

## Minutes of Watab Town Board Recessed Meeting – August 22, 2017

A recessed meeting from August 21, 2017 was re-opened at 8:00 a.m. on Tuesday, August 22, 2017 by Chair Craig Gondeck. Board members present were Treasurer Maureen Graber; Clerk Pat Spence; Supervisors Gondeck, Lloyd Erdmann, and Todd Waytashek; and Little Rock Lake Association Vice-President, Mary Kivi.

Review of Mike Couri's letter to Benton County Planning Commission regarding The Grace Apartments requests for Conditional Use Permits was the main topic of discussion. All agreed that the major flaw in the Benton County analysis of the request for the Conditional Use Permit is the lack of review of requirements for a Shoreland Overlay District. Mike Couri's letter details provisions of the Benton County Development Code on minimum required lot size, minimum required lot width, impervious surface limitation, driveway access, and the storm shelter. After considerable discussion on the proposed septic system and a conversation by phone with septic designer Pat Corrigan<sup>1</sup>, Supervisor Erdmann suggested that the board pass a motion opposed to Benton County granting the two Conditional Use Permits for the reasons Mike Couri outlines in his letter. Motion was made by Supervisor Gondeck, second by Supervisor Erdmann, and passed unanimously to recommend that the Benton County Planning Commission deny the requests.

Clerk Spence was asked to hand deliver the letter today to the Director of Benton County Department of Development Roxanne Achman, County Administrator Monty Headley, County Attorney Philip Miller, and Assistant County Attorney Michelle Meyer. Copies are also to be sent to the County Commissioners.

All present at the meeting, except Clerk Spence, are prepared to present testimony at the Thursday, August 24 Planning Commission Meeting. Mike Couri will present the information in his letter on behalf of the town board.

The meeting adjourned at 9:00 a.m.

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<sup>1</sup> Pat Corrigan detailed the four classes of septic systems: (1) meets all criteria; (2) holding tank; (3) approved, but requires special monitoring of plan by county; and (4) aerobic treatment. The Grace Apartments property on Roseanna Beach Road is currently an in-ground system, so they may have to remove all the contaminated soil and build a mound. Septic systems are designed for size based on the number of bedrooms. This lot will have 12 bedrooms. Capacity is 150 gallons per bedroom or 1,800 gallons for this system. If you go over 2,500 gallons per day, you need a special septic designer. Benton County will have the discretion to decide if this is a new construction or a replacement system. Since the lot is going from single family to four families, the town board believes the county should categorize it as new construction (converting single-family lot to mobile home court).