



Board of Zoning Adjustment Meeting Agenda

Date: Monday, March 9, 2026
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Board of Zoning Adjustment regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at: <https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Jack Wagnon, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - February 9, 2026

IV. Unfinished Business

V. New Business

A. **Annual Election of Officers;** Director Robertson

B. **Public Hearing ZVR-2026-63349:** An appeal request on the staff interpretation of what an electric meter is for a house under construction at 30 Sandhurst Drive; Parcel 16-04255-000; Applicant Erica Roughton; Presented by Director Robertson

VI. Open Discussion

VII. Announcements

A. The Planning Commission Regular Meeting will start immediately after this meeting.

VIII. Adjournment



**Board of Zoning Adjustment
Meeting Minutes**

February 9, 2026
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:30 PM.

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo, Jack Wagnon, and Linda Lloyd.

Member(s) Absent: Jack Wagnon.

III. CONSIDERATION OF MINUTES

A. *Board of Zoning Adjustment Meeting Minutes – January 12, 2026*

On a motion by Mr. Farner and a second by Ms. Klesen, the January 12, 2026 minutes were approved by voice vote.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

A. **Public Hearing: ZVR-2026-62869:** A variance request on the front building setback for a proposed house at 5 Tanfield Lane; Parcel 16-27014-000; Applicant Aaron Jensen; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. Applicant Aaron Jensen was present to answer questions.
3. A discussion was held regarding the request.
4. Chairman Ellis opened the public hearing.
5. Sam Richards, 9 Tanfield Ln., spoke in opposition of the variance.
6. Chairman Ellis closed the public hearing.
7. Aaron Jensen agreed that 2.5' difference would be all they needed.
8. Additional clarification was made, the front setback is to be 17.5'.
9. A motion to approve the variance with staff recommendations was made by Ms. Portillo and a second was made by Mr. Farner.

Jack Wagnon -
Linda Lloyd - Y
Gail Klesen - Y
Clayton Sedberry – N

Doug Farner - Y

JB Portillo - Y

Daniel Ellis - Y

Motion approved with five yes votes (5-1)

VI. OPEN DISCUSSION

A. None.

VII. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

VIII. ADJOURNMENT

Chairman Ellis adjourned the meeting at 4:39 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 9TH DAY OF MARCH, 2026:

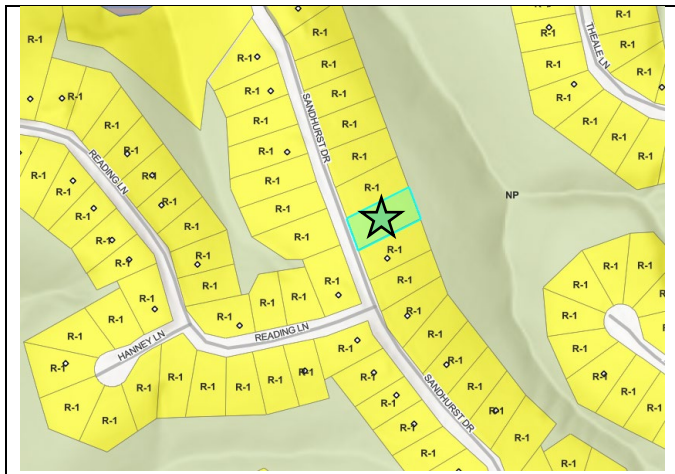
Daniel Ellis, P.E., Chairman
Bella Vista Board of Zoning Adjustment

Gail Klesen, Secretary
Bella Vista Board of Zoning Adjustment



Meeting Information:
 2483 Forest Hills Blvd
 March 9, 2026 at 4:30 PM
Reviewer:
 Taylor Robertson, MPA
 Director

Project Number	ZVR-2026-63349
Applicant	Erica Roughton
Address/Location	30 Sandhurst Drive
Current Zoning	R-1 Low Density Residential
Site Area	.35 acres
Nature of Request	Seeking a zoning appeal



Zoning Map



Future Land Use Plan

Property Description

This property is located on the east side of Bella Vista City Limits near Lake Ann, located on Parcel #16-04255-000. Lot 17, Block 4 Berkshire Subdivision.

Request

The applicant is requesting an appeal on staff's interpretation of what an electric meter is.

Interpretation

Staff interprets the term "electric meter" as the electric meter itself, as in the portion that measures the amount of electric power used in a structure. Typically measured in kilowatt-hours.

Background

The applicant is seeking an appeal of the zoning administrator's interpretation of what an electric meter is due to requirements associated with 109-046c2c: For residentially zoned lots, **electric meters** shall not be installed or located in the front yard and shall be located in the side or rear yards. Their request is that the Board interpret the term electric meter to include what the meter is attached to such as, the large, green pedestals so that they may use the green pedestals already erected for previously permitted homes for proposed homes yet to be built. The pedestals began install in December of 2018 and 2,316 have been installed since per Carroll Electric. Electric meter is NOT defined in the adopted zoning ordinance. The code allows for staff to reference the APA Dictionary in case of lacking definitions. However, no such definition can be found in the national planning dictionary under "Meter, Electric" or "Electric Meter" for staff to reference in this case. Should the Board reverse or change the Director's interpretation, it would apply to all current residential projects received on December 1, 2025 and beyond. *No permit has been denied due to this interpretation at the time of this report.*

Public Comment

None at the time of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Democrat Gazette* on Sunday, February 22, 2026 and posted the public hearing sign on the subject property on Friday, February 27, 2026.

Zoning Appeal Authority

1. **Sec. 109-165 provides powers and duties.** The Board of Zoning Adjustment shall have all powers and duties prescribed by Arkansas State law and by this Article, which are more particularly described as follows:
 - a. Appeal of Interpretation. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Director, who has enforcement powers in the enforcement of this Chapter. The Board of Zoning Adjustment may affirm or reverse, in whole or in part, the Director's decision.
2. **A.C.A 14-56-416** provides the following function for the Board of Zoning Adjustment: Hear appeals from the decision of the administrative officers in respect to the enforcement and application of the ordinance, and may affirm or reverse, in whole or in part, the decision of the administrative officer

Photo source: <https://www.energybot.com/blog/how-to-read-electric-meter.html>



Red: staff interpretation of electric meter.

Blue: applicant's requested interpretation of electric meter.



Google Maps

Image capture: Apr 2024

811 Call Before You Dig Example:
811 will mark up to the meter.
Anything beyond the meter is on
the homeowner to locate for
safety measures prior to digging



Residential New Construction Checklist

The Items checked below apply to your application for electric service

- Application for Service form (signed and returned).
- Copy of Identification: Driver's License, State ID Card, Passport, Military ID, or I-551 immigrant visa).
- Social Security number must be on the application form.
- Membership Fee of \$25.00 (refundable) must be paid (new members only).
- Application fee of \$80.00 (non-refundable) must be paid.
- New Service meter installation fee of \$50.00 (non-refundable) must be paid.
- Meter Base installation fee of \$100.00 (non-refundable) must be paid.
- For standard pedestal installation, we offer the following meter base package option:

<p>200 AMP Meter Base - \$405.00</p> <p>Turnkey Installation (signed release form required)</p> <ul style="list-style-type: none"> • 200-amp main breaker • 20-amp circuit breaker • GFCI outlet • Slip joint for permanent power 	<p>400 AMP Meter Base - \$1563.00 (when available)</p> <p>Turnkey Installation (signed release form required)</p> <ul style="list-style-type: none"> • Two 200-amp main breaker • 20-amp circuit breaker • GFCI outlet • Slip joints (2) for permanent power
--	---
- Service Deposit of \$250.00 (refundable with interest) must be paid. In lieu of cash deposit, you may provide a letter of good credit rating for the previous 12 months from a former utility.
- Property Deed
- 911 address certification
- Health Certificate waiver
- Building Permit

Note:

Please return all required documents to Carroll Electric Cooperative:

- by electronic submission to carrollecc.com/apply-for-service.
- by mail to the appropriate office (if unsure, please call 1-800-432-9720.)

Carroll Electric Coop. PO Box 4000 920 Hwy 62 Spur Berryville, AR 72616	Carroll Electric Coop. PO Box 329 707 SE Walton Blvd Bentonville, AR 72712	Carroll Electric Coop. PO Box 280 5056 Hwy 412B Huntsville, AR 72740	Carroll Electric Coop. PO Box 389 511 E Court St Jasper, AR 72641
--	---	---	--



CECC USE ONLY

Account Location No. _____

Member Sep. _____ Member No. _____

RESIDENTIAL APPLICATION FOR SERVICE

Application Date _____ Requested Service Start Date _____ *(Requests that fall on weekends or observed holidays will be processed the next Business Day.)*

Service Location Physical Address _____ Apt. / Suite _____ City _____ State _____ Zip _____

Billing Address _____ Apt. / Suite _____ City _____ State _____ Zip _____

Previous Address (If Applicable) _____ Apt. / Suite _____ City _____ State _____ Zip _____

Applicant Full Name (First Last) _____ Social Security Number _____ Date of Birth _____

ID No. (Driver's License, State ID, Military ID, Passport, or I-551) _____ Primary/Home Phone Number _____ Secondary/Mobile Phone Number _____ Mobile Carrier _____

Email Address _____ Place of Employment _____ Work Phone Number _____

Co-Applicant Full Name (First Last) _____ Social Security Number _____ Date of Birth _____

ID No. (Driver's License, State ID, Military ID, Passport, or I-551) _____ Primary/Home Phone Number _____ Secondary/Mobile Phone Number _____ Mobile Carrier _____

Email Address _____ Place of Employment _____ Work Phone Number _____



Carroll Electric Cooperative Corporation

Reliable | Affordable | Local

CECC USE ONLY

Account Location No. _____

Member Sep. _____ Member No. _____

Has there ever been electric service at this location?

Yes No *(Complete New Construction section on page 3.)*

Does this property have multiple meters? Yes* No

*Please list the meter number(s) or describe the facilities that will be served at this location.

I am the: Owner

Tenant

Landlord's Name

Landlord

Tenant's Name

Check the box(es) if your account should be labeled as:

Age 65 or Older

Handicapped (Doctor's certification required - certification from a physician, licensed psychologist, by the United States Veteran's Administration, the Social Security Administration, the Arkansas Department of Human Services, the Arkansas State Hospital, or a licensed mental health center.)

Do you currently have active service with Carroll Electric? Yes* No

*Please list your active account number(s)

If you would like the above referenced account(s) disconnected, please list the account number(s) and desired disconnect date.

If there is a SECURITY LIGHT at this location, would you like to keep it?

Yes, I choose to keep the security light(s) that are currently connected at my account location and agree to pay the associated monthly service fee(s).

No, I choose to disconnect the security light(s) that are currently connected at my account location and do not want to pay the associated monthly service fee(s). I also understand that if I were to choose to reconnect the security light(s) at a later date, a security light reconnect fee of \$50 will be charged per light.

If you would like to have a new security light installed, please complete the light installation section on page 3.

Please provide any additional comments or information that would be helpful in processing this application.

eSERVICES

Please enroll me in eBILLING

eBilling email address

Must establish myAccount ID and password to view bills. See myaccount.carrollecc.com for details.

Please enroll me in eDRAFT *I authorize Carroll Electric to electronically debit my account monthly, for the amount stated on my bill(s) and if necessary, electronically credit my account to correct erroneous debits. I understand this authorization remains in full force and effect until I notify Carroll Electric in writing, at least five days before the due date. Cancellation instructions are available at carrollecc.com or by calling 1-800-432-9720.*

Checking

Name(s) on Bank Account

Bank Name

Bank City, State

Savings

Bank Routing Number (max 9 numbers)

Bank Account Number (max 15 numbers)

Use the information above to electronically debit my existing accounts (existing members only).



Carroll Electric Cooperative Corporation

Reliable | Affordable | Local

CECC USE ONLY

Account Location No. _____

Member Sep. _____ Member No. _____

New Security Light Installation

I would like to have (a) security light(s) installed at my new service location and agree to pay the \$50.00 light connect fee(s) and the associated monthly service fee(s). Carroll Electric offers the following light for residential use:

- LED - Standard Residential Wattage - \$12.66

COMPLETE THE SECTION BELOW ONLY IF APPLYING FOR SERVICE AT A NEW CONSTRUCTION SITE

According to Rate Schedule 17 on file with the Arkansas Public Service Commission (carrollecc.com/upload/apsc-rate-schedule-17.pdf), the responses provided below are taken into consideration when determining how additional construction costs will be applied.

Property Description

(Lot, Block, Phase, Subdivision, etc.)

What type of structure will this serve?

(House, shop, boat dock, etc.)

Complete the information below about the structure to be serviced.

Sanitation System

Sanitary Sewer

Septic

None

Pressurized Water System

City

Well

None

Permanent Foundation

Yes No

Square Feet of Living Space

METER BASE PACKAGE

Carroll Electric offers a standard meter pedestal installation and provides the following options (please select one of the options below):

200 AMP Meter Base - \$405.00

Turnkey Installation (signed release form required)

- 200-amp main breaker
- 20-amp circuit breaker
- GFCI outlet
- Slip joint for permanent power

400 AMP Meter Base - \$1563.00

(when available)

Turnkey Installation (signed release form required)

- Two 200-amp main breakers
- 20-amp circuit breaker
- GFCI outlet
- Slip joints (2) for permanent power

None

Select this option if you will be providing your own meter base or are undecided at this time.

If you choose the 200-amp or 400-amp meter base option, please complete the [Meter Base Package Release form](#) located on page 4 of this application.



Carroll Electric Cooperative Corporation

Reliable | Affordable | Local

CECC USE ONLY

Account Location No. _____

Member Sep. _____ Member No. _____

Complete this form only if you have chosen to purchase a meter base installation from the Cooperative as noted on page 3 of the application.

I hereby acknowledge receipt of and accept full ownership of the following described material(s) from **Carroll Electric Cooperative Corporation** (the "Cooperative") upon the following terms and conditions:

Upon installation by the Cooperative, I assume full responsibility and control of all material(s) obtained hereunder. Any costs for repair, replacement, or removal of the material(s) shall be at my expense. I understand that a licensed electrician should be the only party who repairs, replaces, or removes the materials. If the materials are installed in an area where an official inspection is required by any government agency, or any county, city, or other controlling entity, I agree that I am completely responsible for having the materials and/or installation inspected by an appropriate expert. The Cooperative will work with all local inspection offices to ensure a proper installation.

I agree to indemnify and save and hold the Cooperative harmless from any liability from any cause whatsoever that might be claimed by me, any subsequent owner, or any person or entity, claiming damages by virtue of or in any manner arising out of a defect in the material(s), the use or condition of the material(s), or any other function or circumstances relating to the material(s). In the event any legal action is brought against the Cooperative by any party for any reason regarding a defect in the material(s), the use or condition of the material(s), or any other function or circumstances relating to the material(s), the undersigned agrees to reimburse the Cooperative for any and all costs, charges, expenses, judgments, or otherwise, together with its attorney's fees and costs, to investigate and/or defend such claims.

I agree that the Cooperative shall not be held liable by me or any other party for any losses, damages, penalties, or expenses for any delay in delivery, including any delay at any point in the supply chain, of the materials referenced herein. If for any reason, the quantities of any materials available to the Cooperative are less than the Cooperative's total needs, the Cooperative may allocate its available supply of products among its existing or prospective purchasers and/or itself, for any use whatsoever, in such manner the Cooperative deems proper in the Cooperative's sole discretion, without thereby incurring liability on account of the method of allocation or its implementation. In no event shall the Cooperative be liable for any incidental, consequential, indirect, statutory, special, exemplary or punitive damages, including, but not limited to, lost profits, loss of use, loss of time, shutdown or slowdown costs, inconvenience, lost business opportunities, damage to goodwill or reputation, or other economic loss, regardless of whether such liability is based on breach of contract, tort, strict liability or otherwise, and even if advised of the possibility of such damages or such damages could have been reasonably foreseen. The liability of the Cooperative, and my sole and exclusive remedy for damages for any claim of any kind whatsoever under this agreement, regardless of legal theory, shall not be greater than the actual purchase price of those materials with respect to which such claim is made. I further agree that it is my sole obligation and responsibility to make inquiries as to the availability of said materials well in advance of my need for those materials and that the Cooperative is under no obligation, whatsoever, to alert me that it does not, or will not, have the materials requested herein at such time as they are needed, nor does the Cooperative have any duty to alert me to any delays it may encounter or has encountered in obtaining the materials.

Printed name

Account Number (if known)

Signature

Date

ACKNOWLEDGED:

Carroll Electric Cooperative Corporation

CE Representative



Carroll Electric Cooperative Corporation

Reliable | Affordable | Local

CECC USE ONLY

Account Location No. _____

Member Sep. _____ Member No. _____

TERMS AND CONDITIONS

The Applicant, whose signature appears below, applies to the CARROLL ELECTRIC COOPERATIVE CORPORATION of Berryville, Arkansas, (hereinafter called the "Cooperative") for membership and/or electric service to be supplied at the location herein described and, upon request, at any other location within the area served by this Cooperative. This agreement shall supersede and replace any previous agreement and shall apply to each location the Cooperative furnishes electric service to the applicant.

The Applicant agrees to be bound by and to comply with all Rules of the Arkansas Public Service Commission (APSC), other applicable laws and regulations, as well as the Cooperative's approved tariffs, Articles of Incorporation, Bylaws, consumer classifications, rates, charges, and service rules and regulations and all other applicable terms and conditions set by the Cooperative, both as the same now exists or may hereafter be adopted, repealed, amended, or supplemented; to pay all fees, deposits, and charges in accordance with the rates, rules, and regulations as now exist or as may hereafter be adopted; and authorizes the Cooperative to verify information provided, including the use of any credit reporting agency to verify identity.

The Cooperative shall operate on a not-for-profit basis as defined by law. As such, all patronage capital, if any, shall be held by the Cooperative in accordance with Ark. Code Ann. §23-18-327 until such time as determined by the Cooperative. In the event the Cooperative disburses patronage capital, it shall remain the Applicant's responsibility to keep the Cooperative informed of Applicant's mailing address.

In the event the Applicant's account becomes delinquent, the Cooperative shall follow the rules and tariffs approved by APSC, and thereafter, the Applicant agrees to surrender the membership fee, deposit, and future patronage capital to extinguish such indebtedness plus any accumulated late charges and interest. Further, the Applicant agrees to pay all costs of collection including attorney's fees, collection fees, and any other related fees and costs.

The Applicant will cause and keep his premises to be wired in accordance with wiring specifications of the appropriate governing jurisdiction and the Cooperative assumes no responsibility for loss or damage due to defective wiring and/or equipment located on the Applicant's side of the meter installation or other agreed to point of delivery.

The applicant understands that the Cooperative shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy

hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through acts of God, governmental authority, action of the elements, public enemy, epidemic/pandemic, cyber-attack, accident, strikes, labor troubles, required maintenance work, inability to serve right-of-way, equipment failure, or any cause beyond the reasonable control of the Cooperative, the Cooperative shall not be liable therefore or for damages caused thereby.

Electric service shall be supplied within the voltage range prescribed by Arkansas Public Service Commission's Special Rules - Electric. The Cooperative's standard service voltage will be 120/240 volts, AC, unless otherwise stated in accordance with the approved schedules, rules, regulations, or by mutual agreement. However, in all cases, the voltage supplied to the Applicant may vary by ± 5 percent measured at the meter. Voltage variations in excess of those specified shall not be considered a violation if variations are caused by:

- (1) The operation of power equipment on a customer's premises;
- (2) The action of the elements; or,
- (3) Infrequent and unavoidable fluctuations of short duration in station operation.

The Applicant hereby acknowledges the Cooperative's obligation and right to maintain its facilities. Applicant agrees to provide the Cooperative access to Applicant's premises and easement rights consistent with industry standards as necessary where Cooperative facilities exist. Applicant further acknowledges existing easements on Applicant's property, whether recorded, written, or prescriptive.

The Applicant agrees SECURITY DEPOSITS are subject to the rules of the APSC and are subject to the following conditions:

- (1) Residential or personal deposits shall be waived or refunded based on the Applicant's timely payment history defined by the APSC and evidenced by a certification letter from a previous utility, a third-party personal guarantee from another qualifying individual, or other personal credit measurements determined by the Cooperative.
- (2) Commercial deposits, surety bonds, or irrevocable letters of credit shall be provided by the Applicant to the Cooperative and shall remain in effect for the duration of service. Should a commercial account not have a corporate taxpayer identification number issued by the Internal Revenue Service, the Cooperative shall also require a personal guarantee from the Applicant's principal business owner(s).

The Applicant agrees that the Cooperative shall not be held liable for any losses, damages, penalties, or expenses for any delay in delivery, including any delay at any point in the supply chain, of materials of any nature necessary for this project. If for any reason, the quantities of any such materials available to the Cooperative are less than its total needs, the Cooperative may allocate its available supply of materials among its members and/or itself, for any use whatsoever, in such a manner the Cooperative deems proper in its sole discretion, without thereby incurring liability on account of the method of allocation or its implementation. In no event shall the Cooperative be liable for any incidental, consequential, punitive, or any other damages, expenses, or costs of any kind, including, but not limited to, lost profits, loss of use, loss of time, shutdown, or slowdown costs, inconvenience, lost business opportunities, damage to goodwill or reputation, or other economic loss, regardless of whether such liability is based on breach of contract, tort, strict liability or otherwise, and even if advised of the possibility of such damages or such damages could have been reasonably foreseen.

I understand that information on this application may be used for the purpose of a credit check and depending on the results of that credit check, I may be required to pay a deposit in full prior to electric service being connected. I hereby authorize the Cooperative along with the Cooperative's affiliates and/or service providers to obtain a credit report from any reputable credit reporting agency.

Maintaining a valid phone number will help both members and the Cooperative in reporting and restoring outages. Further, it may be necessary at times to contact members by phone electronically or otherwise regarding your account. In keeping with the provisions of the Telephone Consumer Protection Act (TCPA), 47 U.S.C. § 227, the Cooperative requires your express written consent prior to contacting you by telephone, facsimile, or text message for any non-emergency purpose using any automated telephone dialing system (ATDS) or artificial or prerecorded voice (each, an "Automated Method"). Your rights under the TCPA can be found at www.carrollecc.com/tcpa-rights or upon request. Should you choose to withhold or subsequently revoke your consent pursuant to the TCPA, or otherwise refuse to provide a valid phone number, it is with the understanding that we might not be able to reach you regarding important information about your electric service. By signing where indicated below, I authorize the Cooperative, along with the Cooperative's affiliates and/or service providers, to contact me using email and/or any Automated Method of the Cooperative's choosing, at the phone number and/or email address provided by me.

I HEREBY APPLY TO THE CARROLL ELECTRIC COOPERATIVE CORPORATION FOR MEMBERSHIP AND/OR ELECTRIC SERVICE IN ACCORDANCE WITH THE TERMS AND CONDITIONS APPEARING ABOVE.

Applicant Signature: _____

Date: _____

Co-Applicant Signature: _____

Date: _____

Carroll Electric Cooperative Corporation

Meter Base Packages

Carroll Electric provides a STANDARD TURNKEY INSTALLATION meter base package to its applicants. All meter bases are installed in accordance with the Cooperative's Line Extension Policy on file with the Arkansas Public Service Commission, which states the normal location of the meter is the property lot line.

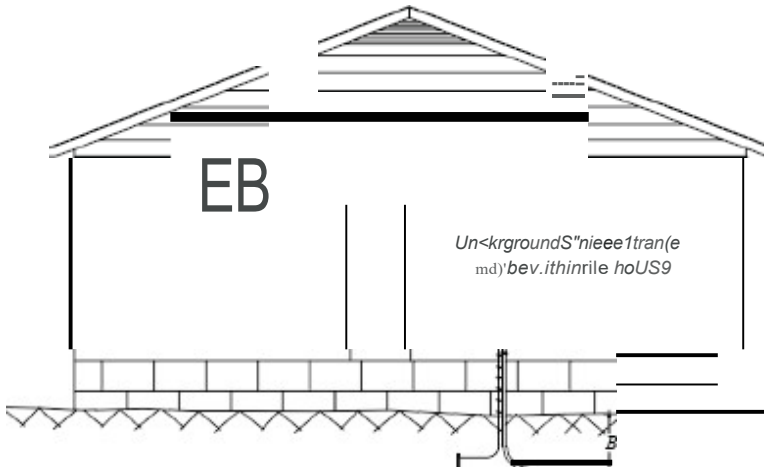
200-Amp Meter Base

(400-Amp Base Also Available)

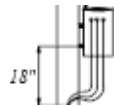


Applicants seeking to purchase a Meter Base Package should complete pages 3 and 4 of the Residential Application for Service.

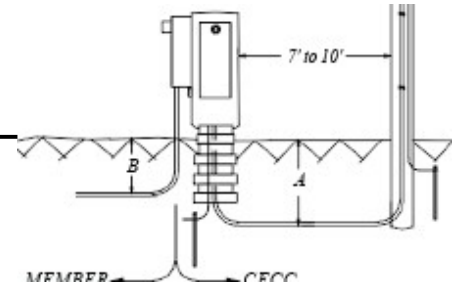
Standard Meter Installation (1)



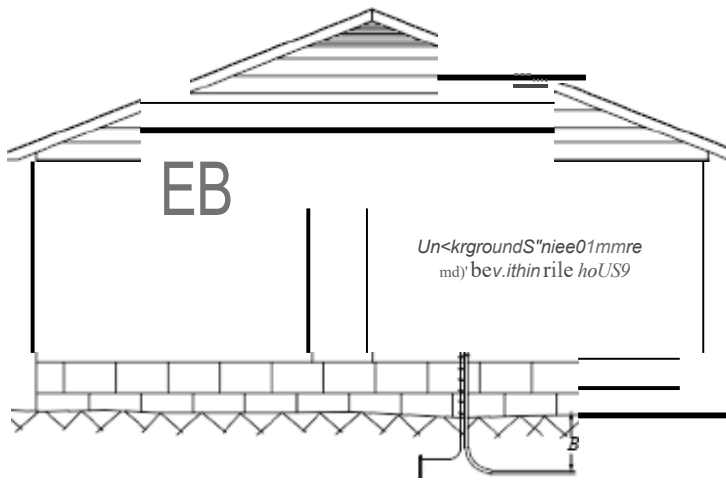
Meter Installation on Pole will NOT be allowed.



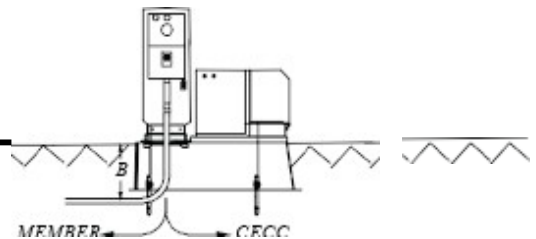
Installation on Meter Pedestal or Rock



Standard Meter Installation (2)



Installation on Meter Pedestal/Transformer Vaults



<p align="center">CECC Requirements</p> <p align="center">All installations per listed and NEC requirements (local authorities may have additional requirements)</p>	<p align="center">Dimension Requirements</p>	
<p>Notes • General</p> <ol style="list-style-type: none"> CECC will provide, install and transfer ownership of the following at minimal cost: 200 meter base with breaker or 400 amp meter base with (2) 200 Amp breakers 20 Amp sub breaker GFI outlet with in use all weather cover (1) 2" slip joint for 200A or (2) 2" slip joint for 400A Mounting hardware All underground conduit on utility side not installed by CECC must be Schedule 40 gray electrical PVC conduit with pull string installed minimum 1/4" pull rope or 1200# tape (or equivalent) and shall be inspected by CECC before closing (24 hr. notice required). Member conduit shall comply with current NEC. 	<p align="center">A</p>	<p align="center">3'</p> <p>Minimum depth below finished grade for (bottom of ditch) CECC owned facilities.</p>
	<p align="center">B</p>	<p>Minimum depth below finished grade for Member owned facilities.</p>
	<p>Notes • CECC installation for a qualified load:</p> <ol style="list-style-type: none"> CECC will install and provide the service wire to the point of delivery at the load side meter for UG service. 	
	<p>Notes • CECC installation for a non-qualified load:</p> <ol style="list-style-type: none"> All materials shall be furnished and installed at member expense including equipment, labor and associated inspections needed to accommodate the meter. 	
<p>Notes • Installation on Pole:</p> <ol style="list-style-type: none"> Meter bases shall not be installed on CECC poles. 		

IMPORTANT

Before installing any facilities contact:
CECC Field Service Representative
1-800-432-9720



Electric
Company
2079
Riverton, UT

**METER BASE
INSTALLATION GUIDE**

Page 1 of 2
STANDARD

02.IG, UQ2.1G

Carroll Electric Cooperative Corporation

Project Information Form

To be completed by CECC personnel. For informational purposes only.

- Deposits and Fees

	Fee Description	200-Amp Service	400-Amp Service	<i>Each Additional Meter Base at Same Location</i>
Standard Fees	Membership Fee	\$ 25.00	\$ 25.00	\$ -
	Service Deposit (if applicable) ¹	\$ 250.00	\$ 250.00	\$ 250.00
Hook-Up Fees	New Service Application Fee	\$ 80.00	\$ 80.00	\$ 55.00
	New Service Meter Installation Fee	\$ 50.00	\$ 50.00	\$ 50.00
	New Service Meter Base Hook Up/Wiring Fee	\$ 100.00	\$ 100.00	\$ 100.00
	Optional Meter Base Package	\$ 405.00	\$ 1,563.00	*includes meter base
	TOTAL, Including Full Service Deposit	\$ 910.00 *	\$ 2,068.00 *	
	TOTAL, Including 1/2 Service Deposit (Bill Remaining 1/2)	\$ 785.00 *	\$ 1,943.00 *	
	TOTAL, if Service Deposit Not Required	\$ 660.00 *	\$ 1,818.00 *	

¹ Conditions of Service Deposits from Applicants conform and are subject to the Arkansas Public Service Commission's [General Service Rules](#)

**See the enclosed Local Contact Information page for permits and/or waivers (where applicable).
Other permits or certifications may be required.**

Please consult with your Field Service Representative for all requirements.

Local Contact Information

Inspection/Permits:

It is the member/consumer's responsibility to acquire any and all applicable state and local permits and/or their associated inspections. CECC will not supply power to the point of delivery without such notification from the local governing authorities. A list of authorities, their contact information, and jurisdiction has been provided for your convenience.

Arkansas One-Call	811
Missouri One-Call	811
Barry County Health Dept. or waiver	417-847-2114
Benton County 911 Address	479-271-1085
Benton County	479-271-1003
Carroll County 911 Address	870-423-6400 <i>OR</i> 870-423-2388
Stone County	417-357-8402
City of Bella Vista	479-855-8080
City of Bentonville	479-271-3125
City of Berryville	870-423-2335
City of Bethel Heights	479-255-1659
City of Cave Springs	479-248-1040
City of Centerton	479-795-2750
City of Highfill	479-736-5711
City of Little Flock	479-636-2081
City of Lost Bridge Village	479-359-3204
City of Lowell	479-770-2185
City of Pea Ridge	479-451-1424
City of Rogers	479-621-1100
City of Siloam Springs	479-524-3777
City of Springdale	479-750-8154

Subject: Interpretation appeal regarding what an Electric meter is

Dear Members of the Board of Zoning,

I am writing to respectfully request an appeal in the interpretation of what an Electric meter is, regarding the City of Bella Vista's recently adopted code requiring that electric meters be placed behind the front plane of the house effective December 1, 2025.

Historically, Carroll Electric has installed electric meters on shared pedestals located at the front of residential lots, with a single pedestal serving two neighboring homes. As a result of this long-standing practice, Carroll Electric currently has thousands of existing electric pedestals already installed throughout the city.

Under the current interpretation of the new code, electric meters may no longer be placed on these existing pedestals since they are located in front of the front plane of the home. This interpretation effectively prevents the continued use of the existing infrastructure and instead requires the installation of entirely new electric service for homes that would otherwise be served by these pedestals. This creates significant and unnecessary hardship, added cost, and labor for builders, homeowners, and Carroll Electric alike.

I respectfully request that the Board review the interpretation of the term "Electric meter" within the code, as it is my belief that the intent should apply to the electric pedestal itself rather than the meter alone. Allowing the existing pedestals to be grandfathered in for continued use would permit meters to be set on infrastructure that is already in place, while still honoring the intent of the ordinance moving forward.

Under this approach, any new homes constructed on lots without existing pedestals would fully comply with the code by placing meters behind the front plane of the house. This balanced solution represents a common-sense approach that benefits the City of Bella Vista, builders, utility providers, and residents.

Without this interpretation change thousands of existing pedestals— of which will remain in place regardless—will be rendered unusable, resulting in wasted resources and unnecessary expenses with no corresponding public benefit.

Thank you for your time and consideration of this request. I appreciate the Board's efforts to find practical solutions that serve the best interests of the community.

Sincerely,

Aaron and Erica Roughton

Victory Homes, LLC

Example photo of current pedestal in place:

The original installation was to serve 2 neighboring homes



Request is to appeal the interpretation of the electric meter to be electric pedestal

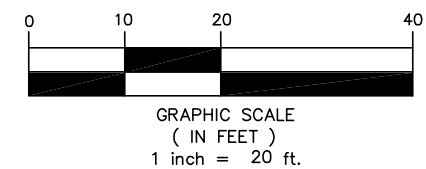
FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0080 J. MAP EFFECTIVE DATE: SEPTEMBER 28, 2007.

NOTE: THIS IS ONLY A PLAN AND DOES NOT NECESSARILY REFLECT THE ACTUAL SIZE, SHAPE, OR LOCATION OF ANY IMPROVEMENTS WHICH MAY BE CONSTRUCTED.

LEGEND

- FOUND 1/2" REBAR OR AS NOTED
- SET 1/2" REBAR W/CAP OR AS NOTED
- PROPERTY LINE
- - - BUILDING SETBACK LINE (PLATTED)
- - - 7.5' UTILITY & DRAINAGE EASEMENT
- - - BUILDING SETBACK LINE (CITY IMPOSED)
- (XXX.XX') RECORD DIMENSION WHEN MEASURES DIFFERS
- TP TEST PIT
- OH EXISTING UTILITY POLE W/GUY ANCHOR
- OH EXISTING OVERHEAD UTILITY LINE
- Ⓜ EXISTING ELECTRIC METER
- POL XX.XX' POINT ON LINE (DIST. FROM FRONT LOT CORNER)
- Ⓜ PROPOSED WATER METER LOCATION
- PD PROPOSED DUMPSTER LOCATION
- PP PROPOSED PORTA POTTY LOCATION
- PW PROPOSED WASH OUT LOCATION
- 🌳 APPROX. LOC. PROPOSED NEW OR SAVED TREE



NOTE: REFER TO APPROVED SEPTIC PERMIT FOR INSTALLATION OF SEPTIC SYSTEM.

INSTALLER MUST CALL 479-986-1358 24HRS PRIOR OF SEPTIC SYSTEM INSTALLATION.

SEPTIC SYSTEM MUST BE INSTALLED EXACTLY AS DESIGNED

THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION HAS BEEN APPROVED FOR CONSTRUCTION AS SHOWN. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE SYSTEM WILL FUNCTION PROPERLY.

DATE _____ BY: _____ AUTHORIZED AGENT (HEALTH DEPT.)

PARCEL #16-04255-000 ZONED R-1 30 SANDHURST DRIVE

PLOT PLAN
for VICTORY HOMES, LLC
LOT 17, BLOCK 4
BERKSHIRE SUBDIVISION
BELLA VISTA, BENTON COUNTY, ARKANSAS



Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

NOTES:

ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.

THIS SURVEY IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS COORDINATE SYSTEM 1983 NORTH ZONE.

ELEVATIONS SHOWN HEREON ARE BASED OFF AN ASSUMED ELEVATION.

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ONLY ABOVE GROUND OBSERVED UTILITIES WERE LOCATED. OTHER UTILITIES MAY EXIST NOT SHOWN HEREON.

REFER TO THE RECORDED PLAT OF BERKSHIRE SUBDIVISION FOR RECORD BEARINGS.

SURVEYORS SEAL IF SHOWN HEREON CERTIFIES ONLY THAT THIS LOT WAS SURVEYED BY THE SURVEYOR AT ONE TIME. SURVEYORS SEAL DOES NOT CERTIFY TO ANY OF THE PLANNED IMPROVEMENTS, PROPOSED GRADING, SEPTIC DESIGN OR WORK PERFORMED OR MARKINGS ADDED TO THIS DRAWING BY OTHER COMPANIES/INDIVIDUALS.

BUILDER TO VERIFY HOUSE DIMENSIONS WITH FINAL HOUSE PLAN BEFORE CONSTRUCTION.

Proposed: Utilize the current electric pedestal for meter placement vs, moving to behind the front plane of the house as indicated in red (roughly 12 ft further from

TBM: TOP OF IRON PIN ELEVATION = 1240.00

NOTE: THIS DRAWING IS A PROPOSED PLAN ONLY. BUILDER TO VERIFY ALL IMPROVEMENTS AND GRADING COMPLY WITH CITY PLANNING, ZONING, & BUILDING CODES, THE STATE APPROVED SEPTIC SYSTEM REQUIREMENTS, AND THE BELLA VISTA P.O.A. COVENANTS.



07/15/2025