

BENTON COUNTY PLANNING BOARD

June 2, 2010, 6:00 p.m.

The Planning Board was represented by Scott Borman, Jim Cole, Mark Curtis, Lane Gurel, Bill Kneebone, Ken Knight and Heath Ward.

Staff was represented by Ronette Bachert, Teresa Sidwell and Karen Stewart.

TECHNICAL ADVISORY COMMITTEE STIPULATIONS

New Business:

1. **JP District 13** – Large Scale Development Compliance – **Riverside Entertainment and Five Star H & C** – 17023 Chambers Springs Road, Siloam Springs

Mr. Tim Reed represented the project. The Board stipulated the following.

- Applicant must submit Health Department septic approval to Staff.
- Water supply must be approved by the Health Department and written approval submitted to Staff.
- The hours of operation must be submitted to Staff.

2. **JP District 09**– Large Scale Development – **BBG Holdings Fertilizer Plant** – 10397 & 10401 Haxton Road, Bentonville

Mr. Phil Swope of Grey Rock Consulting represented the project.

- Applicant must submit FEMA floodplain certification.
- Hazardous chemical compliance letter must be submitted to Staff.
- Written septic approval from Health Department must be submitted.
- Fire Marshal letter regarding storm water detention must be obtained and submitted to Staff.
- Solid waste disposal contract must be filed with Staff.
- Public utility service agreements must be filed with Staff.
- Letter from Cave Springs Fire Department must be provided to Staff.
- Board requests documentation regarding the differences in the old code and the current Arkansas Fire Prevention and Safety code.
- Proof of notification of adjoining property owners must be submitted to Staff.
- Contour levels in 5-foot intervals must be shown on site plan.
- Lines for notarized property owner signatures must be shown on plat.

3. **JP District 12** – Large Scale Development – **APAC-Central, Inc. Portable Asphalt Plant** – 20179 Bill Young Road, Siloam Springs

Mr. Bob Bryant of APAC represented the project.

- Stormwater detention plan must be submitted to Staff.
- Sedimentation and erosion control plan must be filed with Staff.
- Verification of compliance with Arkansas Fire Prevention and Safety code must be submitted to Staff.
- Water supplier approval letter must be submitted to Staff.
- Staff will acquire comments from the City of Siloam Springs.

Old Business:

1. **JP District 02**–Preliminary Plat P.U.D.- **Sunset Point at Beaver Lake**– 8766 Stucky Lane, Rogers

No representative was present when called by the Board Chairman. Brian Teague of Community by Design represented the project when called again at 6:35 pm.

- If homes #41-45 are not part of phase 1, the plat must have those homes shaded out and noted on legend.
- Applicant must submit a letter of approval from the Rocky Branch Fire Chief.
- Wastewater system details must be shown on plat.
- Board requests road construction specifications showing the utility corridor and a description of construction materials to be used.
- Applicant must annotate location of utilities on plat.
- Board requests fire hydrant flow calculations for the site.
- Applicant will provide results of road construction testing to the Board.
- Board requests construction material fire rating for structures on site.
- Board recommends that applicant proceed with ADEQ wastewater treatment permitting process.
- Water extension approval must be submitted to the Department of Health.

2. **JP District 11**– Large Scale Development Expansion – **Horton Farms Pavilion** – 9384 Horton Farms Lane, Gravette

Mr. Randy Ritchie of Steadfast, Inc. represented the project.

- Written Health Department approval must be submitted to Staff.
- Written approval from Centerton Water must be submitted.
- Septic system layout must be shown on the site plan.

3. **JP District 13** – Large Scale Development Extension – **Osage Creek Pavilion** – 15082 Logan Cave Road, Siloam Springs

Mr. Tim Sorey of Sand Creek Engineering represented the project.

- Applicant requests the use of both the north parcel and the south parcel for temporary events. The applicant will not utilize both parcels at the same time.
- Due to the applicant request, adjoining property owners must be renotified.

4. Board Discussion – **Planning Board By-Laws**

Staff will submit Planning Board ordinance to County Attorney for review.

5. Board Discussion – **Commercial Development Matrix**

Committee will research the Arkansas Department of Health application for mass gatherings to see how it will relate to a proposed planning temporary use permit.

Adjournment

The meeting was adjourned at 8:00 pm.