



October 19, 2011
PUBLIC HEARING MEETING
OF THE
BENTON COUNTY PLANNING BOARD
MINUTES

Call to Order: The meeting was called to order by Chairman Lane Gurel at 6:00 p.m.

Roll Call: Lane Gurel, Ken Knight, Jim Cole, Mark Curtis, Cindy Jones
Staff was represented by Elizabeth Bowen, Christopher Ryan, Richard McKeehan, and Teresa Sidwell

Minutes of 9/21/2011 were accepted unanimously

Planning Board Member Reports: Mr. Gurel recognized Justice of the Peace Allen and Winscott.

General Public Comment: There was no general public comment

New Business: All of the projects have been tabled or removed from the Agenda for this month with the exception of Item B on the agenda, Beaver Water District.

A. Chris's Dog Grooming and Boarding—Large Scale Development-JP District-01
14287 Pleasant Ridge Road, Brandon Dunham, Owner. Applicant has asked to table.
Mr Curtis moved that this project be tabled, Mr. Knight seconded. The motion to table passed unanimously.

Public Comment—There was no public comment

B. Beaver Water District Chloride Dioxide Building- Large Scale Development
JP District-02, 14028 Frisco Springs Road, Lowell, AR, Beaver Water District, Owner.
Presented by David Powers of Goodwin, Williams and Yates and Bill HagenBurger, Plant Engineer.
The Beaver Water District has requested approval for:
1) Placement of a Chlorine Dioxide Building close to the intake
2) Chemical improvements (piping) to existing chemical buildings
3) Ammonia building has been removed from the application

STAFF COMMENTS--Updates from TAC have been received and are in good order.
Applicant provided information regarding safeguards for the sump discharge system.
Staff received a letter from Robert McGowan of Benton County Emergency Management Stating that the plans are in order according to SARA Title 3, Tier 2. The Water District is in Compliance with the reporting requirements. Applicant submitted a copy of the notifications Of adjacent property owners and a letter from the Corps of Engineers stating that all was in Order.

- Mr. Curtis asked if there was an emergency plan in place with the city of Lowell and was told there was.
- Applicant stated that an EPA mitigation plan is required because of the large amount of chlorine onsite and that the plan was in order.
- EPA did an audit and the Water District received a perfect score.

Public Comment- Jay Clark 14157 Frisco Springs Road

- Mr. Clark is a retired Springdale Firefighter trained in hazardous chemicals who is concerned about the proximity of the huge stock pile of chlorine to the lake and 40 to 80 homes. Chlorine can release under pressure and the plant is at the mouth of a one mile dead end road –should there be an accident, all of the residents on that road would be trapped. Mr. Clark asked if the Water District could store less chlorine to lessen the risk. There are no second chances--if it is breathed it is fatal.

- **Ken Fielding--14338 Frisco Springs Road** was concerned that the paved roads would be in jeopardy because of increased traffic. He wanted to know if the Water District will help with maintenance of roads. Mr. Fielding is also the president of the Bee Keeper's Association and is concerned about the damage a chemical leak would make on insects.
- **Mr. Winscott—JP of District 2** which is the area the Chlorine Dioxide plant will be located.
Mr. Winscott asked if there was danger of explosion, and was told it was very unlikely. They treat over 40 millions gallons of water ADEQ requires 30 days chlorine storage.
- **Mr. Gurel** asked use less

C. Rockwood Point Subdivision-Informal Plat, JP District 02, 18-00867-000
Public Comment

(The following project has been removed from the agenda by the applicant)

D. Ada Aitken (Aitken Trust)-Tract Split, JP District 01, 22844 Pine Log Dr, Garfield
Public Comment

(The following project is requested to table until the November planning board meeting)

E. Centerton Quarry, The Rogers Group-Re-Submission of Industrial LSD, JP District 11, 15271 Burgin Valley Road, Gravette
Public Comment

7. Adjournment: 7:10 p.m.

(The following project has been tabled at the request of the applicant)