2018

ATTEST:


PLANNING DIRECTOR or
SENIOR COUNTY PLANNER

APPROVED:


PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR