

## **Planning Commission Minutes November 22, 2021 at 6 PM**

**1. ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Chad Ball  
Howard Carter  
Gerry Harris  
Judy Horne  
Keith Macedo  
Bobby Wilson

**ABSENT**

Jay Moore

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Rusty Coan of Olsson Engineering - City Engineer; Mayor Ernie Penn; Steve Tennant, City Attorney; Bill Hellerd, Fire Chief

**2. Approval of Minutes:** October 25, 2021 meeting minutes were approved as written.

**3. Comments from Citizens:** none

**Public Hearings:**

**4A. Preliminary Plat – Bethel Elm Subdivision, Property owned by MRS Enterprises, LLC; Location: SE of intersection of Little Elm Road & Bethel Blacktop Road; Presented by Blew & Associates.**

Jorge DuQuesne of Blew & Associates discussed the preliminary plat. He explained the location is outside Farmington city limits but is in the planning area. Washington County Quorum Court has final jurisdiction on what is done there. He said they had agreed to install sidewalks, but will not do street improvements.

Melissa McCarville said in September 2009 the Commission approved a similar subdivision and required street improvements. On appeal the County overruled the City of Farmington decision.

Farmington's new City Engineer, Rusty Coan presented conditions for approval:

“The Preliminary Plat for the Bethel Elm Subdivision (Little Elm Road and Bethel Blacktop Road) has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments:

1. The variance of the improvement requirements is provided and approved.
2. Submit approval to attach streetlights from owner of power poles.
3. The Health Department approval for the septic systems is provided.

The following comments can be addressed in the Preliminary Plat submittal:

1. Hatch or some other way clarify the ROW to be dedicated with this plat.
2. Provide dimensions for Underdrain. Detail refers to plants.
3. Include Min. FFE Elev. For Lots 6, 8, & 10. Per the Drainage Manual, the Proposed FFE Of the proposed buildings cannot be less than 2' above Max WSE. *Refer Sec. 5.4.2.*
4. Please note that the proposed buildings cannot be within 20' of Max WSE.”

Note: WSE means Water Surface Elevation.

Mr. DuQuesne had not received a copy of the engineer's recommendations, but he did not have issues with the conditions set forth. He said the County has done some road improvements (chip and seal) in that area and so they are not going to require any improvements. The owners do not wish to make street improvements. Blew and Associates had submitted a variance for this but it did not make the deadline for this meeting.

**Public comment:** None

After further discussion, and with the variance not being available, Judy Horne moved to table this item until the December meeting. Gerry Harris seconded the motion which passed unanimously. Melissa McCarville informed Mr. DuQuesne that they are not required to notify for the next meeting.

#### **4B. Discussion of the Park Plan**

Sarah Geurtz, a consultant for the Farmington City Parks Plan summarized the survey results. She went through a slideshow that she promised to send to all commissioners. Most of the people taking the questionnaire were Farmington residents or County residents. About half were in the 30 – 49 years age range. The 2020 census lists the population at 7,584; this does not include a lot of the new housing areas in the city. About 32% of Farmington residents live within a 10 minute walk of a park area.

Farmington demographic data shows there are more younger people than the average for other Arkansas cities. Survey takers indicated interest in hiking and nature, passive recreation, dog park, splash pad and swimming facilities. Park assets: 83% listed safety, 66% beauty, 63% location. Sarah said the City might consider fencing playground areas, ensuring good lighting, and continue expanding children's playgrounds and trails.

Keith Macedo mentioned ideas for revenues such as having a tennis pro for lessons, selling items at the park, and bringing groups in who would rent portions of the park. This could indirectly help finance parks through increased tax revenue.

Chad Ball reminded that if we work to provide more connectivity, more people could walk to parks instead of driving. He also believes that in 20 years we will need to have doubled our park area due to population growth.

Mayor Penn said they are talking with Fayetteville about connecting one of their trails located west of I-49 into Alberta Street and then on through Creekside Park.

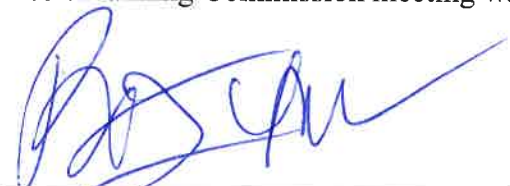
Jill Toering asked if the money paid by subdivision developers in lieu of park land dedication was used for park funds. It is ear marked in the budget for parks only.

**Other Business:** It was decided there will be no Work Session in December. The regular meeting will be scheduled, however. Mayor Penn was asked if the moratorium can be extended on multi- family development for 3-6 months. He said he will consider it.

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



Judy Horne - Secretary



Robert Mann - Chair