

**Planning Commission Minutes**  
**July 25, 2022 at 6 PM**

1. **ROLL CALL** – Meeting which was available in person was called to order by Vice Chair Gerry Harris. A quorum was present.

**PRESENT**

Gerry Harris, Vice Chair  
Bobby Wilson  
Chad Ball  
Judy Horne  
Jay Moore  
Howard Carter

**ABSENT**

Robert Mann, Chair  
Keith Macedo

**City Employees Present:** Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Mayor Ernie Penn; Fire Chief, Bill Hellard

2. **Approval of Minutes:** May 23, 2022 and June 27, 2022 meeting minutes were approved as written.

3. **Comments from Citizens:** None.

**Public Hearings:**

**4A. Review the proposed cul-de-sac ordinance:**

This ordinance makes only one slight change in the present cul-de-sac ordinance. The change would mean the length of a property line arc will be measured at the building setback arc instead of at the street. Minimum length of the arc must be 75 feet. Jay moved to pass the ordinance on to the City Council for their consideration and approval. Judy seconded the motion which passed unanimously.

**4B. Preliminary Plat- Wagon Wheel West Subdivision owned by Riggins located at 11828 Clyde Carnes Rd as presented by Blake Murray of ESI:**

Blake Murray with ESI was present to discuss the request. The original presentation of the Preliminary Plat showed streets running mainly east and west. However, they realized that the streets needed to be turned 180 degrees and run north-south because of: (1) water runoff and drainage issues coming from Twin Falls to the north of this property and (2) the big financial cost to developer for underground drainage in the old plan. Therefore, the streets were rotated and they asked for the drainage to be a long open ditch, or swale. It is proposed to run behind the houses located on Hancock Avenue and Walking Stick Avenue. They believe this actually improve drainage in the area based on their calculations. This will accommodate a 100 year flood and will be maintained by the POA. It was noted that an open swale is better for the environment because a lot of the water will soak into the ground and be cleaned which helps prevent water pollution.

As to concerns about enforcement by the POA for mowing and other maintenance, Melissa McCarville said the City has an ordinance in place to regulate it.

There will be no change in lot size with all lots being at 10,000 square feet, or a few slightly larger.

## **Public Comment:**

Norm Toering- 306 Claybrook Drive: He was concerned that when he calculated the lot area of 22 of the lots, they are not at least 10,000 square feet. However, the list of lots on the second page shows that they will meet the 10,000 square feet requirement. Blake Murray with ESI stated that they forgot to replace Plat Sheet 1 with the proper lot measurements. All lots will be the minimum 10,000 sq. ft. and lot 15 has a small curve in it to add up to the 10,000 sq. ft. This will also be verified by Chris Brackett when he reviews the plans. Chris Brackett said he will make sure that all lots are at least 10,000 square feet.

Mr. Toering was also concerned that there will be flooding issues because of all the drainage coming into the same area and he reminded that there have been five 100-year floods in just the last few years. He stated that in 2011 there was two feet of standing water where Wagon Wheel West is going to be built.

Alex La Ferney - 375 Orchard Creek: He was concerned about the smaller lots and house sizes that will back up to Orchard Creek Drive in Twin Falls which has much larger lots and homes. Blake Murray said that the land was already zoned R-1 when purchased. Minimum setbacks for R-1 zone are: Front setback – 25 feet; Side setback – 10 feet; Rear setback – 20 feet; Lot frontage must be at least 75’.

Mr. La Ferney asked for a timetable for when this project will be begun. That will depend on how fast it is processed through city channels and approvals obtained. Also, the market demand may also impact how fast the homes are built.

The developer will have to get a grading permit first and then they can start moving dirt. After City approval to begin, they will have a year to start work. If they fail to start within that time, they will have to ask for an extension or re-submit everything.

Judy Horne asked about any rock deposits that they may run into digging the detention pond. It was agreed that if they hit solid rock, they will have to get it out and bring back any needed topsoil and sod.

Bobby Wilson stated that we should not approve this development until the Hwy 170 project is finished due to drainage/flooding concerns. He noted that water also comes from Spring Mountain Road, across Highway 170, and into this area being considered. He is worried about the drainage with water merging from different areas to this one point.

Chris Brackett read his memo as follows:

“The Preliminary Plat for the Revised Wagon Wheel West Subdivision has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by Washington Water Authority, the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$600 per single family unit. This fee will be \$73,200 for the 122 lots.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site.

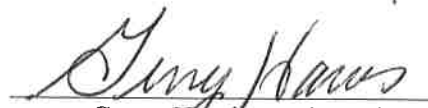
The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.

5. After a final review set of plans and drainage report has been approved by KMS, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

Having no further discussion, Gerry Harris called the question to approve the Preliminary Plat. Upon roll call, the motion to approve the Preliminary Plat for Wagon Wheel West Subdivision passed 4-1 with Bobby Wilson voting “No.”

**Adjournment:** Having no further business, the on-line/in-person Planning Commission meeting was adjourned at 6:30 PM.

  
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Judy Horne - Secretary

  
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Gerry Harris – Vice Chair