

September 15, 2010
NOTICE OF REGULAR MEETING AND PUBLIC HEARING MEETING OF THE
BENTON COUNTY PLANNING BOARD

WHEN: September 15, 2010
TIME: 6:00 p.m. The Benton County Planning Board will meet to receive Public Comments on any of the proposed projects on the agenda.
PLACE: Benton County Administration Building, 215 East Central Avenue Quorum Courtroom, 3rd Floor (Suite 324), Bentonville, AR 72712

MINUTES FOR REGULAR PUBLIC HEARING

1. **Call to Order**

2. **Roll Call**

Mr. Borman, Mr. Cole, Mr. Curtis, Mr. Gurel, Mr. Knight, and Mr. Ward were in attendance. Ms. Bachert and Mrs. Sidwell represented the planning department.

3. **Disposition of the Minutes** of August 18, 2010 public hearing meeting as distributed. All members approved the minutes as distributed.

4. **Reports of Planning Board members**

There were no reports from the board members.

5. **Public Comment**

Elizabeth Bowen introduced Clint Hopper of Craft & Tull. Mr. Hopper spoke regarding the Blue Book Amendment Request for Survey and Plat Requirements. He explained that his company has been able to utilize the data for 7 years and it has allowed them to gain efficiency and time. Mr. Hopper stated that having the data available on the GIS system is invaluable to any surveyor. He added that the equipment costs are minimal at \$10,000 to \$30,000. Mr. Hopper commented that due to Federal Government changes the current equipment will be unusable in 2 – 5 years. He added that he felt anyone not using GPS at this time would not be competitive in the market. Mr. Hopper stated that he was not aware of any surveyors that did not have GPS capabilities. He said that Rogers and Bentonville both require the data on plats but he is not sure about all the cities in the county.

6. **Old Business:**

- A. Board Discussion - **Blue Book Amendment Request – Survey and Plat Requirements** - Elizabeth Bowen, Benton County GIS Coordinator and Ronald Ridout, Benton County Surveyor

Elizabeth Bowen stated that she wanted to update the board regarding the amendment request for survey and plat requirements. She added that there are 32 surveyors in the county and of those 25 have filed plats with state plane coordinates in the past 2 years. Ms. Bowen commented that 11 of the 25 companies have filed state plane coordinates on plats outside the city limits in unincorporated Benton County. She stated that it has been suggested that we will need a set of Control Monumentation like the city of Bentonville and Rogers has. Ms. Bowen stated that in order to do that, 50 additional control points would need to be added. She said that there would be a control system set up every 2 miles in the county where people could set their GPS unit up to route from there to the location of the survey they are

working on. Ms. Bowen stated that the estimated cost for each control monument would be from \$650.00 to \$1,000.00. She added that there are currently surveyors who do not use this method called RTK (Real Time Kinetic). Ms. Bowen acknowledged that she has maps of the existing control available and the approximate locations for additional control monuments.

Mr. Gurel asked if the existing control points would be adequate to put the measure into force. Ms. Bowen stated that there are methods available now to obtain the data without using the existing control points because the OPUS satellite system can be used. Mr. Borman questioned the funding for upwards of \$50,000.00. Ms. Bowman stated that she did not feel the Quorum Court would approve the funding but it may be obtained through grants or from cities if the control monument was located within their planning areas. Mr. Gurel stated that a large portion of the county would be covered by Corps monuments all around Beaver Lake. Ms. Bowen stated that according to the Corps, private industry cannot use those monuments as control points.

Mr. Ridout stated that some of the monuments could be set by private industry working in the area and using GPS systems. Mr. Borman asked if Mr. Ridout, as a surveyor, would have any objection to the ordinance moving forward without the control points. Mr. Ridout recommended that the Planning Board contact surveyors and host a public hearing to get input from the surveyors in Benton County. Mr. Curtis asked how long the cities have required the data. Mr. Ridout speculated that it was close to 6 years.

Ms. Bachert stated that Benton County Attorney, George Spence recommended providing the data to support the benefit to the residents of Benton County when an ordinance is presented to the Quorum Court. She added that support of the GIS system alone would not be sufficient to support a request for funding. Mr. Borman recommended that there not be any request for funding in the ordinance. Mr. Ward agreed.

Ms. Bowen asked if the board would like to require that all plats and surveys provide the data or just those projects that come before this board. Ms. Bowen stated that maybe this is a question for Mr. Spence. Mr. Borman and Mr. Ward stated that it needs to be done across the board. Ms. Bachert asked how this would be implemented. Mr. Borman stated that it would have to be in a timeframe effective on a certain date. Mr. Curtis said that it was usually 60-90 days. Ms. Bowen asked who will enforce the ordinance. She added that Mr. Spence needs to address this issue. Mr. Borman stated that these are details that will be worked out in the draft phase. Mr. Gurel stated that this would benefit the residents of Benton County because it would enable property taxation to be more accurate. Ms. Bachert stated that it would benefit the county with flood plain data.

Mr. Knight asked Ms. Bowen to have an update at the October 6 meeting.

7. New Business:

A. JP District 02 – Large Scale Development Expansion – Lowell Mine Expansion – Rogers Group - 4850 East Highway 264, Lowell 72745

The outstanding stipulations from the TAC meeting are as follows:

- Details on site plan for vegetated berm

Vice President Tim Gorman of Rogers Group represented the project. Mr. Gorman stated that the burden testing should be on the Beaver Water District. Mr. Borman suggested that the stipulation should be worded as follows.

- Rogers Group will allow Beaver Water District permission to access and sample for testing of COD, Oil and Grease, TSS and pH for a period of one year.

Mr. Borman stated for the record the following stipulations recommended by the Beaver Water District as follows.

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- Rogers Group will indicate on the site plan the existing vegetated buffer strips around the Anderson property and along Nelson Hollow Creek.

Mr. Curtis made a motion to approve the project for expansion with the stipulations, Mr. Ward seconded the motion. All board members voted in favor of the motion.

8. JP District 11 – Study Tower Final Review – Red Barn Wind Project – 19145 Hwy 62 East, Garfield

There was no representative for the project.

Mr. Ward made a motion to table the project until the next scheduled TAC meeting on October 6, Mr. Knight seconded the motion. All members voted in favor of tabling the project.

Mr. Curtis asked how the board would like to proceed since the commercial development matrix ordinance was tabled. Mr. Borman suggested that Mr. Curtis continue working with the Quorum Court to get it passed. Ms. Bachert stated that she thought that Mr. Glass had prepared a statement with regard to the matrix. She recommended that Mr. Curtis email Mr. Hanna regarding the subject.

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