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2018 MAR -8 AM 11:49



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

TENA O'BRIEN
CO & PROBATE CLERK
BENTON COUNTY, AR

February 21, 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 p.m. by the Planning Board Chair, Bob Bracy.

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

Staff present: Taylor Reamer – Planning Division Manager, Derek Linn – Senior County Planner, Tracy Backs – County Planner, Glenn Tracy – Building Official were present

Public Present: 13 people signed the sign-in sheet.

Disposition of Minutes: February 7, 2018

Mr. Maienschein motioned to approve the February 7, 2018, Planning Board Meeting minutes. The motion was seconded by Mr. Tucker. The motion carried 6 – 0

General Public Comment: None

Old Business: None

New Business – Items for Public Hearing:

- I. **Wildwood Farms Major Subdivision and Preliminary Plat Waiver, #17-299 and #18-019, North Mt. Olive Road at Wildwood Way, Gravette; 18-12297-009**

Representative: Guthrie Clingenpeel, Blew & Associates representing the Bradley's who live at the northwest intersection of Wildwood Way and North Mt. Olive Road in Gravette.

Staff gave a presentation on the Wildwood Farms Major Subdivision and Preliminary Plat Waiver, #17-299 and #18-019, North Mt. Olive Road at Wildwood Way, Gravette; 18-12297-009

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Mr. Bracy: Do you have anything to add to that, sir?

Mr. Clingenpeel: No, sir.

Mr. Tucker: Is there an existing fire hydrant on that corner?

Mr. Clingenpeel: There is an existing fire hydrant about a quarter of a mile to the east from the intersection.

Mr. Tucker: Okay. Do you know how big the water line is?

Mr. Clingenpeel: I have it labeled on the plat which I don't really have a copy of. There should be a label with an arrow.

Mr. Tucker: Oh, 6". Okay, that was my question.

Public Comments:

Kent Gaddy, 15673 Gaddy Lane, Gravette

Concerns: covenants in the area to prohibit trailer homes, minimum sizes for the homes

Mr. Tucker: That's a civil issue. We don't really control covenants.

Mr. Gaddy: What about trailer homes? How does Benton County look at that?

Mr. Tucker: Anything residential in the Count, it could be a trailer or a barn that's converted to residential, it really could be anything. We don't have any ordinances that regulate the construction of residential buildings.

Mr. Gaddy: Okay.

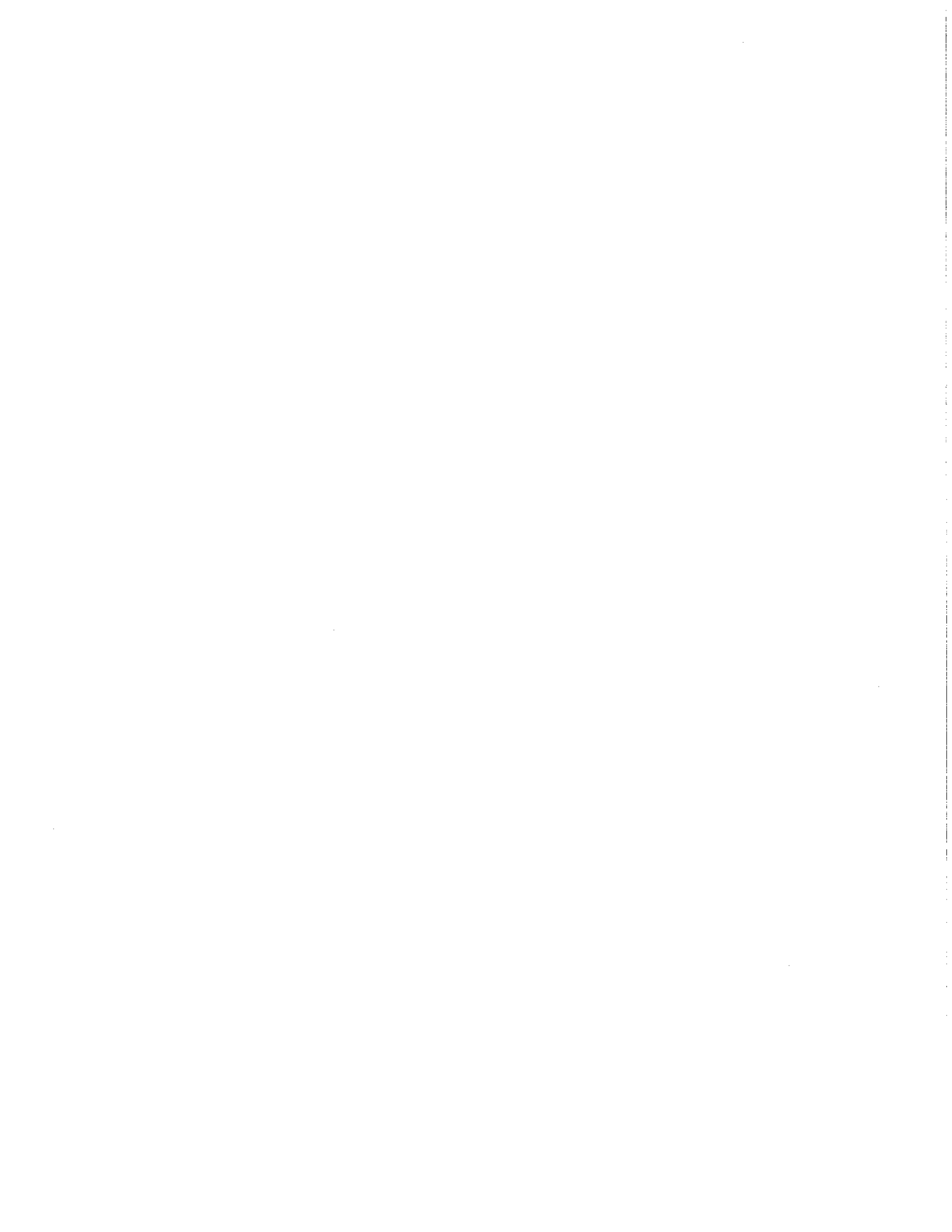
Mr. Tucker: Only that the lot size be a minimum of one acre.

Mr. Gaddy: So, there's no restrictions at all at how they use that piece of property?

Mr. Tucker: No, that's all a civil matter.

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Mr. Gaddy: Also, I never got notification of this via mail on this change of property. If it was sent to a P.O. Box, I've been out of town for two weeks and still have not received anything. I did speak to Tracy (*Backs*) to get the information that I have currently here.

Mr. Tucker: Are you within 500'?

Mr. Gaddy: Yes, I border the property just to the north. Is that something I should be notified directly of?

Mr. Linn: Staff provided a list of addresses that were within the required noticing of 500'. Staff also received proof of verification of those notices going out via first-class mail. We are not required to go out or to receive proof that the recipient touched the piece of mail. We did receive proof that all the mailings did go out to the subject addresses.

Mr. Gaddy: Do they not place those in the mail box?

Mr. Tucker: Whatever address is in your tax record.

Mr. Gaddy: Okay. So, it probably went to my P.O. Box then.

Mr. Linn: It goes to the billing address of the property owner.

Mr. Gaddy: Okay.

Mr. Reamer: P.O. Box 771.... That's where the piece of mail went.

Mr. Gaddy: Okay. Alright. That is correct, yes. I assume what I've got here they would have sent to me via PDF.

Mr. Reamer: Essentially, what was sent to your P.O. Box would be a single, 8-1/2 x 11 sheet of paper stating what was going to be at the meeting, where the meeting was and a generality of what was going to be discussed.

Mr. Gaddy: My last question is, how do I reach the person that did the lot splits so I can have more conversations with him about this?

Mr. Bracy: Are you talking about the owner?

Mr. Gaddy: Yes.

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Mr. Bracy: Well, we have a representative here but you have to add questions to the Board, though.

Mr. Gaddy: My question is, who is the owner of the property and what is the phone number?

Mr. Bracy: After the meeting, you can meet with the representative for any other questions you have.

Mr. Gaddy: Okay. Thank you.

Mr. Bracy: Do you have any comments on anything you've heard yet, sir?

Mr. Clingenpeel: I only have two small responses. At this time there are no restrictions or planned covenants to be filed with the subdivision. I do know that what ADH approved for the septic systems were for 3-bedroom houses, of 1,500 square feet. However, ADH views that, that would at least be what the perc tests were done for.

Mr. Tucker motioned to waive the requirement to hear this as a preliminary and final plat given that there is no infrastructure to be built prior to the final plat. Mr. Torrez seconded the motion.

Motion Approved: 6 - 0

Mr. Linn: We will need to get a decision on both the waiver and also the overall subdivision.

Mr. Homeyer: I make a motion that we approve the Wildwood final plat. Mr. Torrez seconded the motion.

Motion Approved: 6 - 0

II. Duce Setback Variance, #18-012, 18689 Trails End Lane, Garfield; 18-00578-002

Representative: Patty Duce, 18689 Trails End Lane, Garfield

Staff gave a presentation on the Duce Setback Variance, #18-012, 18689 Trails End Lane, Garfield; 18-00578-002

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Mr. Bracy: Do you have anything to add this that, ma'am?

Ms. Duce: Not at this time.

Mr. Tucker: Where is the septic compared to where this is built?

Ms. Duce: The septic is over to the right if you are looking at it from the road.

Mr. Tucker: Okay. So, it's not behind it. It's to the right of it. Okay. It says 58'. The scale is a little off on the drawing. It looks like it is under the building.

Ms. Duce: No, it's not.

Public Comments:

Janet Simrell, 13815 Byler Road, Garfield

I am the owner of Ventriss Trails Inn Resort and Restaurant. My husband and I bought the land in June of 1970. The road in question is the old Benton County 91 or today known as Benton County 1610, or Trail's End Road. To my knowledge, it has been in existence for more than 115 years. It was dedicated to the County three different times in the early 1970's and accepted by County Judge, Ralph Bolain. I have given the Planning Commission maps and court testimony to prove what I am saying.

In 1992, we were land locked back there. After we won the case in court, Judge Huffman gave the Simrell family and our heirs a court order giving our family control over the road in question. As per the court order, *"the road in question, known as old Benton County 91, Benton County 1610 or Trail's End Road, shall not be modified in any form or manner without the acquiescence of the Simrell family or our assigns."* Our resort and restaurant need this road. It needs to be widened to the County's specifications of 50' to the center line and paved.

Our family was one of the original 17 families who put up half of the money to pave Ventriss Road. Patty Duce claims that the garage she just had built too close to the County road, does not impede traffic. However, two cars cannot hardly pass at the same time. She claims that she didn't know about the 50' center line of the road. However, this is the second time that she has done this. About twelve years ago, she moved in a garage that is her home today and she still doesn't have a water well or water supply. Patty needs to be made to abide by the County rules and regulations like the rest of us. She told me that the

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building was portable so she shouldn't have any trouble moving it to the other side of the road where she has about two acres.

Again, the road needs to be widened to County specifications and it is very crucial to our commercial business.

Jody A. Simrell: 9484 Simrell Drive, Garfield

I am the head manager and resident of the Ventris Trail's End Resort. My biggest concern here is that I want to make sure that Trail's End Road is not going to have any problems with expansions for the future (widening, paving, or whatever). I don't want to see unnecessary curbs put into the road to make variances because someone built too close to it. We have people towing trailers, boats on a regular basis.

The other thing that I would like to say is that everybody that is building back there....and a lot of the home establishments are new, and everyone knows that when you are going to build a building, you go and call the Planning Commission and ask for a permit or what it is going to take to get that building in. Everybody has followed these rules pretty much. If we start saying that you don't have to follow the rules, what kind of a message is that giving to all the other residents that have followed the rules? These are things that I have concerns about. I want to make sure that the County road is going to be maintained and able to be widened correctly with no unnecessary curbs put into it, or variances or anything in that manner. Thank you.

Keith Wright, 18700 Trail's End Road, Garfield

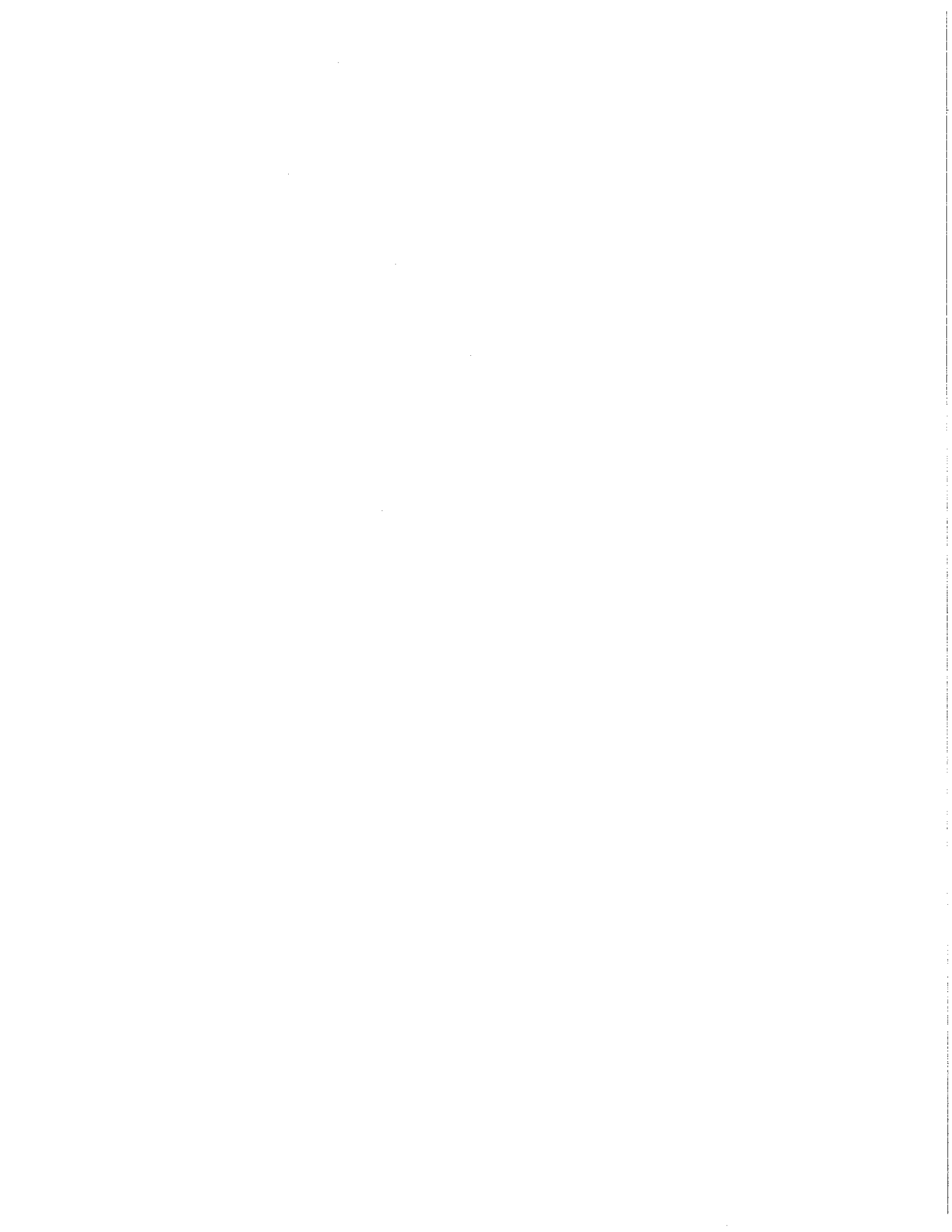
I have concerns as far as if we make allowances for variances that it can affect property values. We have a lot of our retirement money tied up in our home. I am just concerned if we have variances, it can affect my property value. Other people, if they were to build on the road, if we give additional variances, it kind of leaves room for them to say, "*Well, it's been done before. We can build closer to the road.*" Because there are properties that could be of interest.

The last thing is that I am concerned about the possibilities of being able to pave Trail's End and if that could cause problems where we've got buildings too close to the road. Thank you.

Ms. Duce: My mother and I bought the property in 2002. We cleared the property by hand and basic tools to clear the land. We proceeded to build a little

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house. In that respect, the County road setbacks at the time I just assumed that they were still the same. I did look on the web site to question it for the County road setbacks. This is a gravel road. It's a dirt road. The only thing I could see on the website at that time was 25' setbacks. I assumed that that it was the same as when I built my little house.

As far as having a water well in there, no, I do not have a water well because I was quoted a price of \$19,000 to have a water well put in. I am on a very fixed income, so I don't have \$19,000 just sitting around.

The building permit, I was with the understanding through the website that the building permit would have to be considered if there were footings going to be dug. That's why I didn't go get a building permit. I assure you that I am not just trying to get away with something. I am a do it once, do it right kind of gal. I even added extra braces to the building, extra tie downs and all that type of thing. I was under the impression when I bought the building that it was a portable building because I owe money on it. If I don't pay the payments, they can come in and load it onto a truck and take it away. It's not concreted in. There is no slab or anything else. It's gravel. All I wanted was a garage that I could park my car in so it wouldn't get hailed on every time it hails.

I've been sitting there dormant for the last seven or eight years trying to scrape together enough to go ahead and add a garage. All the neighbors drive by and say that it is such a nice building, it's beautiful, it's good quality and all that. Then I come to find out that I am being reported. I honestly follow the rules. I build above and beyond what I am supposed to as far as code. I added extra braces, extra everything. That added to the cost about \$500 for me to do that.

As far as the road widening, I did not change the road. I don't know where people think that I changed the road. There is a picture of it right there. I didn't touch the road. I was under the impression that the setbacks were 25'. I had it at 28', so I thought that I was in compliance. That's my mistake. I apologize for that. I didn't mean anybody any harm or anything. I just wanted a garage for my car.

There is nowhere else to put it. Everybody keeps saying, "Can't you move it here. Can't you move it there?" There is nowhere else to put it. That's the flattest part of my land.

As far as the road widening, three years ago, the County came out and asked me if it would be okay to widen the road. I said, "Sure, you can take that side of the

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road." I agreed to give them...you can take out trees, whatever because I agree, the road needs to be widened. It's the Simrell's boat traffic that has the problem. I understand that. Even if the building wasn't there, there's still a problem traffic wise.

My neighbor, Keith, drives the school bus. As it sits, it's not wide enough to have the school bus and another car or truck pulling a boat to pass. There is no extra space. So, I agreed to the County to come out and widen the road. I told them that I would sign it off to them. I don't have a problem with that but, I didn't change the road. Thank you for your patience. I appreciate it.

Mr. Bracy: *Asks to review aerial views and street level photographs provided by Staff.* My question during TAC was, what the hardship was to put this building to the south or anywhere else?

Ms. Duce: On the south side of the road is an old log road. Off of that road, going south, is on a down hill slide. I would have to bring in truck after truck to fill the hole to build anything there. The reason why I put it on that side is because it is the flattest part of my land and it was in closer proximity to the house, instead of being across the road.

Mr. Bracy: I understand that. There seems to be quite a bit of property to the right of the house, or east. What hardship would that have been?

Ms. Duce: It's downhill. I live on top of a mountain, basically; and there's nothing flat.

Derek Linn provides a topo map of the property on the screens.

Mr. Maienschein: What is the size of the garage?

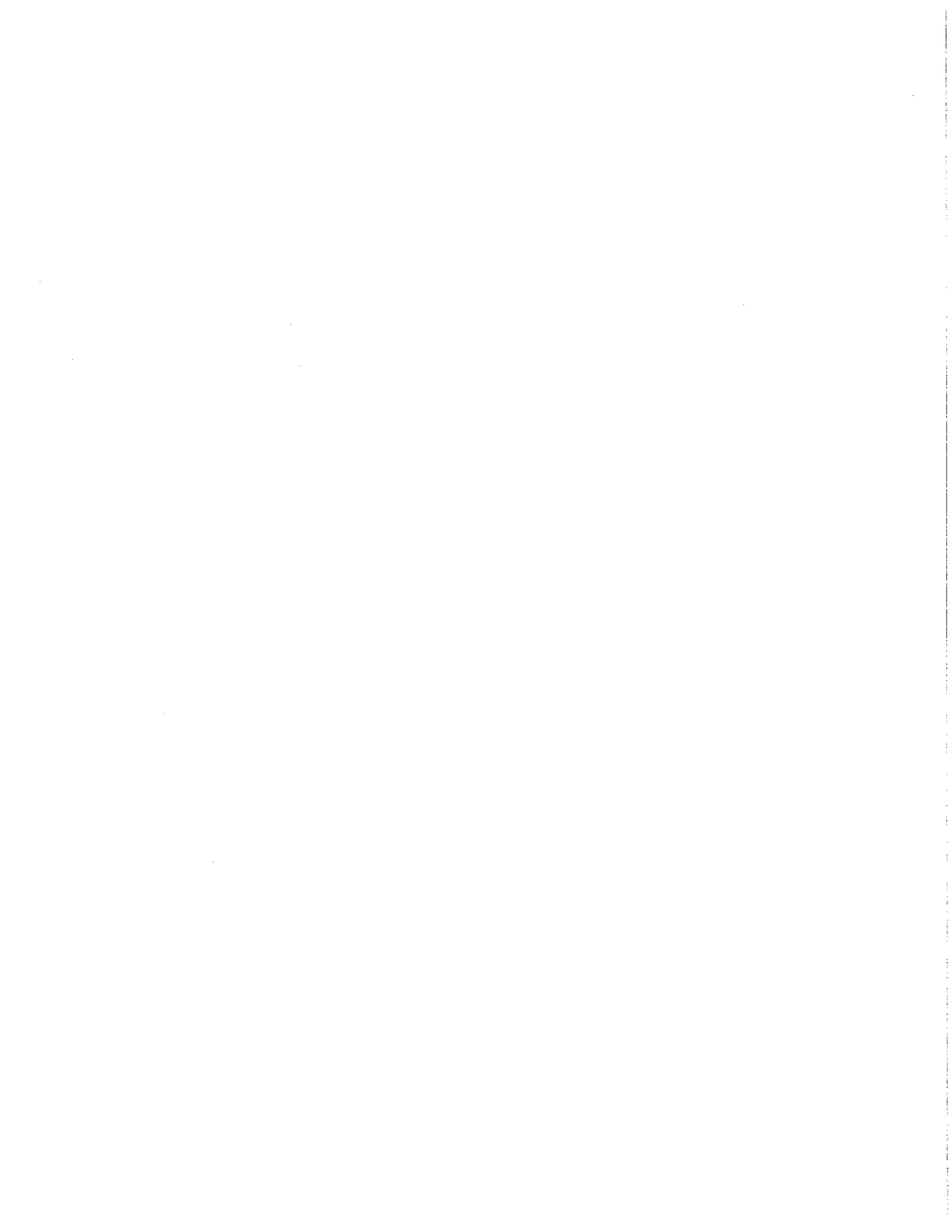
Ms. Duce: 25' x 36'

Mr. Tucker: Is it a pole building?

Ms. Duce: No. It's just a metal building. It's 26-gauge metal.

Mr. Tucker: Built over a frame?

Ms. Duce: Built over a frame.



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Mr. Bracy: It's not anchored to the ground in any fashion whatsoever. Did the contractor not anchor this building to the ground?

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Ms. Duce: Yes, with mobile-home anchors drilled into the ground.

Mr. Bracy: According to the rules, that is a permanent structure. Anything that is fastened to the ground, whether there is concrete below that or not, is considered a permanent structure. Unfortunately, Benton County has had a variety of changes in 2014. You were probably correct in understanding that back in the early 2000's, 25' was the setback for a road; but it has not been that for a number of years. Whoever guided you this way was misleading.

Ms. Duce: Well, I guarantee you that if I every do decide to build anything else, the first person I am calling is Glenn Tracy. I am sure he is thrilled to hear that.

Mr. Tucker: Looking at the topo, if you set back 50' on the south side of the road, it's in a steep area too. It would have at least 4' of fall in any direction.

Ms. Duce: That was the flattest spot on the property and it was in closer proximity to the house. When you park your car in the garage, you don't want to have to walk very far to get to the house. I would have built it closer to the house but I couldn't find a flat enough spot. Where I did build it had to have fill dirt put in. A friend of mine was building a pond so he had extra fill dirt.

Mr. Linn: It's important to keep in mind that 25' from the center of the road is the edge of the right of way. At 28', this building is 3' out of the right of way. But the building setback is the 50' from the center of the road.

Mr. Maienschein: So, you are saying that she is still 3' outside of the right of way?

Mr. Linn: That's correct. But well within the setback.

Mr. Tucker: So, to answer the question, Could the road be widened? Yes, it could be widened.

Mr. Linn: It could become a 50' wide road. Yes.

Mr. Tucker: We don't build roads 50' wide.

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Ms. Duce: I wish they would. I have people drive in my yard the same time.
There's boats and trailers that drive through my yard.

Mr. Bracy: So, we have clarity, it is out of the right of way.

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Mr. Linn: Yes, about 3'.

Mr. Bracy: The utility pole that we see in this elevation looking at the house, away from the resort on the left (south side) of the building, when the County ever widens this road, they will have to relocate the utilities on one side and remove some trees on the other to get them out of the right of way. That's not in our jurisdiction. My advice is if you want road improvements, go to the County Road Department. They are the ones to make the decisions on road maintenance.

Mr. Homeyer moves that the variance is approved. Mr. Tucker seconds the motion.

Mr. Bracy: This variance would not impede upon the County building a paved road or widening this road here.

Motion Approved: 6 - 0

**III. Martinez Site Plan Review, #18-020, 5475 and 5529 Colvin Place, Lowell;
18-02843-001**

Application rescinded on February 13, 2018

IV. Planning and Development Regulations – Proposed Revisions

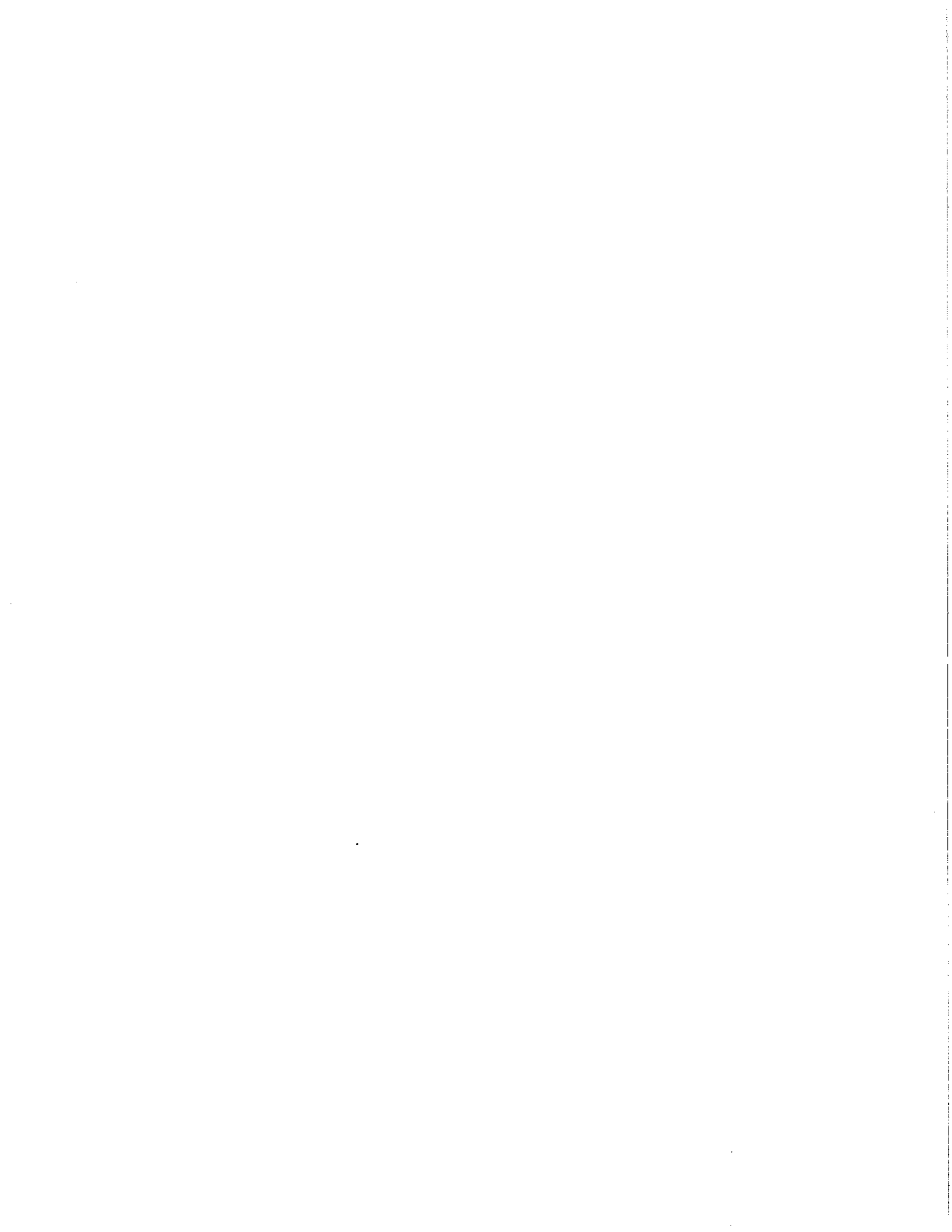
Staff gave a presentation on the Planning and Development Regulation
Proposed Revisions

Final copy of the revisions was provided and discussed.

Mr. Reamer: This document will be forwarded on to the Administrator of General Services and then potentially on to the Legislative Committee of the Quorum Court. I can answer any questions and go through all the revisions if anybody has any questions.

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Mr. Maienschein: I have a question about the appeals. There is a discussion about citizens being able to appeal. Is that being rewritten or considered in this?

Mr. Reamer: The current revision for that section shows that the Board of Appeals will apply only to applicants, meaning any person who has applied to this Board would be able to file to the Board of Appeals for a decision by the Planning Board.

Mr. Maienschein: So, are you considering revising that?

Mr. Reamer: Not at this time. No.

Mr. Tucker: So, it's already changed to the applicant?

Mr. Reamer: Yes. That is a proposed revision.

Mr. Tucker: Were there any additional questions or comments by our Counsel?

Mr. Reamer: I have not received any additional comments.

Mr. Bracy: But, this proposal is not changing the definition of who applies for that? That already existed. This is just reaffirming that?

Mr. Reamer: Currently, the regulations read as "*citizens may apply to the Board of Appeals.*" That word "citizen" is being revised and changed to "applicant" stating that applicants may apply to the Board of Appeals to appeal decisions made by the Planning Board. That is one of the changes to that section.

Mr. Bracy: But, there is language in there presently that also defines that a citizen is the applicant.

Mr. Reamer: An applicant per definition of the regulations is someone who has applied to the Planning Board. Therefore, an applicant would have seen the Planning Board. A decision would have been made on their project. They would then be able to use the Board of Appeals for an appeal of the decision of the Planning Board.

Mr. Tucker: So, essentially this only applies to denials or conditions that the applicant finds unacceptable.

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Mr. Reamer: Correct. That was under direction of County legal counsel as was heard at the Board of Appeals meeting on February 12, 2018, as well.

Mr. Maienschein: That was their outcome?

Mr. Reamer: Correct.

Mr. Bracy: Last Monday, the Board of Appeals decision was that the applicant was the one.

Mr. Maienschein: So, a citizen's gripe would go into the Civil Courts then?

Mr. Reamer: Correct.

Mr. Bracy: Yes, it would have to go into another venue.

Mr. Tucker: I understand Mr. Spence's opinion that a citizen's standing should be determined by the court for an appeal, not us, was the basis of why we don't hear appeals that are not related to the applicant.

Mr. Reamer: That would be correct. You would vote to forward this onto the Administrator of General Services and then onto the Legislative Committee of the Quorum Court.

Mr. Maienschein moved to approve. Mr. Tucker seconded the motion.

Motion Approved: 6 - 0

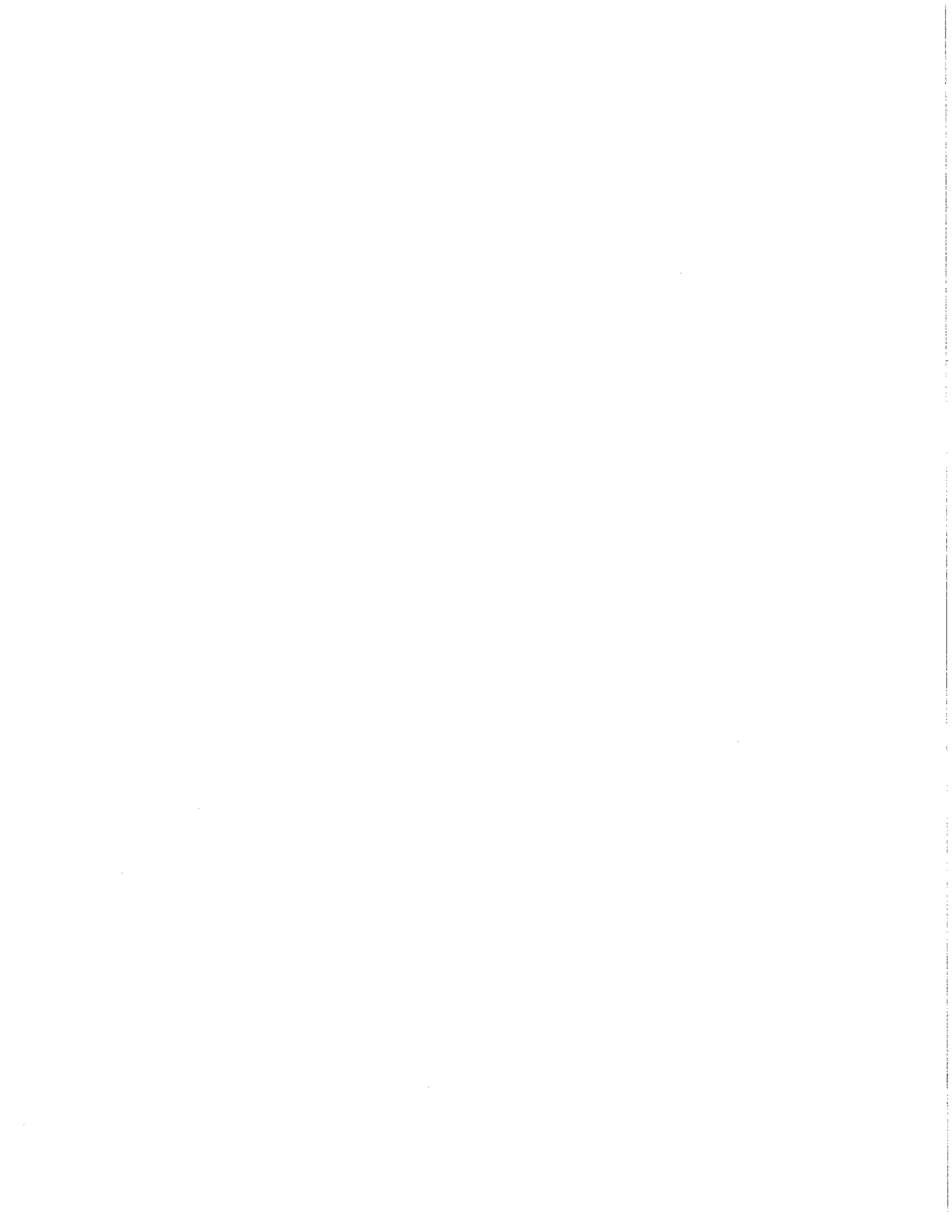
TECHNICAL ADVISORY COMMITTEE

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

I. Nguyen Septic Waiver, #18-024, 24515, 24525 Timlake Road, Gravette;
18-16501-004

Hoang Nguyen, 24515, 24515 Timlake Road, Gravette

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Staff gave a presentation on the Nguyen Septic Waiver, #18-024, 24519, 24525
Timlake Road, Gravette; 18-16501-004

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Mr. Tucker: So, the two houses, one for you and one for a worker?

Mr. Nguyen: Yes. I moved from California here a year ago. I never had a home. I lived in my car. I lived in the well house. I built a farm with a chicken house. I built a home for my parents to move in. I need a mobile home or a home for a worker. This is a big farm. I can't do it by myself. First, I designed it with one septic. I was told no, I need the second septic design. I called the Health Department and got the septic design. I got the approval from the Health Department. I went back to get the building permit and they said it was not allowed. I need a second septic for the worker.

**II. Snyder Setback Variance, #18-031, 10125 Oklahoma Drive, Rogers;
15-05950-000**

Richard Snyder, 8363 Chestnut Drive, Rogers

Staff gave a presentation on the Snyder Setback Variance, #18-031, 10125
Oklahoma Drive, Rogers; 15-05950-000

Mr. Bracy: Do you have anything to add, Mr. Snyder?

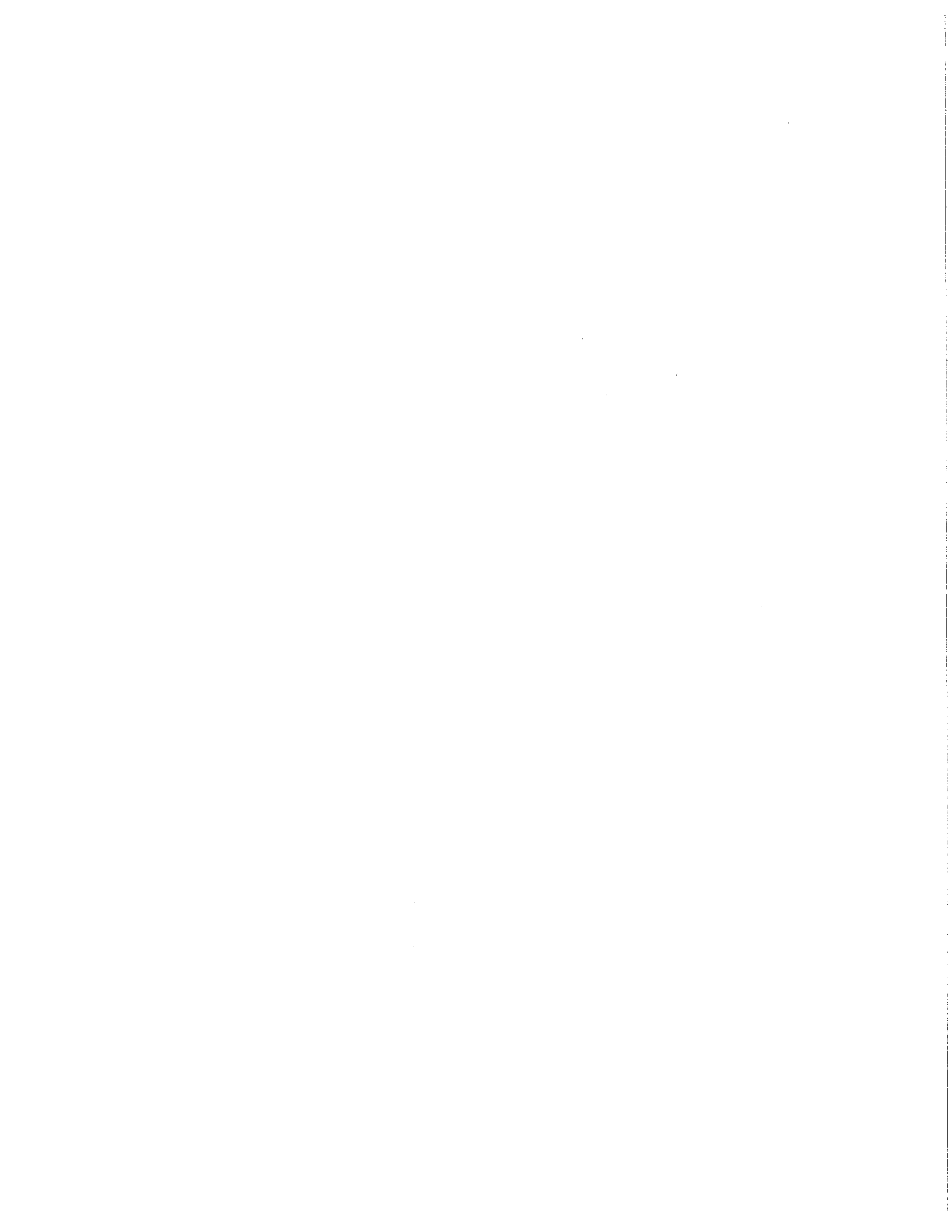
Mr. Snyder: I would just like to point out that it is the old community of Monte Ne down there. A lot of homes have been there for a long time. There are many other homes that are close to the road because that is the way they used to build them. At least four others within 400' are that close to the road. So, it's something that is normal around there. I bought this home. It needs to be fixed up. My intention is to fix it up and make it really nice. I want to put the carport on there. There's plenty of room to the side. I wouldn't encroach any building lines that way. I don't think it's going to be an eyesore or look strange in any way. I just want to fix it up and have a carport there.

Mr. Tucker: You're on the uphill side, right?

Mr. Snyder: Yes.

Mr. Tucker: So, behind your house, if you go basically straight up hill.

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Mr. Snyder: My house is close to Oklahoma Road. The only level spot around this house is right there where I am proposing to put the car port. The ground slopes to the south and to the east pretty drastically there. I am on the south side of the road. Around that whole house the land slopes off except for right there where that driveway is. There's a well out there that would impede construction to the south.

Mr. Reamer: Mr. Snyder owns multiple parcels in this area, all under common ownership. The subject of this particular variance is the parcel outlines in blue here.

Mr. Bracy: So, what appears to be a roadway coming from Charlton Drive, is not in this property.

Mr. Snyder: That's an old driveway. No, there's no road there. I think that is the old Monte Ne layout from 100 years ago.

Mr. Bracy: The house is closer to the road than the proposed carport?

Mr. Snyder: Yes.

Mr. Bracy: Would there be any hardship to have the drive come off this other roadway rather than Oklahoma?

Mr. Snyder: I don't own that right of way. The people next to it....

Mr. Bracy: It is my understanding from Mr. Taylor (*Reamer*) that that rectangular piece of property is yours. It's a different parcel but still your ownership.

Mr. Snyder: Yes, sir.

Mr. Bracy: That's the piece that I am referring to. It looks like there's a roadway already there. People drive back and forth there and cut down the vegetation?

Mr. Snyder: No, there's not a roadway, driveway or anything there right now.

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Mr. Reamer: Let me try to clean up this map just for a second. Mr. Snyder's property is 10125 Oklahoma. That is the subject of the variance. Mr. Snyder actually also owns this property here where the existing garage is as well as this area on Charlton. This property here is under separate ownership.

Mr. Bracy: That portion right there is his property but a different parcel.

Mr. Reamer: Correct. Yes, sir.

Mr. Tucker: We would have setback issues on any of them.

Mr. Reamer: Yes, potentially.

Mr. Homeyer: Just for my clarification, this setback variance that he is requesting tonight, is that for the building that is existing now or is that for the new carport? It seems like the carport is further back than the variance being requested.

Mr. Reamer: The carport is still within the building setback. The new improvements are subject to current regulations. The existing house would be nonconforming. The new construction taking place on site is required to meet setback regulations. Although set back further than the existing, nonconforming house, the carport is still within the County required setback.

Mr. Bracy: It's out of the setback but it's not beyond the 50' from centerline.

Mr. Reamer: The proposed carport is outside of the right of way but still in the setback. There is no compliance with the building setback as proposed.

Mr. Tucker: When Monte Ne was incorporated, it may have been within their setbacks so it is grandfathered in.

Mr. Reamer: It's a nonconforming structure. But the new improvement, being the carport, requires it to meet County-required setbacks as they are today.

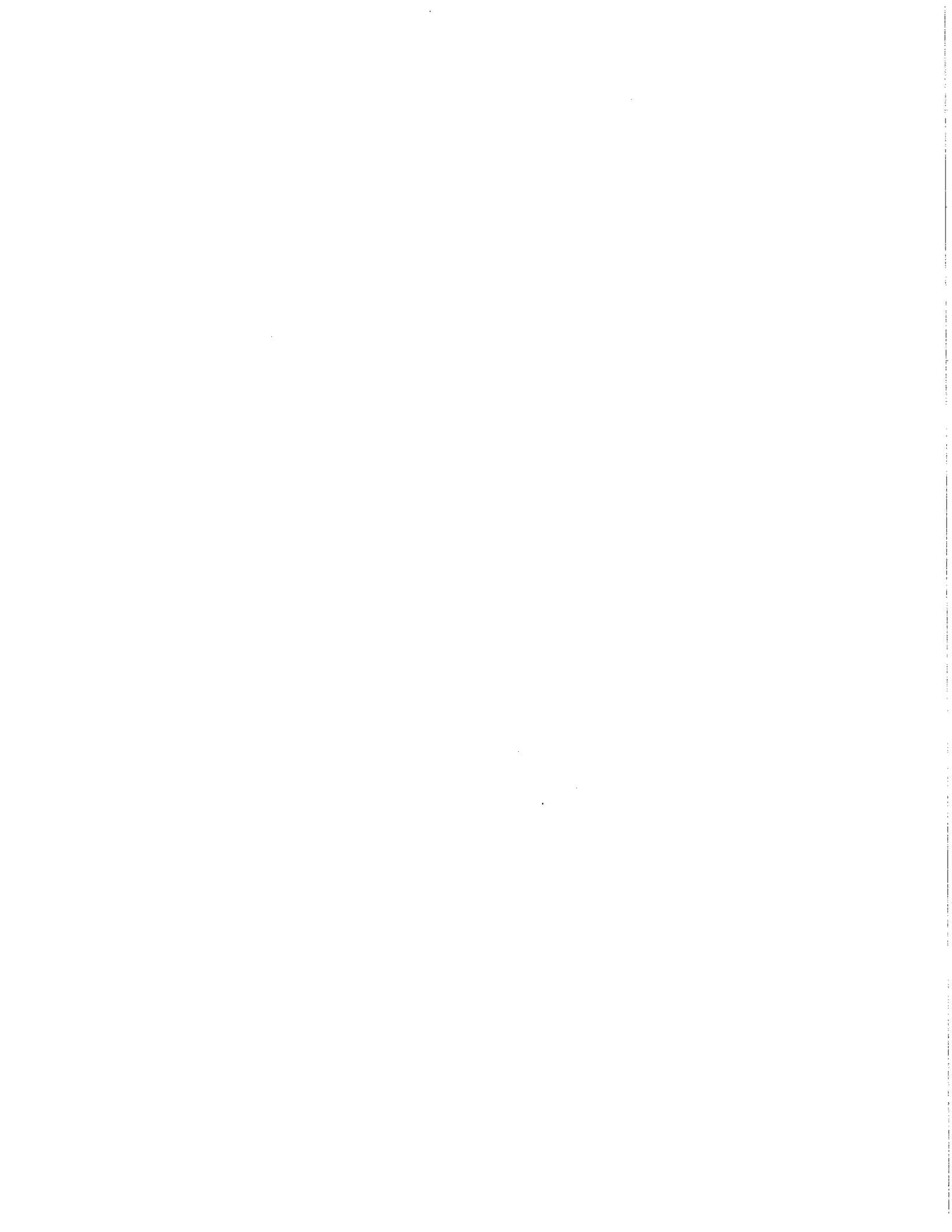
Mr. Homeyer: So, if we grant this variance he is requesting, the house will still be nonconforming?

Mr. Reamer: Correct.

Mr. Bracy: But the new construction will be out of the right of way?

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Mr. Reamer: Correct.

Mr. Tucker: When you write the consideration, can you state that? Existing structure to remain as a nonconforming structure. Proposed improvement as of 2018, subject of this variance, is.... Yes, I can.

4. Other Business: None

5. Staff Updates - Administrative Approvals:

- I. Goldman Minor Subdivision, #17-303, 15117/15141 Phelps Road, Siloam Springs; 18-11050-000, 18-11050-001
- II. Conner Minor Subdivision, #18-010, 8452 LaRue Road, Rogers; 15-11225-000
- III. Sutton Minor Subdivision, #18-015, 11037 High Sky Inn Road, Hindsville; 18-01094-000

6. Discussion Items: Agricultural Land Use – Equine Shows / Rodeos

Agricultural use - “barrel racing “/ “calf roping”

Mr. Reamer: Our director had placed this on the agenda. This is further clarification from the previous conversation the Board had at the last meeting outlining a rodeo. I believe the director is seeking further clarification on barrel racing and calf roping as potential elements of a rodeo or not elements of a rodeo.

Mr. Tucker: APA basically says that when you invite someone else to your property, that’s when you move from a personal use to a commercial or event use. If they were going to do barrel racing and calf roping as part of training their own animals, as part of the agricultural aspect of raising horses for barrel racing and calf roping, that would be consistent with agricultural use.

When they invite people to participate or watch, now it’s an event and it’s an assembly.

Mr. Maienschein: What if it’s a private club?

Mr. Reamer: Previously, the Board has reviewed a private club as not residential and not agricultural. So, therefore, it would be regulated by County ordinance and the Planning Board.

Mr. Tucker: Mr. Homeyer presented one of those. It was an arena. To be consistent, we would have to review it.

Mr. Reamer: That’s all I needed.

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Mr. Bracy: Is there also language there talking about being commercial if there is a financial vehicle involved? That makes it commercial rather than private?

Mr. Reamer: There is no mechanism within our regulations other than the definition of commercial use with is any trade, industry use for profit, I believe.

Mr. Tucker: But even a nonprofit has...

Mr. Reamer: Correct. Membership dues, event access passes or what have you.

Mr. Collyge: Basically, they have to have some kind of formal membership or guidelines. If it's just a bunch of people getting together to barrel race....

Mr. Reamer: It presents challenges.

Mr. Collyge: Yes. If you consider just people getting together as barrel racing enthusiasts, then every gun range where someone has a bank of dirt and they get together to pop off rounds every weekend, would be a shooting range.

Mr. Tucker: I guess it depends on how formal it is.

Mr. Collyge: Yes, do they have some kind of articles, memberships or t-shirts? If they are just raising horses because they are a bunch of barrel racing enthusiasts and someone has built an arena and they go out and time ourselves and have fun... I see the issue is if they have some kind of formal organization like shooting ranges, archery or car enthusiast's clubs.

Mr. Reamer: Would there be a consideration, just based off Staff research, researching nonprofits, LLC's, things like that, that become more organized.

Mr. Collyge: Yes.

Mr. Reamer: I think we can look at it that way too.

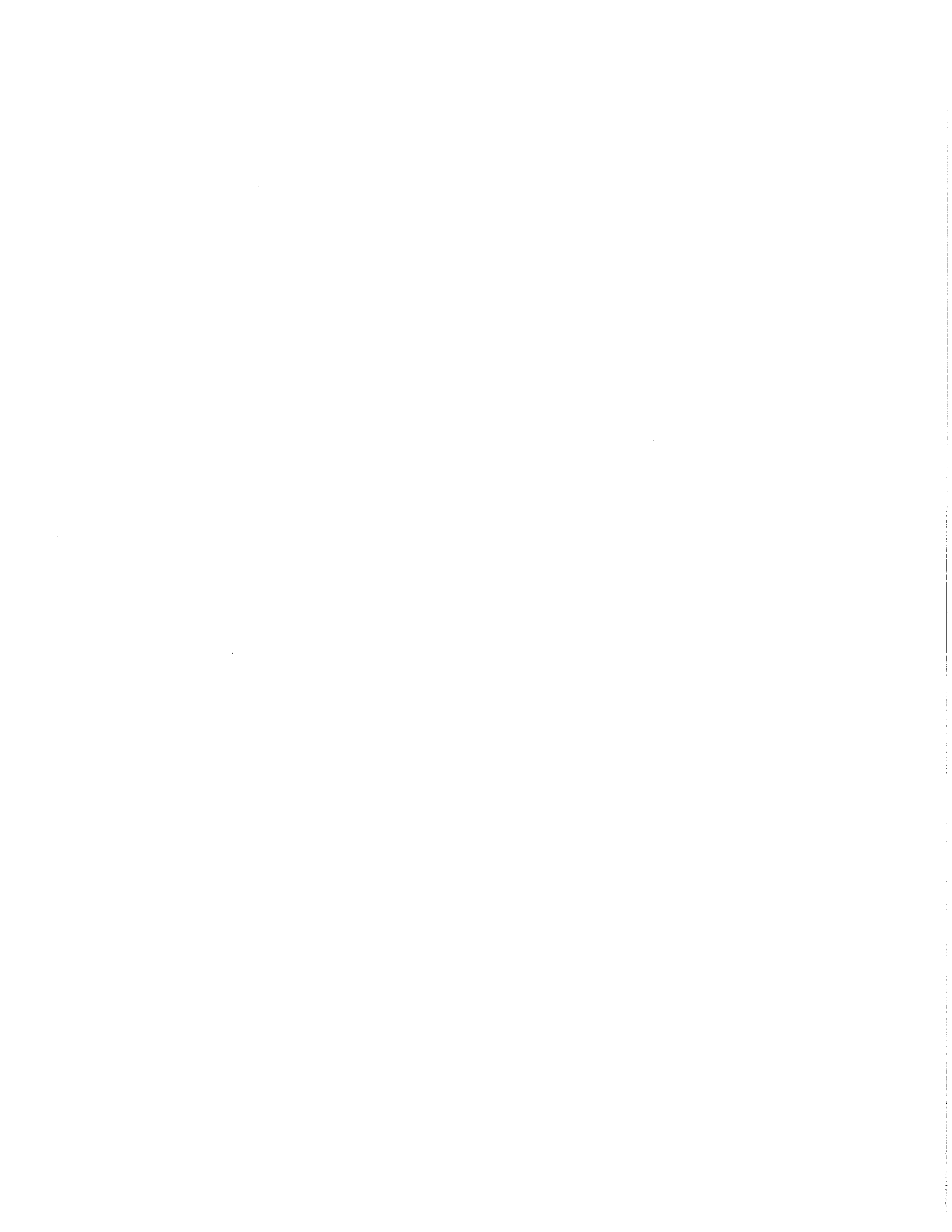
Mr. Tucker: How formal are you? Are you inviting people to come and have parking organized and someone is going to tell people where to park...? There's one in Seligman, yes; but they are not formal and have events there. That's just where they go to practice when they practice.

Mr. Reamer: I think Staff can utilize all these comments. We appreciate it.

Meeting Adjourned: 7:20 p.m.

Next Meeting: Wednesday, March 7, 2018

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TENA O'BRIEN
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BENTON COUNTY AR

APPROVED THIS

7th

DAY OF

March

ATTEST:



**PLANNING DIRECTOR or
PLANNING MANAGER**

APPROVED:



**PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR**

