



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

CITY COUNCIL AGENDA
May 16, 2016

A regular meeting of the Farmington City Council will be held on
Monday, May 16, 2016 at 6:00 p.m.
City Hall
354 W. Main Street, Farmington, Arkansas.

1. Call to Order – Mayor Ernie Penn
2. Roll Call – City Clerk Kelly Penn
3. Pledge of Allegiance
4. Comments from Citizens – the Council will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
5. Approval of the minutes - April 11, 2016 City Council Minutes
6. Financial Reports
7. Entertain a motion to read all ordinances and resolutions by title only.
8. Proclamations, special announcements, committee/commission appointments.
9. Committee Reports
 - a. Street Committee
 - b. City Beautification Committee
 - c. Economic Development Committee
 - d. Park & Recreation Committee
 - e. Finance Committee
 - f. Historic Preservation Committee
10. Items to be removed from City of Farmington Inventory – **See Memo**



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MEMO

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Melissa McCarville
Re: Landscape Ordinance
Date: May 10, 2016

Recommendation

City staff recommends approval of this ordinance.

Background

The Farmington Planning Commission has been working on this amendment for several months. A public hearing was held on April for public discussion. No comments were received. The Planning Commission voted unanimously to forward the ordinance on to the Farmington City Council for review and approval.

Discussion

The Planning Commission has been requesting variances to the current version of the ordinance. They have reviewed the requirements and opted to reduce the number of plantings required. Hopefully developers will have an easier time complying with this new version. There is a document with the ordinance that describes the changes.

Budget Impact

There will be no effect on the budget.

ORDINANCE NO. 2016-01

AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE CITY'S APPEARANCE, ENSURING CITIZENS' PROTECTION, AND QUALITY OF LIFE; PRESERVING EXISTING NATIVE VEGETATION AND GREENSPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

ARTICLE I STATEMENT OF PURPOSE

The requirements set forth herein are enacted to: promote the health and safety of the citizens of Farmington; make the City more attractive by establishing standards for landscaping of new developments or additions in certain zones; prevent unnecessary removal and damage of native and specimen trees during construction; prevent unnecessary grading of land during construction; provide for tree, plant, and other natural vegetation material replacement; provide visual screening and sound buffers; screen incompatible land uses; improve air quality; slow or prevent storm water runoff; enhance appearance of parking lots; provide enhanced habitat for wildlife; provide option of establishing parks within developments; and ensure compliance with these standards in new developments and renovations.

ARTICLE II JURISDICTION

The jurisdiction of this ordinance shall include all land within the city limits of Farmington, Arkansas, any land added to the city limits, and/or planning district, for whatever reason, after the adoption of this ordinance.

ARTICLE III APPLICABILITY

The requirements of this ordinance shall apply in full, after the date that this ordinance is adopted, to:

- (1) Zoning Districts for which a building permit is required by the City of Farmington for new construction or addition to existing structure: General Commercial (C-1), Highway Commercial (C-2), Multi-Family Residential (MF-1), Multi-Family Residential (MF-2), Residential Office (R-O), Mobile Home Park (MHP), and Industrial (I).
- (2) New parking lots or expansion of existing parking lots in any zone which increases parking spaces to sixty (60) or more spaces, or to parking lots with fewer than sixty (60) spaces, when Planning Commission deems necessary for improved control and safety of pedestrians and motorists.
- (3) Landscaped entryway or other individual lot landscaping for residential developments is OPTIONAL. However, if used, the requirements of this ordinance shall be adhered to.
- (4) Exemption from this Ordinance: Any individual who purchases, builds, or remodels a single-family home located in any zoning district is exempted from all requirements of this ordinance.

ARTICLE IV LANDSCAPE SITE PLAN REQUIREMENTS

A scaled Landscape Plan prepared by a landscape company or a licensed landscape architect shall include:

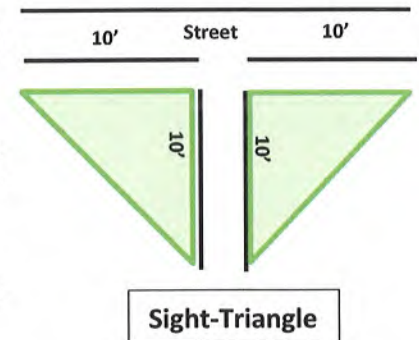
- (1) Nine copies of the Landscape Plan in a 24" x 36" format to the City of Farmington Planning Commission for review and plan approval.
- (2) Development project title with names and contact information of project planner, developer, owner, landscape architect or landscaper; scale, date, legend, North Arrow, and general vicinity map indicating existing land uses abutting all boundaries of the proposed development.
- (3) Street Frontage Buffer and Perimeter Side and Back Buffer and any required Parking Lot Buffer, with landscaping area marked with legend symbols for proposed landscaping, right of way, and easements. See ARTICLE VI, ARTICLE VII, and ARTICLE IX for specific requirements.
- (4) Landscaped areas immediately adjacent to front side of building(s). See ARTICLE VIII -LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S).
- (5) Location of existing larger trees with a DBH (diameter at breast height) of eight (8") inches or greater located within required street buffer planting area(s), required side and rear buffers, parking lot, and other open areas. Trees preserved and trees requested to be removed shall be clearly indicated. **(Saving one existing tree with DBH 8" or greater, results in three fewer new trees being required.)**
- (6) Description of barrier protection that shall be used around preserved vegetation during construction.
- (7) List of proposed vegetation with common name, variety and size of container or tree trunk diameter. See Article XV for suggested hardy landscape materials suitable for Northwest Arkansas Planting Zone 6b.
- (8) Planting and installation details for shrubs and trees to ensure conformance with required standards of this ordinance.
- (9) Location and description of other proposed or existing landscape improvements such as sidewalks, walls, fences, screens, earth berms; storm water collection facilities (such as rain gardens and detention ponds); sculptures, statues, fountains, street furniture, outdoor lighting, courtyards, or other paved areas.
- (10) Location of existing and proposed physical features such as easements, streets, utilities, buildings, signs, and waterways.
- (11) Location of trash/refuse bin(s), service bays, loading areas or docks, outdoor storage areas, mechanical equipment, walk-in coolers, and description of proposed required screening. See Article X.
- (12) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as manual irrigation using a frost-proof hydrant). Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. **(No irrigation shall be required for undisturbed natural areas and existing trees.)**
- (13) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if

any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. See ARTICLE XIII.

- (14) Parking and/or storage location of any service vehicles, portable machinery and equipment, large tools, construction equipment, food cooking devices, or other business-related equipment, and type of required screening that will shield them from public view.

ARTICLE V GENERAL PROVISIONS

- A. Permits for building, paving, utilities, or construction shall not be issued until a Landscape Site Plan including all required information is approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.
- B. Because a very minimal number of trees, shrubs, and other vegetation are required by this ordinance, massing, clustering, or grouping of required number of trees, shrubs, and/or grasses adds visual interest and is encouraged. Groupings shall be integrated into a planting bed or in a curbed area for easier maintenance and neater appearance.
- C. All landscaping design plans shall be designed with public safety in mind. Landscaping shall not interfere with motorist or pedestrian visibility and safety.
- D. Landscaping shall not interfere with the general function, safety, or accessibility of any gas, electric, water, sewer, telephone, television cable, or other utility easement; fire hydrant, traffic sign, or traffic signal.
- E. Sight-Triangle requirements for commercial entryway, (if utilized.)
Sight-Triangle shall measure ten (10) feet along the entryway and ten (10) feet along the Public Street or Highway.
- Vegetation planted within sight-triangle shall be a maximum 30" height at maturity. Trees may be planted if limbs are pruned up to provide clear view of traffic for pedestrians and motorists.
- F. Street and highway rights-of-way shall be restored and maintained with turf grass or other vegetative ground cover such as low-growing juniper.
- G. Landscaped areas shall be equipped with an automatic sprinkler system or must be provided with a means to manually irrigate newly planted shrubs and trees using a frost proof yard hydrant. Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. No irrigation shall be required for undisturbed natural areas and existing trees.
- H. Required landscape areas shall not include artificial trees, shrubs, plants, synthetic mulch, or any synthetic carpeting designed to mimic grass unless specifically approved by the Planning Commission.
- I. Preservation of existing vegetation:



- (1) As is practical, do not remove healthy, disease-free vegetation and environmentally sensitive or significant natural areas such as woodlands, prairie, and wetlands located on the development site.
- (2) By preserving healthy existing trees with an eight inch (8") diameter or larger, the number of required new trees and/or shrubs shall be reduced by a ratio of 1:3 after review and approval of developer's tree preservation proposal by Planning Commission.
- (3) Before construction work begins, preserved trees shall be protected by installation of protection barriers at drip-line of tree to prevent tree root compaction and destruction during building construction. The barriers may be removed as necessary for final job completion. Other preserved vegetation shall be clearly marked with colored tape and flags.
- (4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).
- (5) Any type of construction debris or chemicals shall not be placed within twenty-five feet (25') of preserved trees.

J. Trees, Shrubs, and Plants Size Requirements and Planting Requirements

Trees, shrubs, and plants shall be:

- (1) Appropriate for the soil, sunlight, and soil-moisture conditions in which they are planted thus resulting in low maintenance, high-quality design, with limited water requirements. Vegetation native to the area is encouraged.
- (2) High-quality, nursery-grown stock of healthy condition that meets the American Association of Nurserymen standards as specified by the American National Standards Institute in ANSI Z60.1-1986, or as may be amended in the future.
- (3) Planted in sufficient nutrient-rich soil and covered with weed barrier cloth (not plastic sheeting).
- (4) Planted in protected areas where vehicular traffic shall not compact the soil in trees' root-spread area. A minimum of 25 square feet of permeable ground surface area per tree is recommended.

K. **Minimum size for trees, shrubs and other vegetation at planting**

Vegetation Type	Minimum Diameter (when measured at height of 4.5 feet above ground level)	Minimum Height at Planting
Shade trees	2.5"	Variable Approx. (6' – 8')
Ornamental trees	1.5"	Variable Approx. (5' – 7')
Evergreen trees (if used)	---	4'

Shrubs	2 gallon container	Variable
Ornamental grasses (perennial)	1 gallon container	Variable

L. Recommended that this hazardous and/or invasive vegetation not be planted.

INVASIVE TREES	BOTANICAL NAME	NEGATIVE QUALITIES
Amur Maple	Acer ginnala	Winged seeds; are crowding out native vegetation
Black Locust	Robinia pseudoacacia	Has thorns - use improved cultivar or Honey Locust
Bradford Pear	Pyrus calleryana 'Bradford'	Easily storm damaged
Gingko (female only)	Gingko biloba	Small fruits have foul odor – (male Gingko is acceptable)
Mimosa	Albizia julibrissin	Highly invasive
Mulberry, White & Red	Morus alba, Morus rubra	Messy berries; extremely invasive
Paper Birch	Betula papyrifera	Not Hardy
Pin Oak	Quercus palustris	Weeping limbs pose sight hazard (other Oak species OK)
Silver Maple	Acer saccharinum	Spreads rapidly by roots; (Other Maples are acceptable)
Sweetgum	Liquidambar styraciflua	Numerous thorny fruit pods - use only a fruitless type
Tree of Heaven	Ailanthus altissima	Highly Invasive – quickly crowds out other trees
Walnut	Juglans nigra	Poisons other plants grown near its roots
Willow species	Salix spp.	Easily storm damaged; obstructs view from ground up

INVASIVE SHRUBS:	BOTANICAL NAME	NEGATIVE QUALITIES
Autumn Olive	Eleagnus umbellate	Invasive
Cherry Laurel	Prunus laurocerasus	Invasive, leaves poisonous if eaten
Chinaberry	Melia azedarach	Invasive/Poisonous berries
Chinese Holly	Ilex cornuta	Thorns -use thornless cultivar
Chinese Privet	Ligustrum sinense	Invasive
Chinese Tallow Tree	Sapium sebiferum	Invasive - Poisonous
Photinia	Photinia serratifolia	Very susceptible to Fungus; if used, plant only in full sun
Privet Hedge	All varieties	Highly invasive – chokes out other trees and shrubs

M. Mulch and/or Groundcover Requirements and Prohibitions:

- (1) Planting beds shall be mulched with hardwood mulch to 3 inch depth in all areas where there is no grass or evergreen groundcover.
- (2) Grass and/or evergreen groundcover may be used and in combination with mulch.
- (3) Owner shall supplement mulch annually to maintain a 3” depth.
- (4) **Prohibited Mulch:**
Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.

(Exception: brick or cement pavers may be used in a landscape design as stepping stone walkways.)

(5) **Recommended that this hazardous and/or invasive groundcover not be planted.**

Highly Invasive Plants/ Groundcover		
Bamboo	Bambuseae	(Invasive)
Castorbean	Ricinus communis	(Highly Poisonous)
Honeysuckle, Amur	Lonicera maackii	(Invasive)
Continued on next page		
Honeysuckle, Japanese	Lonicera japonica	(Invasive)
English Ivy	Hedera helix	(Highly Invasive)
Lespedeza	Imperatica cylindrical	(Invasive)
Moonflower	Datura inoxia	(Seeds are highly toxic)
Morning Glory	Ipomoea	(Highly invasive)
Multiflora Rose	Rosa multiflora	(Invasive, has thorns - use Shrub or Carpet Rose)
Scottish Thistle	Onopordum acanthium	(Invasive/Thorns)

ARTICLE VI STREET FRONTAGE BUFFER LANDSCAPING IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL-OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

A. Purpose. Enhance the overall appearance of the City of Farmington; Provide a landscaped transition from the public right-of-way to private property buildings and parking lots; Provide a visual buffer from projecting headlights that might interfere with the vision of passing motorists and pedestrians; Improve the appearance of parking lots located adjacent to a public right-of-way; Encourage preservation of existing trees and other existing vegetation.

B. General Provisions.

- (1) Several Street Frontage Buffer options may be combined to meet the particular site constraints of the development.
- (2) Within each fifteen feet (15') depth and thirty (30) linear feet of highway or street frontage, the required minimum number of trees and shrubs may be spaced separately, or may be grouped for most attractive appearance. **Due to minimal number of trees and shrubs required, grouping them within each 30 foot area is strongly encouraged instead of spacing equally.**
- (3) For a corner lot with two street/highway rights-of-way, the main street frontage shall be planted using Street Frontage Buffer - Main Street requirements. (See VI. C, E & F)

The lesser, side-street shall use Street Frontage Buffer – Side Street which has fewer requirements. (See VI. D)
- (4) Remaining side and rear shall use Landscaped Perimeter Buffer requirements.
- (5) For visual interest developer may plant a variety of shade trees, ornamental trees, and/or conifer trees. (See suggested lists at XV).

- (6) Every effort shall be made to preserve existing healthy native trees of eight (8) inch or larger diameter within the street frontage buffer area unless preservation creates traffic hazards.
- (7) Preserved existing trees of eight (8) inch diameter or larger may be substituted for three (3) new trees that may be required anywhere in the landscape plan.
- (8) Developer may choose from any combination/ type/ variety of shrubs. (See lists at XV).
- (9) Curbs shall be used around planting beds for easy maintenance and must utilize fabric weed barrier and wood mulch and/ or vegetative groundcover applied according to the standards in ARTICLE V. M.
- (10) Commercial entryway(s) vegetation planted within three feet (3') of the right-of-way shall have maximum 30" height at maturity. Trees may be included if limbs are pruned up to provide clear view of traffic for pedestrians and motorists. At landscaped entryways all Sight-Triangle Requirements shall apply. See ARTICLE V. General Provisions, E. Sight-Triangle Requirements.
- (11) Designated parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, earth-moving equipment, farm equipment, cooking equipment, or other business-related items.
- (12) Chain link fencing and any other type of wire fencing shall not be allowed.

**C. STREET BUFFER – MAIN STREET REQUIREMENTS:
Fifteen foot (15') depth by each thirty linear feet (30'):**

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, OR one ornamental tree with 1.5" diameter at 4.5 feet above ground, OR one conifer (evergreen) tree a minimum of four (4) feet tall at planting.
- (2) Five (5) shrubs (2 gallon size, minimum).
- (3) Perennial ornamental grasses, perennial plants, flowering plants, and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

**D. STREET BUFFER - SIDE STREET REQUIREMENTS: (Required if property is a corner lot)
Ten foot (10') depth by each thirty-five linear feet (35'):**

- (1) One shade tree with 2.5" diameter at 4.5 feet above the ground, or one ornamental tree with 1.5" diameter at 4.5 feet above ground, or one conifer (evergreen) tree a minimum of four (4) feet tall at planting.

- (2) Three (3) shrubs (2 gallon size minimum).
- (3) Perennial ornamental grasses, perennial plants, flowering plants, and other vegetation may be added at landscaper's discretion.
- (4) Mulch and/or groundcover shall be used.

E. STREET BUFFER OPTION 2 - Wall Buffer

- (1) Minimum three foot (3') high reinforced wall composed of brick, stone, stucco, or other finished concrete treatment. Walls taller than three feet shall be designed by a structural engineer to ensure safety. Wrought iron fencing may also be used.
- (2) Minimum wall setback. Setback from city, county, or state right-of-way shall be determined by regulations of City, County or Arkansas State Highway Department to assure clear visibility.

F. STREET BUFFER OPTION 3 - Landscaped Earth Berm

- (1) May be used if it does not create flooded roadways and walkways, and does not impede view of pedestrian and vehicular traffic.
- (2) Required number of trees, shrubs, perennial ornamental grasses, and other vegetation shall be placed in the landscaping design as best provides attractive street buffer while maintaining a clear view for motorists and pedestrians.
- (3) Maximum vegetation height shall be 30" in height at maturity anywhere within berm where pedestrian or motorist view might be blocked.
- (4) If landscaped entryway is used, sight-triangle requirements at entryways shall be followed. See ARTICLE V. General Provisions, E. Sight-Triangle Requirements.
- (5) To prevent erosion, at least fifty percent (50%) of groundcover on berm shall be turf grass and/or evergreen groundcover with any remaining bare ground covered with mulch.

ARTICLE VII LANDSCAPED SIDE AND BACK PERIMETER BUFFER REQUIREMENTS IN COMMERCIAL (C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS

- A. Purpose.** Perimeter landscaping, a landscaped strip along side and rear lot lines that separates land uses /or properties; prevents two adjacent commercial lots from becoming one large expanse of pavement; provides visually attractive separation between properties in densely developed areas; protects residential zones by providing noise abatement, prevents glare from headlights and property lighting, and provides privacy.

B. General Requirements.

- (1) When adjacent to non-residential-zoned property, side buffer shall extend from street frontage to front edge of building, but may be farther back at builder's discretion.
- (2) Landscaped side perimeter buffer is required to extend entire length of side property line(s) when property is adjacent to residential zone. (See (B. 6.) below)
- (3) If land behind a commercial property is adjacent to another commercial use zone, no fencing or landscaping is required.
- (4) If land behind a commercial property is adjacent to any residential zone, a six (6) foot privacy fence shall be required.
- (5) The Landscaping Plan for all proposed development shall show side and back perimeter landscaping in addition to landscaped street frontage buffer and interior parking lot landscaping.
- (6) **Special Side and Rear Perimeter Screening Requirements When Residential Use Is Adjacent To Commercial Use:**
 - (a.) Developer shall provide complete screening by means of a privacy barrier (wall or wood privacy fence) a minimum of six feet (6') in height and landscaping in front of fence to provide noise abatement.
 - (b.) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.
 - (c.) Tree preservation. Existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirement in a ratio of one (1) preserved tree to three (3) new trees.

C. Landscaped Perimeter Buffer Minimum Requirements - per thirty-five (35') linear feet (grouping of vegetation within each 35' increment is strongly suggested)

- (1) One (1) shade tree – 2.5" diameter (minimum) @ 4.5 feet above the ground
OR One (1) ornamental tree – 1.5" diameter (minimum) @ 4.5 feet above the ground **OR** one conifer (evergreen) tree a minimum of four (4) feet tall at planting.
- (2) Three (3) shrubs – 2 gallon size.
- (3) Curbing of landscaped areas is **not** required in Side or Back Perimeter Buffer areas.
- (4) Mulch/Groundcover. New plantings in perimeter landscaped areas shall be mulched. Preserved existing vegetation does **not** require mulch. (See V. M. Mulch and/or Groundcover Requirements and Prohibitions)

- (5) Massing/ Grouping/ Clustering of all required vegetation, trees, grasses and/other plantings is encouraged, for most increased visual impact.

D. Vehicular access. The perimeter landscaping requirement does not preclude the need for vehicular access to be provided between adjacent lots and allowance may be made as necessary, with approval of Planning Commission.

ARTICLE VIII LANDSCAPING REQUIREMENTS IMMEDIATELY ADJACENT TO BUILDING(S) FRONT

Plant shrubs, perennial ornamental grasses, perennial plants, or other vegetation in curbed planting beds immediately adjacent to building, spanning a minimum of one-fourth (1/4) of total building frontage. Plantings may be arranged in any configuration to best suit the building's operation. Additional plantings at sides of building(s) are at discretion of builder or owner.

ARTICLE IX PARKING LOT LANDSCAPING IN COMMERCIAL C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), INDUSTRIAL (I) ZONING DISTRICTS, AND RESIDENTIAL (IF APPLICABLE)

- A. Purpose.** To improve appearance of parking lot; to create a safe parking area for pedestrians and motorists; where feasible, to preserve existing trees, or plant new trees to provide shade; to provide buffer from headlight glare and noise between adjacent properties, and to ensure privacy of residents living adjacent to parking areas.
- B. Applicability.** Zones include: COMMERCIAL (C-1) , COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), and INDUSTRIAL (I). Parking lot islands and landscaping requirements shall apply to any new development or addition for which a parking lot is required with sixty (60) spaces or greater and which requires a building permit from the City of Farmington.
- C. General Provisions.**
 - (1) Each island shall be landscaped with a minimum of one hardy shade tree OR ornamental tree, OR low-maintenance shrubs unless waived by Planning Commission due to safety purposes.
 - (2) Landscaping shall not block motorist or pedestrian view.
 - (3) Landscape design of parking island areas may vary based on layout restrictions of the property.
 - (4) Preservation of large, healthy existing trees eight inch (8") diameter or larger is encouraged and will be applied toward required tree substitution of one existing tree for three (3) new trees.
 - (5) Minimum size of shade trees and ornamental trees at planting shall be:
Shade tree: 2.5" diameter @ 4.5 feet above ground
Ornamental tree: 1.5" diameter @ 4.5 feet above ground
 - (6) Hardwood mulch, turf grass and/or evergreen groundcover shall be used in each island.

- (7) When Planning Commission waives tree/shrub requirement due to safety considerations, parking island shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.

D. Special Screening Standards for Parking Lot Adjacent To Residential Uses

Commercial development adjacent to a residential use, shall meet increased landscaping standards to minimize noise and light glare and to ensure residents' privacy

- (1) Physical barrier to provide full screening shall be a minimum of six feet (6') in height and may consist of wood or masonry fencing, rock or brick walls, berms, or a combination of these methods. Berm construction shall not be used if it will cause flooding.
- (2) Trees and/ or shrubs shall be placed in front of the barrier (on commercial development side) to reduce parking lot noise.
- (3) Trees and/or shrubs planted shall provide 60% coverage of the physical barrier within two (2) years.
- (4) At least one-fourth of the trees and shrubs shall be of an evergreen type that maintain leaves year round.
- (5) Tree preservation. Existing healthy shade or specimen trees with diameter of eight inches (8") or greater and existing large shrubs may be included as a portion of the landscape screening, reducing required new trees in ratio of 1 existing tree for 3 new trees.

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

B. Trash/Refuse/Garbage Storage Areas Screening

- (1) Shall be located behind the building unless Planning Commission approves another location.
- (2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property.
- (3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.

- (4) PROHIBITED: All types of chain-link fence screening and plain, unembellished concrete block walls.
- (5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain.
- (6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.

C. Mechanical Equipment Screening

- (1) All roof, ground, and wall-mounted mechanical equipment such as air handling equipment, compressors, ductwork, transformers and elevator equipment located within 150 feet of a street or highway right-of-way, residential housing, or public park areas, shall be screened from view or positioned so that they are not highly visible.
- (2) Wall- or ground-mounted equipment shall be screened by any combination of: vegetative screening, brick, stone, reinforced concrete, stucco, or other similar masonry materials; or other materials that match the primary building, and allow proper ventilation and service access.

D. Loading dock screening when located adjacent to all Residential, MF-1, MF-2, R-O, or MHP zoning districts, or can be viewed from a street or highway:

- (1) Shall be located at the side (toward the back of structure) or rear of building.
- (2) Shall not be located closer than 50 feet to any residential zone, unless loading dock area is wholly enclosed within a building.
- (3) Shall be screened on all visible sides by a wall with exterior finish similar to primary structure, and with vegetative screening that will be a minimum of seven feet (7') **at maturity**.

E. Walk-in Cooler Screening:

- (1) Shall be structurally integrated into the primary structure by screening walls with exterior finish similar to primary structure.
- (2) Vegetative screening with minimum height **at maturity** of seven feet (7') shall be planted in front of any screening walls that are visible from residential areas and roadways.
- (3) Alternative, innovative screening combinations shall be considered by Planning Commission.

F. Merchandise Displayed for Sale:

In C-1 and C-2 zoning districts, merchandise displayed for sale must be located behind the fifteen foot (15') depth Street Frontage Buffer. This provision shall apply to new and existing commercial properties.

G. Protection of Public Safety and Welfare

Whenever deemed necessary to protect the aesthetic value of property being developed, or adjoining or nearby properties, and to otherwise promote public health, safety or welfare, the Planning Commission shall specify additional conditions.

ARTICLE XI LANDSCAPING OF RESIDENTIAL DEVELOPMENT ENTRYWAY(S)

(NOTE: THESE REQUIREMENTS APPLY *ONLY* WHEN DEVELOPER *CHOOSES* TO INCORPORATE AN ENTRYWAY INTO THE RESIDENTIAL PLAN.)

- A. Purpose.** Landscaping is an integral, planned component of residential subdivisions that promotes the development, increases property values, defines major entryways, defines vehicular and pedestrian roadways, and enhances the overall aesthetic qualities. Landscaping in a residential development provides landscaped buffer screening from adjacent, more intensive or incompatible land use areas or vehicular traffic.
- B. Landscaping Requirements.** The Landscaping Plan for a residential development shall show landscaping of entryway(s), neighborhood park(s), Street Frontage Buffer, and/or designated interior public parking lots.
- (1) A landscaped Street Frontage Buffer, if included, shall meet these landscaping guidelines:
 - (a) Minimum depth of fifteen (15) feet from street right-of-way.
 - (b) Trees – minimum of one shade tree with a two-and-one-half inch (2.5”) diameter minimum, OR one ornamental tree with a one-and-one-half inch (1.5”) diameter minimum) OR one conifer of four foot (4’) minimum height, per thirty (30) linear feet.
 - (c) Shrubs, perennial ornamental grasses, and perennial flowering plants are optional but are encouraged.
 - (d) Groundcover may be turf grass or other allowed groundcover listed in Article V. M.
 - (e) Vegetative materials may be grouped together for optimal aesthetic impact.
 - (2) Residential Development landscaped entryway(s) may be provided at some, or all, entryways in a development. The main goal shall be to provide a safe, aesthetically pleasing, low-maintenance, and drought-resistant entryway.
 - (3) Sight-Triangle size. Sight-Triangle distances at the intersection of a public street and a residential development entryway shall be of a size distance that ensures safety of pedestrians, bicyclists, and motorists.
 - (4) Public interior parking lots, if created, shall meet the requirements set forth in ARTICLE IX - PARKING LOT LANDSCAPING requirements.
- C. Fences, Walls, and Hedges.** Notwithstanding other provisions of this ordinance, fences, walls or hedges may be located at residential development entryways and/or along property lines. Unless otherwise specifically provided for, fences must be constructed and maintained in accordance with the following regulations:

- (1) Fencing may consist of materials such as masonry, brick, rock, stucco, wrought iron, or wood, or any combination of these materials. Fencing shall be utilized or installed in a manner that shall not cause injury to the general public.
- (2) Barbed wire and other wire fencing is absolutely prohibited in residential developments unless the barbed wire or other wire fencing is utilized by adjoining property owner(s) to contain livestock.
- (3) Residential fencing adjacent to street frontage must meet City Building Setback Requirements.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

- A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.
- B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.
- D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.
- E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.
- F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.
- G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.
- I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.

- J. Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.
- K. Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.
- L. Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.
- M. Required Essential Landscaping and Infrastructure.**
- (1) Community green space with bench seating (Minimum of two benches)
 - (2) Open turf grass area
 - (3) ADA accessible walking trail or path into park area
 - (4) Trash receptacle (City will be responsible for trash disposal)
 - (5) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses
 - (6) A minimum of **one** active-use enhancement per acre of dedicated park land shall be incorporated into the park, with developer choosing amenity/amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children's playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area
 - (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
 - (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
 - (l) Shuffleboard
 - (m) Bocce court
 - (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

N. Ideal Park Additions (Optional – Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

O. Ownership and Maintenance/Replacement. Dedicated parks shall be maintained by City of Farmington.

P. Park Design and Construction Standards. Developer shall design and construct neighborhood park in compliance with all City design standards for public improvements.

ARTICLE XIII PERFORMANCE BOND, LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT OF LANDSCAPING MATERIALS

Standards have been established for installation of all plant materials within the city. These requirements must be followed in order to receive approval of the site work and final occupancy or approval of the development. The Planning Commission or a representative of the City has the authority to deny the issuance of a final occupancy permit until landscaping is installed according to the requirements of this ordinance and satisfaction of the site inspector.

A. Performance Bond Requirement. At the time of presentation of final Landscape Site Plan, developer shall be required to provide the City with a performance bond, certificate of deposit, or letter of credit, to ensure full compliance with landscape installation and the two-year replacement/maintenance requirements.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

The performance bond amount shall be calculated in accordance with the rates set forth below which include purchase of landscaping materials and labor costs that City shall incur to complete the project.

- (a) First-time installation: \$2,000/ 1,000 square feet.
- (b) Replacement costs: \$500/ 1,000 square feet.

B. Installation. All landscaping shall be installed in accordance with standards and requirements of this ordinance. Permits for building, paving, utilities or construction shall not be issued until a Landscape Site Plan including all required information is submitted and approved by the Planning Commission. The Landscape Site Plan must be submitted with the Site Plan.

C. Delays in planting. When construction has been completed but it would be impractical to plant trees, shrubs, or turf grass or other landscaping material due to weather conditions, upon approval of the City, developer shall be given additional time to complete all required landscaping; further, a temporary occupancy permit may be issued by the building inspector. The developer or builder must make every effort to finish the project within the time frame for completion that both parties have agreed to.

- D. **Enforcement.** Final occupancy permits and/or final plats will be held for those who fail to complete landscaping requirements that City and developer have agreed to.
- E. **Guarantee.** Once approved, the applicant is required to guarantee the plants for 24 months or they must be replaced by developer in Residential developments, and by owner in C-1, C-2, MF-1, MF-2, R-O, MHP, and I (Industrial) zoned developments. Replacement trees or other vegetation shall comply with same size and quality requirements as set forth in this ordinance.

Should the City have to complete the approved Landscaping Site Plan and/or replace dead landscaping material within two years of planting, developer shall forfeit the performance bond.

- F. **Maintenance of Landscaped Areas by Commercial Property Owners.** Commercial property owner shall maintain landscaping as set forth in this ordinance.
 - (1) Landscaped areas shall be mulched to prevent weed growth and maintain soil moisture.
 - (2) All roadways, curbs and sidewalks shall be edged on a routine schedule in order to prevent encroachment from the adjacent grassed areas.
 - (3) The owner of the property shall be responsible for the provision of adequate water and nutrients to the required plant materials.

G. Maintenance of Subdivision Entryways by Homeowners Association

(1) For subdivisions developed within the City of Farmington, the property purchase agreement between subdivision Developer and Buyer shall be required to include a Homeowner's Association Agreement for the purpose of landscaping maintenance in any entryway, street frontage buffer, landscaped parking lot or other landscaped public area within the subdivision. Per-lot homeowner's dues may be set by the Association with dues accrued shall be used for any maintenance and re-planting of landscaping materials.

(2) **Definition of Maintenance:** Maintenance shall include pruning, trimming, watering, mulch replacement, removal and replacement of dead plant material, debris removal, or other required improvements.

(3) **Replacement of Vegetative Materials.**

Replacement trees or other plant material shall be of similar size and appearance to removed dead vegetation.

(4) **Failure to Maintain Entryway, Street Frontage Buffer, Landscaped Parking Lot or Other Landscaped Public Area Landscaping.**

a. Upon notification of a complaint of violation of the landscaping maintenance standards, the City of Farmington shall review the original approved landscape plans for the development, inspect the area, and determine whether a violation exists.

b. When a violation exists, a notice shall be sent to the Homeowners Association outlining the violation. Notice shall be deemed given when done so in writing and mailed to the Homeowners Association address on file with the Washington County Assessor's Office.

c. Notice shall require the Association to bring the landscaping into compliance within two (2) months from the date of the notice. The City of Farmington may extend the compliance period for an additional

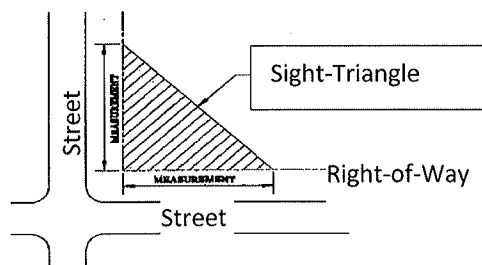
30 days if it is found that the Homeowners Association is making reasonable efforts to bring the area into compliance within weather and planting constraints.

d. After the two (2) months due warning from City of Farmington, any needed clean-up and re-planting will be done by the City and full cost of vegetation replacement and/or labor shall be borne by Homeowners Association.

ARTICLE XIV DEFINITIONS

1. *Berm* - earthen mound designed to provide visual interest, screen undesirable views, and decrease noise.
2. *Buffer, perimeter landscape* - continuous area of land set aside along the perimeter of a lot in which existing and planted landscaping is used to provide visual and sound screening to reduce the impacts of one type of land use upon another, or street right-of-way from the developed portion of a lot or parcel of land. A combination of harmonious elements, such as plants, trees, shrubs, berms, fences, and walls may be utilized to reduce impact of noise and unsightly visual intrusions.
3. *Conifer tree* - Evergreen tree that produces some type of cones and remains green year round.
4. *Critical root zone* - minimum ground area under the canopy (*leaf spread*) of a tree that is considered essential to support the viability of a tree and which should not be compacted during construction.
5. *DBH. (Diameter-at-breast height)* In the US, tree diameter is usually measured at 4.5 feet above ground level. For multi-trunk trees, diameter is measured at the narrowest point beneath the point of attachment of the multiple trunks. DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.
6. *Damaged Tree* - a tree with damage to any of its parts including, roots, root buttress, trunk, or branches.
7. *Deciduous* - any tree or shrub that drops leaves or needles at the end of a growing season.
8. *Evergreen* - shrub or tree with foliage remaining green year-round. Includes spruce, pine, arborvitae, fir, and cedar trees or some shrubs, but also a variety of shrub or tree that does not drop its leaves seasonally.
9. *Greenspace* - any area retained as permeable unpaved ground and dedicated on the site plan to supporting vegetation.
10. *Ground cover* – living landscape materials or low-growing plants, other than turf grass, planted to provide continuous cover of ground surface, with average maximum height of 24 inches, or less, at maturity.
11. *Hazardous Tree* - a tree where the tree is at risk for failure because it is dead or structurally defective, and where that failure could result in personal injury or property damage.
12. *Invasives* - plants species that are detrimental to native plants, native wildlife, ecosystems, or human health, safety and welfare.
13. *Irrigation system* – permanent watering system designed to transport and distribute water to plants.

14. *Landscape architect* - as defined by the American Society of Landscape Architects, whose primary business is that of designing, overseeing, installing and maintaining landscapes.
15. *Landscape Materials* – Living plants such as trees, shrubs, groundcover, perennial and annual flowers, perennial ornamental grasses, and lawn (turf) grass; mulch which is non-living material.
16. *Landscaper* – Landscape designer, nurseryman, horticulturist or other landscape professional whose primary business is that of installing and maintaining landscapes.
17. *Mulch* - non-living organic material customarily used in landscaping design to retard erosion and retain moisture, insulate soil against temperature extremes, suppress weeds, prevent soil compaction, and provide visual interest.
18. *Native Plant or Tree*- a plant or tree that lives or grows naturally without direct or indirect human intervention (USDA and US National Arboretum definition: remaining genetically unaltered by humans.)
19. *Open Space* - all areas of natural plant communities or area replanted with vegetation after construction, such as re-vegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and lawns.
20. *Ornamental Tree* - a deciduous tree planted primarily for its ornamental value, high visual impact, flowers or buds, or for screening purposes; tends to be smaller at maturity than a canopy (shade) tree.
21. *Park* – dedicated land often located in residential developments, but may also be included within other zones, whose main purpose is recreational and/or ecological preservation.
22. *Parking Space* - an area set aside for the accommodation of parking a vehicle.
23. *Perimeter Buffer* - green space buffer surrounding entire length of sides and/or rear of a property.
24. *Screen* - a way to reduce impact of noise and unsightly visual intrusions with more harmonious elements, such as plants, trees, shrubs, berms, fences, walls, or any appropriate combination thereof.
25. *Shade Tree* - a deciduous tree planted primarily for its high crown of foliage or overhead canopy.
26. *Shrub* - self-supporting, deciduous or evergreen, woody perennial plant of low to medium height with multiple stems and branches continuous from base, usually not more than six feet in height at maturity.
27. *Sight-Triangle* - the landscaped area at a street or driveway intersection. The triangle is formed by measuring from the point of intersection of the street front and entryway.
29. *Specimen Tree* – large, healthy tree that qualifies for special consideration for preservation due to size, species, or meets other qualifications such as: DBH of 24" or greater for large hardwoods such as oaks, hickories, maples; DBH of 4" or greater for small ornamental trees such as dogwoods, redbuds, etc. Very large size for the species; a rare variety; exceptional beauty; specifically used by developer or design professional as a focal point in a landscape project.
30. *Street Frontage Buffer* - the length of the property abutting one side of a main street or highway thoroughfare or the main street and side street exposure of a corner lot.



31. *Tree* - any self-supporting woody perennial plant which has a DBH* of two inches or more; normally attains overall height of 15+ feet at maturity; usually one main trunk and many branches. It may appear to have several stems or trunks as in several varieties of oak.

*In the US, tree diameter is usually measured at 4.5 ft above ground level (referred to as diameter at breast height or DBH.) DBH can be measured with a specially calibrated tape measure called a diameter tape (d-tape) available from arborist or forestry supply dealers.

32. *Xeriscape* - landscape methods conserving water through use of drought-tolerant plants and planting techniques.

XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN

PLANT:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Small Evergreen Shrubs – tend to retain leaves in winter			
Abelia	Abelia	5'H X 6'W	Many varieties
Azalea	Azalea japonica	4'H X 5'W	Many colors; plant in part-shade
Boxwood	All varieties	Variety of sizes	Very hardy
Creeping Juniper	All varieties	1'H X 6'W	Yellow-green evergreen; low growing
Gold Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana aurea'	4'H X 6'W	
Holly	Ilex cornuta, Ilex crenata	Variety of sizes	Red Berry
Holly, Sky Pencil	Ilex crenata 'Sky Pencil'	10'H X 3'W	Tall, narrow, evergreen holly
Holly, Yaupon, Dwarf	Ilex vomitoria	2'H X 5'W	Small smooth-leaf; keeps rounded shape
Loropetalum	Loropetalum chinense - All varieties	4'H X 5'W	Fuschia flowers; drought tolerant
Mugo Pine	Pinus mugo 'Compacta'	3'H X 4'W	
Nandina (Compact)	Nandina domestica 'Compacta'	5'H X 3'W	Red Berry; hardy
Nandina (Dwarf)	Nandina domestica 'Firepower'	2'H X 3'W	Dark red leaves even in winter; hardy
Leatherleaf Viburnum	Viburnum rhytidophyllum	10'H X 10'W	semi-evergreen
Winterberry Holly	Ilex verticillata 'Red Sprite'	5'H X 5'W	Red Berries on bare twigs in winter
Yucca	All varieties	6'H X 4'W	Spiky, evergreen, very hardy
	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Deciduous Shrubs – tend to lose leaves in winter			
Burning Bush, Dwarf	Euonymus alatus compactus	8'H X 10'W	Hardy, leaves bright red in fall, winter
American Cranberry	Viburnum trilobum	6'H X 6'W	White
Cranberry Cotonaster	Cotonaster apiculatus	3'H X 7'W	White flowers, red berries
Crapemyrtle	All varieties	All heights	Drought tolerant; summer flowering
Dogwood	Cornus sericia 'Kelseyi'	2.5'H X 2.5'W	Red Stems in winter; needs part shade
Forsythia	Forsythia	Variety of H	Yellow flowers in spring; hardy
Oakleaf Hydrangea	Hydrangea quercifolia numerous varieties	4'H X 4'W	Very drought tolerant
Dwarf Lilac	Syringa meyeri	5'H X 7'W	Purple blossom in spring; hardy
Ninebark	Physocarpus opulifolius 'Monlo'	10'H X 10'W	Dark purple; white flower; hardy

Flowering Quince	Chaenomeles japonica	4'H X 5'W	Drought tolerant
Carpet Rose or Shrub Rose	Rosa X	2.5'H X 2.5'W	Red
Rose of Sharon	Hibiscus syriacus	8'H X 6'W	Numerous flower colors; very hardy
Anthony Waterer Spirea	Spiraea X bumalda 'Anthony Waterer'	5'H X 5'W	Small pink flower in summer; hardy
Vanhoutte's Spirea	Spiraea X vanhouttei	8'H X 12'W	White flower; hardy
Viburnum	Viburnum plicatum tomen	12'H X 15'W	White flowers; dark green leaf, hardy
Winter Jasmine	Jasminum nudiflorum	4'H X 7'W	Small yellow flowers in winter; drought hardy after established

Perennial Grasses:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Blue Dune Lyme Grass	Elymus arenarius 'Blue Dune'	3'H	Blue
Fountain Grass	Pennisetum alopecuroides		White; drought tolerant after established
Mexican Feather Grass	Nassella tenuissima	2'H X 2.5'W	Yellowish grasses
Feather Reed Grass	Calamagrostis X acutiflora 'Karl Foerster'	6'H X 2'W	Yellowish grasses
Liriope	Many varieties	Many sizes	Many colors
Maiden Grass	Miscanthus sinensis all varieties	Height varies	White
Mondo Grass	Ophiopogon japonicus 'Nanus'	.5'H	Black
Monkey Grass	Liriope muscari 'Big Blue'	"15" H X 15" W"	Purple
Muhley Grass	Muhlenbergia	4' H X 3' W	Extremely hardy, pinkish grasses

REMEMBER TO CONSIDER POWER LINE LOCATION WHEN CHOOSING TREES

PLANT:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Evergreen Trees:			
Atlas Blue Cedar	Cedrus atlantica	60'H X 25'W	Grows very, very tall
American Holly	Ilex opaca		Red Berry; very hardy & drought tolerant
Foster Holly	Ilex X attenuata 'Fosteri #2'	25'H X 12'W	Red Berry
Juniper	Juniperus scopulorum, Juniperus chinensis	20'H X 8'W	
Austrian Pine	Pinus nigra	60'H X 25'W	
Loblolly Pine	Pinus taeda	90'H X 50'w	
Colorado Blue Spruce	Picea pungens	65'H X 25'W	
Norway Spruce	Picea abies 'Cupressina'	30'H X 6'W	

REMEMBER TO CONSIDER POWER LINE LOCATION WHEN CHOOSING TREES

DECIDUOUS TREES:	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
River Birch	Betula nigra	20'H X 20'W	White bark that sheds; visual interest
Dwarf Bald Cypress	Taxodium distichum	20'H X 6'W	Hardy street trees
Elm, Allee or Lacebark	Ulmus parvifolia	50'H X 30'W	Does not produce burrs
Ginkgo (male only)	Ginkgo biloba	50'H X 30'W	Hardy, very small leaves; roots near surface
Honeylocust, Thornless	Gleditsia triacanthos inermis	35'H X 30'W	Good buffer screening tree
Hornbeam	Carpinus betulus 'Fastigiata'	45'H X 35'W	Needs part shade & longer time to establish
Red Maple	Acer rubrum	50'H X 40'W	
Sugar Maple	Acer saccharum	40'H X 25'W	
Red Oak	Quercus rubra	80'H X 65'W	Hardy, adaptable; very tall at maturity
Sawtooth Oak	Quercus acustissima	45'H X 40'W	Produces large quantity of acorns
Scarlet Oak	Quercus cocinea	75'H X 50'W	Grows very large – needs lots of space
Shumard Oak	Quercus shumardii	70'H X 50'W	Hardy, adaptable; very tall at maturity
Swamp White Oak	Quercus bicolor	50' – 60' H	Fast growing
White Oak	Quercus alba	90'H X 80'W	Hardy, pest-free, grows to huge size
Willow Oak	Quercus phellos	60'H X 40'W	Fast grower;
Tulip Tree	Liriodendron tulipifera	70' H X 40' W	Fast grower; pest-free
Golden Raintree	Koelreuteria paniculata	30'H X 35'W	Yellow flower;

Ornamental	BOTANICAL NAME:	SIZE:	ADDITIONAL INFORMATION
Deciduous Trees:			
Dogwood	Cornus kousa	20'H X 20'W	White flowers in spring
Japanese Maple	Acer palmatum 'Bloodgood'	20'H X 15'W	
Pear	Pyrus calleryana 'Cleveland Select'	35'H X 15'W	Spring flowers; sturdier than Bradford Pear
Purple Leaf Plum	Prunus cerasifera 'Thundercloud'	20'H X 20'W	Pink spring flower; drought tolerant
Redbud	Cercis canadensis	30'H X 35'W	Purple-pink flowers in early spring; hardy
Redbud	Cercis reniformis 'Oklahoma'	30'H X 20' W	Deep purple-pink; rapid growth
Smoke Tree	Cotinus coggynria 'Royal Purple'	15'H X 12'W	Pink "smoke-like" appearance; hardy

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City Business Manager Report
May 2016
City Council Meeting

- Save the date: Farmington Chamber Golf Tournament will be held June 2, 2016.
- Attached you will find a status report from Garver, who is the consultant for our Hwy 170 project. Please take a look at what they are doing and what is next for this project.
- Many thanks to all who participated in the Lunch for Local Heroes and the Mayor's Prayer Breakfast. Both events were great, something of which we can be proud.
- Take a look at the Veteran's Memorial. The beautification committee and other volunteers did some attractive landscaping.
- Finance Committee minutes are attached for your review.
- It's that time of year again to make sure people are signed up for Code Red. If anyone has questions about it please have them call us at City hall.

"I am determined to be cheerful and happy in whatever situation I may find myself. For I have learned that the greater part of our misery or unhappiness is determined not by our circumstance but by our disposition." ~Martha Washington



2049 E. Joyce Blvd.
 Suite 400
 Fayetteville, AR 72703
 TEL 479.527.9100
 FAX 479.527.9101
 www.GarverUSA.com

PROJECT STATUS REPORT

PROJECT: 040683 – Highway 170 Improvements **DATE:** May 2, 2016
 Garver Project No. 14047040

REPORT PERIOD: February 1, 2016 – April 30, 2016

NOTICE TO PROCEED DATE: January 13, 2016

ITEMS COMPLETED THIS REPORT PERIOD:

Task	Description	Action Taken
7.1 & 7.2	Traffic Study	<ul style="list-style-type: none"> Completed field counts and turning movement data. Completed traffic study and traffic signal warrant analysis for Southwinds.
7.3	Environmental	<ul style="list-style-type: none"> March 14, 2016 - Letters sent to property owners notifying of upcoming environmental and surveying work. Responded to calls from land owners. Field work completed for Archaeological and Environmental. Initial coordination with agencies – ADEQ, SHPO, USACE, and USFWS. Initial tribal coordination completed.
7.4 & 7.5	Surveying	<ul style="list-style-type: none"> Survey control network established and started topographic surveys.
7.6	Geotechnical	<ul style="list-style-type: none"> April 29, 2016 – Kick-Off meeting held with Grubbs for borings and field work. Garver contacted AHTD to inquire about the requirement of the (Falling Weight Deflectometer) FWD analysis for pavement design and to schedule the FWD test with AHTD.
7.7	Design Criteria	<ul style="list-style-type: none"> Kick-Off Meeting held on February 4, 2016 with the City, Garver, and AHTD. Meeting Minutes sent February 12, 2016. Design Criteria established.

ITEMS TO BE COMPLETED NEXT REPORT PERIOD:

Task	Description	Upcoming Action
7.3	Environmental	<ul style="list-style-type: none"> Work on Tier Three Categorical Exclusion (CE) document.
		<ul style="list-style-type: none"> Complete wetland delineation report and coordinate with USACE.
		<ul style="list-style-type: none"> Begin noise study and conduct field measurements.

7.4 & 7.5	Surveying	<ul style="list-style-type: none">• Complete topographical survey field work.• Begin work on property surveys utilizing AHTD format.
7.8	Roadway Design and Plans	<ul style="list-style-type: none">• Work on 30% plans.

PROJECT SCHEDULE: 30% Plans due in July 2016.

CRITICAL ITEMS / ISSUES TO BE RESOLVED: City's preferred layout for Southwinds Road intersection.

K:\2014\14047040 - Hwy 170 Improvements\Correspondence\Outgoing\Progress Reports\040683 2016-04 Hwy 170 Progress Report.docx



City of Farmington
372 W. Main st.
P.O. Box 150
Farmington, AR 72730

Fire Department
Chief Mark Cunningham

Phone 479-267-3338
Fax 479-267-3302

April 2016 Monthly Report for Mayor and City Council

The Fire department responded to 72 calls during the month of April and that may become the new average for the year. We had very good month in April, we had several opportunities for real bad weather and in each case we came out in good shape and dodged a bullet. The month of May could be a different story for weather we will have to wait and see.

We have started testing fire hydrants and are doing something different this year by painting all of Fayetteville's hydrants in our city. These haven't been painted in about twenty years and are bad need of it. If you get calls or someone complains about the color they have to be painted a certain color that goes with the pressure of that hydrant. Some people have painted some of these in the past like a Dalmatian or something like that in which is not permitted, they have to be the color that we are painting them. This is taking longer than normal to do this, so please be patient with us thru this process.

I would like to thank the Chamber of Commerce for giving us the "Lunch for Hero's" lunch on the 26th; it was much appreciated by everyone in attendance. I believe that we had around 45 people stop and enjoy lunch.

Thank you as always for your continued support of the fire department;

Mark Cunningham
Fire Chief

Farmington Police Dept.

Tickets Issued by Officer and Month for 2016

5/2/2016 1:20:59 PM

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bertorello, James	27	28	13	20	3	0	0	0	0	0	0	0	91
Bramali, Richard	0	0	0	1	0	0	0	0	0	0	0	0	1
Brotherton, James	20	33	46	31	0	0	0	0	0	0	0	0	130
Catron, Joshua	32	23	31	30	0	0	0	0	0	0	0	0	116
Collins, John	0	0	1	11	3	0	0	0	0	0	0	0	15
Hubbard, Brian	0	0	8	0	0	0	0	0	0	0	0	0	8
Kimball, Geoffrey	30	47	58	39	4	0	0	0	0	0	0	0	178
Long, Dustin	15	14	20	23	0	0	0	0	0	0	0	0	72
Redfern, William	1	0	0	0	0	0	0	0	0	0	0	0	1
Thompson, Michael	0	3	2	1	0	0	0	0	0	0	0	0	6
Wilbanks, Johnie	2	3	10	3	0	0	0	0	0	0	0	0	18
Totals:	127	151	189	159	10	0	0	0	0	0	0	0	636

Farmington Police Dept.

Offenses for Month 4/2015 and 4/2016

5/2/2016 1:17:41 PM

	<u>2015</u>	<u>2016</u>
BATTERY - 1ST DEGREE / WITH PURPOSE OF CAUSING, CAUSES SERIOUS INJURY WITH A DEADLY WEAPON		
5-13-201A(1)	1	0
BATTERY - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY		
5-13-203A(1)	0	1
BATTERY - 3RD DEGREE / RECKLESSLY CAUSES INJURY		
5-13-203A(2)	0	1
BREAKING OR ENTERING / BUILDING OR STRUCTURE		
5-39-202A(1)	0	4
Breaking or Entering/Vehicle		
5-39-202	1	0
BURGLARY, COMMERCIAL		
5-39-201B(1)	0	1
BURGLARY, RESIDENTIAL		
5-39-201A(1)	2	1
CRIMINAL MISCHIEF - 1ST DEGREE / PROPERTY OF ANOTHER VALUE \$500 OR MORE		
5-38-203C	1	0
CRIMINAL MISCHIEF - 1ST DEGREE / PROPERTY OF ANOTHER W/VALUE OVER \$1000 BUT \$5,000 OR LESS		
5-38-203B(2)	1	0
CRIMINAL MISCHIEF - 1ST DEGREE / PROPERTY OF ANOTHER W/VALUE OVER \$5,000 BUT < \$2500		
5-38-203B(3)	0	1
CRIMINAL MISCHIEF - 2ND DEGREE / PURPOSELY TAMPERS		
5-38-204(a)(2)	1	1
CRIMINAL MISCHIEF - 2ND DEGREE / RECKLESSLY DESTROYS		
5-38-204(a)(1)	0	4
DISORDERLY CONDUCT / FIGHTING OR VIOLENT, THREATENING, OR TUMULTUOUS BEHAV		
5-71-207A(1)	0	1
DOMESTIC BATTERING - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY		
5-26-305A(2)	2	1
DRIVING ON SUSPENDED LICENSE		
27-16-303	1	0
DWI (UNLAWFUL ACT)		
5-65-103A	1	0
FAILURE TO APPEAR		
5-54-120	9	5
FAILURE TO PAY FINES & COSTS		
5-4-203	13	9
Failure to Pay Registration/No Vehicle License		
27-14-903	1	0
Fictitious Tags		

	<u>2015</u>	<u>2016</u>
27-14-306	2	0
FORGERY		
5-37-201	0	1
FRAUD - FINANCIAL IDENTITY		
5-37-227	1	1
FRAUDULENT USE OF A CREDIT CARD / CARD OR ACCOUNT NUMBER ARE FORGED		
5-37-207A(3)	1	0
FRAUDULENT USE OF A CREDIT CARD / CARD OR ACCOUNT NUMBER IS STOLEN		
5-37-207A(1)	1	0
HANDGUNS - POSSESSION BY MINOR OR POSSESSION ON SCHOOL PROPERTY		
5-73-119	0	1
Leaving Scene of Accident/Property Damage		
27-53-102	0	2
No Proof Insurance		
27-22-104	2	0
OBSTRUCTING GOVERNMENTAL OPERATIONS / REFUSES TO PROVIDE INFORMATION FOR A		
5-54-102A(2)	1	0
POSSESSION OF DRUG PARAPHERNALIA		
5-64-443	1	1
POSSESSION OF SCH I OR II GT 10GM BUT LT 200GM		
5-64-419B(2)C	1	0
PUBLIC INTOXICATION / DRINKING IN PUBLIC		
5-71-212	0	2
RECKLESS DRIVING		
27-50-308	1	0
REFUSAL TO SUBMIT		
5-65-205	1	0
RESISTING ARREST - REFUSAL TO SUBMIT TO ARREST / ACTIVE OR PASSIVE REFUSAL		
5-54-103B(1)	0	1
SUICIDE		
SUICIDE	1	0
THEFT \$1,000 OR LESS - ALL OTHERS		
5-36-103(b)(4)(A)	3	2
THEFT \$1,000 OR LESS - FROM BUILDING		
5-36-103(b)(4)(A)	0	2
THEFT \$1,000 OR LESS - FROM VEHICLE		
5-36-103(b)(4)(A)	1	1
THEFT \$5,000 OR MORE AND LESS THAN \$25,000 (BREAKING OR ENTERING / BUILDING OR STRUCTURE)		
5-36-103(b)(2)(A)	0	1
THEFT BY RECEIVING		
5-36-106	1	0
THEFT OF PROPERTY - LOST, MISLAID, DELIVERED BY MISTAKE		
5-36-105	1	0
THEFT OF PROPERTY / ALL OTHER		
5-36-103A(1)	1	2

	<u>2015</u>	<u>2016</u>
UNATTENDED DEATH/NATURAL CAUSES		
DEATH	0	1
VIOLATION OF A PROTECTION ORDER- MISDEMEANOR		
5-53-134(b)(1)	0	1
Totals:	54	49

Permit Report

04/01/2016 - 04/30/2016

Permit Date	Site Address	Permit Type	Type of Building	Description of Work	Contractor	Material & Labor	Total Fees
4/28/2016	223 Wolfdale Rd	Plumbing/Gas	Residential	Replacing gas line, meter to house	Petty Plumbing Heating and Air	3,000	\$25.00
4/28/2016	80 Sprague	Mechanical	Residential	Adding to supply lines	AC Service Company	850	\$20.00
4/28/2016	12329 Hwy 170	Electric	Commercial	Electric for contractor's trailer	Bill's Electric	5,000	\$35.00
4/27/2016	4 Double Springs	Mechanical	Commercial	New HVAC system for High School	AC & Mechanical	4,000	\$30.00
4/27/2016	28 E Main	Sign	Commercial	Temp sign permit		0	\$40.00
4/26/2016	56 Yukon, suite 4	Plumbing/Gas	Commercial	Plumbing for Cold Water Catfish	Hot Water Heroes	3,100	\$25.00
4/26/2016	467 Driftwood	Pool	Residential	Pool for new house	Burton Pools and Spas	39,000	\$205.00
4/25/2016	8 S Brown	Sign	Commercial	Temporary sign for Mandalay	Mandalay restaurant	0	\$36.00
4/21/2016	76 Vine	Electric	Residential	Remodel bathroom	Craine's Electric and drywall	150	\$20.00
4/20/2016	376 Eagle Ridge	Electric	Residential	Electric for new house	Lonestar Electric	6,500	\$45.00
4/20/2016	385 Eagle Ridge	Electric	Residential	Electric for new house	Lonestar Electric	6,500	\$45.00
4/20/2016	440 Grandview	Electric	Residential	Electric for new house	L&L Builders	7,000	\$45.00

4/20/2016	440 Grandview	Building	Residential	New House	L&L Builders	353,000	\$1,219.00
4/15/2016	112 Southwest Suite 1	Mechanical	Commercial	Change out HVAC system at Shorty's deli	Davis Air and Repair	5,000	\$35.00
4/13/2016	76 Vine	Plumbing/Gas	Residential	Remodel bathroom	Farwell Plumbing	1,000	\$30.00
4/12/2016	385 Eagle Ridge	Building	Residential	New House	Trademark Custom Homes	480,000	\$1,600.00
4/11/2016	12329 Hwy 170	Grading Permit	Commercial	Phase II grading permit	Crossland Construction	0	\$300.00
4/6/2016	29 Briarmeadow	Electric	Residential	Inspection for pre-meter set	Home owner	20	\$20.00
4/5/2016	376 Eagle Ridge	Building	Residential	New House	Trademark Custom Homes	423,000	\$1,429.00
4/4/2016	56 Yukon Suite 3,4 and 5	Building	Commercial	Adding doors between	Building Owner	200	\$20.00
							\$5,224.00

Total Records: 20

5/2/2016

**Library
Circulation and Patron Services**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2016												
Total Circulation	4,587	4,346	5,076	4,400								
YTD Circulation	4,587	8,933	14,009	18,409								
Holds Satisfied	830	744	944	833								
YTD Hold Satisfied	830	1,574	2,518	3,351								
PAC Logins	862	901	972	797								
YTD PAC Logins	862	1,763	2,735	3,532								
New Cardholders	38	26	33	44								
YTD New Cardholders	38	64	97	141								
2015												
Total Circulation	5,294	4,413	5,019	4,918	4,636	5,404	5,149	4,476	4,887	4,555	4,158	4,033
YTD Circulation	5,294	9,707	14,726	19,644	24,280	29,684	34,833	39,309	44,196	48,751	52,909	56,942
Holds Satisfied	927	870	1,063	1,045	862	995	994	1,014	854	896	678	754
YTD Hold Satisfied	927	1,797	2,860	3,905	4,767	5,762	6,756	7,770	8,624	9,520	10,198	10,952
PAC Logins	832	801	1,093	1,018	1,008	853	919	779	859	874	803	806
YTD PAC Logins	832	1,633	2,726	3,744	4,752	5,605	6,524	7,303	8,162	9,036	9,839	10,645
New Cardholders	47	37	23	17	26	50	33	39	73	27	27	36
YTD New Cardholders	47	84	107	124	150	200	233	272	345	372	399	435
2014												
Total Circulation	1,642	3,610	4,428	4,518	4,757	5,663	5,854	5,670	5,564	5,302	4,408	4,891
YTD Circulation	1,642	5,252	9,680	14,198	18,955	24,618	30,472	36,142	41,706	47,008	51,416	56,307
Holds Satisfied	212	765	814	844	866	974	954	1,044	1,034	995	815	944
YTD Holds Satisfied	212	977	1,791	2,635	3,501	4,475	5,429	6,473	7,507	8,502	9,317	10,261
PAC Logins	777	748	1,048	848	979	959	1,022	1,030	993	978	889	823
YTD PAC Logins	777	1,525	2,573	3,421	4,400	5,359	6,381	7,411	8,404	9,382	10,271	11,094
New Cardholders	13	40	51	35	42	60	61	57	43	29	21	24
YTD New Cardholders	13	53	104	139	181	241	302	359	402	431	452	476
2013												
Total Circulation	5,419	4,973	5,147	5,170	4,452	5,268	6,031	5,423	4,828	4,778	4,468	4,031
YTD Circulation	5,419	10,392	15,539	20,709	25,161	30,429	36,460	41,883	46,711	51,489	55,957	59,988
Holds Satisfied	1,031	943	1,004	1,050	827	1,083	1,076	953	848	969	802	670
YTD Holds Satisfied	1,031	1,974	2,978	4,028	4,855	5,938	7,014	7,967	8,815	9,784	10,586	11,256
PAC Logins	731	697	767	663	570	656	755	708	683	816	836	766
YTD PAC Logins	731	1,428	2,195	2,858	3,428	4,084	4,839	5,547	6,230	7,046	7,882	8,648
New Cardholders	33	20	35	15	2	46	36	35	16	33	14	13
YTD New Cardholders	33	53	88	103	105	151	187	222	238	271	285	298

**Library
Computer Use**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2016												
Early Literacy Station Users	51	50	78	59								
YTD Early Literacy Station Users	51	101	179	238								
Users	321	334	343	322								
YTD Users	321	655	998	1320								
Device Checkout	1	0	1	0								
YTD Device Checkout	1	1	2	2								
2015												
Users	362	280	286	389	279	302	343	395	347	377	395	413
YTD Users	362	642	928	1317	1596	1898	2241	2636	2983	3360	3755	4168
Device Checkout	n/a	n/a	2	1	0	0	1	1	0	0	1	2
YTD Device Checkout	n/a	n/a	2	3	3	3	4	5	5	5	6	8
2014												
Users	85	271	278	298	384	361	414	464	419	433	342	368
YTD Users	85	356	634	932	1316	1677	2091	2555	2974	3407	3749	4117

Planning Commission Minutes
March 28, 2016

1. ROLL CALL – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Jay Moore
Sean Schader
Matt Hutcherson
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn

City Employees Present: Melissa McCarville-
City Business Manager; Rick Brammall – City
Inspector; Steve Tennant – City Atty; Chris
Brackett – City Engineer

2. Approval of Minutes: Minutes of February 22, 2016 were unanimously approved as written.

3. Comments from Citizens: There were no comments from citizens.

4. A. Public Hearing – Variance Request by Larry Bowden for Briar Rose Parking Lot at 60 East Main Street

Larry Bowden requested waiver of requirements of a large scale development plan. He wishes to build a pavilion and has also agreed to pave the parking area and to save as many of the large healthy trees as possible.

Chris Brackett, Engineer, presented a list of conditions for approval of variance:

- 1) The construction plans and drainage report must be reviewed and accepted by the City prior to any construction activities on the site.
- 2) Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
- 3) A completed Grading Permit Application and fee must be submitted prior to final acceptance 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 the conference.
- 4) After a final review set of plans and drainage report has been accepted by Mr. Brackett's firm, McGoodwin, Williams & Yates, the applicant must submit to them 3 sets of full-size plans and 1 set of half-size plans, and 2 copies of final drainage report that have been sealed by the engineer for final approval and distribution.

In the future, if Mr. Bowden decides to build a new restaurant, he must present a large-scale development plan for that.

Chairman Mann called for question on variance request with conditions 1) – 4) above. Motion passed unanimously.

5. A. New Business – Large Scale Development – Dairy Queen, 310 W. Main

Property is owned by GT Management, LLC. Information was presented by George King of Blew & Associates.

Chris Brackett, Engineer, presented a list of conditions that he recommended must be met:

- 1) A variance of the landscaping ordinance requirements must be approved by the Planning Commission prior to final acceptance of construction plans.
- 2) They must submit 2 copies of the filed easement plat before final approval.
- 3) Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and Arkansas Department of Health before any construction is begun.
- 4) They must submit a Grading Permit Application and fee before final acceptance of plans. A preconstruction conference is required prior to any mass grading on the site. Owner, engineering consultant, and contractor will be required to attend the meeting.
- 5) After final review set of plans and drainage report is accepted by McGoodwin, Williams & Yates, applicant must submit 3 sets of full-size plans, 1 set of half-size plans, and 2 copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

He stated that the items below can be addressed in the construction plan submittal:

- 1) Final Drainage Report with completed checklist.
- 2) Runoff from parking lot can't flow over the sidewalk into the street so the curb cut still shown on the plans must be removed and some type of inlet provided. (Need a drainage structure.)
- 3) Parking lot lighting is not permitted in the right-of-way.
- 4) Engineer must provide a detail for the proposed drive entrance on Double Springs Road and referred them to the City's Sidewalk Ordinance for proper grading of sidewalk. They must also provide spot elevations on the grading plan at the entrance.

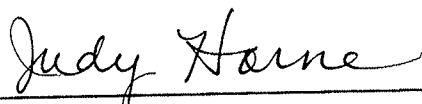
With regard to the landscaping, Commission was in agreement to allow them to use the new revised landscaping guidelines when/if they are approved. They further agreed that trees on the east side of property by Double Springs Road might be a site hazard for children. Therefore, they were asked to plant the trees that should have been on Double Springs side in other areas of the property.

Chairman Mann called for question and the large scale development for Dairy Queen (with conditions set out by Chris Brackett, City's Engineer, was approved unanimously.

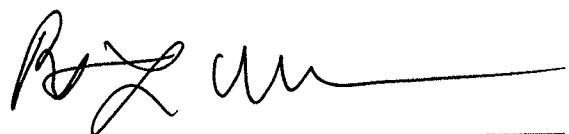
6. Public Hearing for Revised Landscaping Ordinance:

Commissioners had been provided with a copy of proposed revised landscaping ordinance. Gerry Harris moved that a public hearing be set for Monday, April 25 (next meeting) for the revised landscaping ordinance. Approved by Jay Moore and passed unanimously.

7. Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded by Gerry Harris and passed unanimously.



Judy Horne
Secretary, Planning Commission



Robert Mann
Chair, Planning Commission

NEW BUSINESS

11. Request review and approval of bid on police storage building
12. Request approval to purchase new 2016 Dodge Charger for police department.
13. Request approval to advertise for bids- Rheas Mill sidewalks.
14. Appeal of the Planning Commission decision to deny rezoning of Lots 101, LLC.
15. Ordinance 2016-01 amending the Landscape ordinance

INFORMATIONAL ITEMS:

- A. City Business Manager Report
- B. Fire Department Report
- C. Police Department Report
- D. Building/Public Works Report
- E. Library Report
- F. Planning Commission Minutes

Minutes of the Regular Farmington City Council Meeting April 11, 2016

The regular meeting of the Farmington City Council scheduled for Monday April 11, 2016 was called to order at 6:00 pm by Mayor Ernie Penn. City Clerk Kelly Penn called the roll and the following Aldermen answered to their names: Patsy Pike, Sherry Mathews, Keith Lipford, Linda Bell, Brenda Cunningham, Bobby Morgan, Diane Bryant and Shelly Parsley. Also present were City Attorney Tennant and City Business Manager McCarville.

Mayor Penn led the Pledge of Allegiance.

Comments from Citizens – Resident Noah Minard asked for additional police patrol on Barbara Street.

Approval of the minutes for the March 14, 2016 regular meeting of the city council.

On the motion of Alderman Bryant and seconded by Alderman Lipford and by the consent of all members present, the minutes for the meeting were approved as presented.

Financial Reports – City Clerk Penn advised that city sales tax was down \$3001.06, county sales tax was down \$1626.55 for a total decrease of \$4,627.61.

Entertain a motion to read all Ordinances and Resolutions by title only

On the motion of Alderman Cunningham and seconded by Alderman Lipford and by the consent of all members present, the motion was approved.

Proclamations, Special Announcements, Committee/Commission Appointments Mayor Penn announced the Mayor's Prayer Breakfast will be held May 5th at Main Street Baptist Church at 7:00 am and the city clean-up will be held April 15 – 16. Chief Hubbard announced that on April 30th from 10:00 am to 2:00 PM there will be a drug turn in event at the Police Department.

Committee Reports – Written Reports included in agenda packet.

Items to be removed from City of Farmington Inventory – None.

New Business

Change next City Council Meeting date to May 16, 2016 – Mayor Penn announced a change in dates for the May council meeting, the new date will be May 16th.

Request approval to add new volunteer firefighter. Fire Chief Cunningham asked that the council approve Al Jones III as a volunteer firefighter. On the motion of Alderman Pike and seconded by Alderman Lipford and by the consent of all members present, the motion was approved.

Request approval of employment contract between Farmington Public School District and the City of Farmington for School Resource Officer. On the motion of Alderman Bell and seconded by Alderman Mathews and by the consent of all members present, the motion was approved.

Request approval of bids on Double Springs Road Drainage Improvements.

On the motion of Alderman Bryant and seconded by Alderman Cunningham and by the consent of all members present, the motion was approved to accept the low bid from RCR Construction LLC in the amount of \$142,767.26.

There being no further business to come before the council and on the motion of Alderman Bryant and seconded by Alderman Lipford and by the consent of all members present, the meeting adjourned at 6:24pm until the next regularly scheduled meeting to be held Monday May 16,, 2016 at 6:00 pm, in the City Council Chambers in City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved;

Mayor Ernie Penn

City Clerk Kelly Penn

GENERAL FUND
Balance Sheet
04/30/16

Book Value
Apr 2016
Actual

Assets

Current Assets

Cash

CATASTROPHIC MONEY MARKET	136,395.19
GENERAL FUND CHECKING ACCT	491,481.07
GENERAL FUND MONEY MARKET	2,776,833.80
Total Current Assets	\$3,404,710.06
Total Assets	\$3,404,710.06

Fund Balance

Suplus Carryover

CY SURPLUS (DEFICIT)	1,485,323.72
FUND BALANCE	1,919,386.34
Total Fund Balance	\$3,404,710.06
Total Liabilities and Equity	\$3,404,710.06

GENERAL FUND
SALES TAX REPORT
04/01/16 to 04/30/16

	Apr 2016	Apr 2015
	Apr 2016	Apr 2015
	Actual	Actual

Revenue

ALCOHOL SALES TAX	222.40	247.60
CITY SALES TAX REVENUES	39,471.26	35,416.14
SALES TAX - OTHER	92,046.12	78,145.12
STREET CITY SALES TAX	13,157.08	11,805.38
Total Revenue	\$144,896.86	\$125,614.24
Total Gross Profit	\$144,896.86	\$125,614.24
Total Net Income (Loss) From Operations	\$144,896.86	\$125,614.24
Total Net Income (Loss)	\$144,896.86	\$125,614.24

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2016	Jan 2016	Jan 2016	Jan 2016	Jan 2016
	Actual	Budget	Variance	Dec 2016	Dec 2016
					Variance
Revenue & Expenditures					
GENERAL REVENUES					
Revenue					
ACCIDENT REPORT REVENUES	350.00	200.00	150.00	600.00	(250.00)
ACT 833	0.00	5,666.68	(5,666.68)	17,000.00	(17,000.00)
ALCOHOL SALES TAX	896.60	759.32	137.28	2,278.00	(1,381.40)
ANIMAL CONTROL REVENUES	675.00	833.36	(158.36)	2,500.00	(1,825.00)
BUILDING INSPECTION FEES	10,600.00	20,000.00	(9,400.00)	60,000.00	(49,400.00)
BUSINESS LICENSES	3,825.00	1,666.68	2,158.32	5,000.00	(1,175.00)
CITY COURT FINES	12,248.00	16,000.00	(3,752.00)	48,000.00	(35,752.00)
CITY SALES TAX REVENUES	160,392.43	163,985.64	(3,593.21)	491,957.00	(331,564.57)
COUNTY TURNBACK	55,117.57	133,333.32	(78,215.75)	400,000.00	(344,882.43)
DEVELOPMENT FEES	3,650.00	2,333.32	1,316.68	7,000.00	(3,350.00)
FRANCHISE FEES	144,248.09	116,666.68	27,581.41	350,000.00	(205,751.91)
GARAGE SALE PERMITS	390.00	1,000.00	(610.00)	3,000.00	(2,610.00)
GRANTS	12,000.00	0.00	12,000.00	0.00	12,000.00
INTEREST REVENUES	734.62	666.68	67.94	2,000.00	(1,265.38)
MISCELLANEOUS REVENUES	21,148.73	400.00	20,748.73	1,200.00	19,948.73
PARK RENTAL	380.00	400.00	(20.00)	1,200.00	(820.00)
SALES TAX - OTHER	361,195.49	350,652.00	10,543.49	1,051,956.00	(690,760.51)
SPORTS COMPLEX FEES	30,685.02	16,666.64	14,018.38	50,000.00	(19,314.98)
SRO REIMBURSEMENT REVENUES	10,085.71	11,666.68	(1,580.97)	35,000.00	(24,914.29)
STATE TURNBACK	32,097.84	33,333.32	(1,235.48)	100,000.00	(67,902.16)
Revenue	\$860,720.10	\$876,230.32	(\$15,510.22)	\$2,628,691.00	(\$1,767,970.90)
Gross Profit	\$860,720.10	\$876,230.32	\$0.00	\$2,628,691.00	\$0.00
Revenue Less Expenditures	\$860,720.10	\$876,230.32	\$0.00	\$2,628,691.00	\$0.00
Net Change in Fund Balance	\$860,720.10	\$876,230.32	\$0.00	\$2,628,691.00	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2016	Jan 2016	Jan 2016	Jan 2016	Jan 2016
	Apr 2016	Apr 2016	Apr 2016	Dec 2016	Dec 2016
	Actual	Budget	Variance		Variance
ADMINISTRATIVE DEPT					
Expenses					
ADDITIONAL SERVICES EXPENSE	27,605.01	61,666.68	(34,061.67)	185,000.00	(157,394.99)
ADVERTISING EXPENSE	860.38	1,666.68	(806.30)	5,000.00	(4,139.62)
BUILDING MAINT & CLEANING	90,197.65	13,333.32	76,864.33	40,000.00	50,197.65
GRANT EXPENSE	1,000.00	0.00	1,000.00	0.00	1,000.00
INSURANCES EXPENSE	35.52	10,218.68	(10,183.16)	30,656.00	(30,620.48)
LEGAL FEES	2,622.00	3,333.32	(711.32)	10,000.00	(7,378.00)
MATERIALS & SUPPLIES EXPENSE	1,924.82	7,333.32	(5,408.50)	22,000.00	(20,075.18)
MISCELLANEOUS EXPENSE	22,286.74	666.68	21,620.06	2,000.00	20,286.74
NEW EQUIPMENT PURCHASE	15,759.00	5,333.32	10,425.68	16,000.00	(241.00)
PAYROLL EXP - CITY ATTRNY	0.00	10,725.00	(10,725.00)	32,175.00	(32,175.00)
PAYROLL EXP - ELECTED OFFICIA	25,057.50	27,833.32	(2,775.82)	83,500.00	(58,442.50)
PAYROLL EXP - REGULAR	59,197.40	78,814.36	(19,616.96)	236,443.00	(177,245.60)
PLANNING COMMISSION	3,195.16	6,466.68	(3,271.52)	19,400.00	(16,204.84)
POSTAGE EXPENSE	954.98	1,333.32	(378.34)	4,000.00	(3,045.02)
PROFESSIONAL SERVICES	10,331.00	13,833.32	(3,502.32)	41,500.00	(31,169.00)
REPAIR & MAINT - OFFICE EQUIP	296.61	1,666.68	(1,370.07)	5,000.00	(4,703.39)
TECHNICAL SUPPORT	512.40	3,666.68	(3,154.28)	11,000.00	(10,487.60)
TRAVEL, TRAINING & MEETINGS	2,582.64	5,000.00	(2,417.36)	15,000.00	(12,417.36)
UTILITIES EXPENSES	15,882.88	16,666.68	(783.80)	50,000.00	(34,117.12)
Expenses	\$280,301.69	\$269,558.04	\$10,743.65	\$808,674.00	(\$528,372.31)
Revenue Less Expenditures	(\$280,301.69)	(\$269,558.04)	\$0.00	(\$808,674.00)	\$0.00
Net Change in Fund Balance	(\$280,301.69)	(\$269,558.04)	\$0.00	(\$808,674.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
ANIMAL CONTROL DEPT					
Expenses					
FUEL EXPENSES	273.77	816.68	(542.91)	2,450.00	(2,176.23)
MATERIALS & SUPPLIES EXPENSE	23.60	200.00	(176.40)	600.00	(576.40)
NEW EQUIPMENT PURCHASE	0.00	266.68	(266.68)	800.00	(800.00)
PAYROLL EXP - REGULAR	18,031.62	18,049.68	(18.06)	54,149.00	(36,117.38)
PROFESSIONAL SERVICES	1,890.00	6,321.68	(4,431.68)	18,965.00	(17,075.00)
REPAIR & MAINT - EQUIPMENT	46.65	521.00	(474.35)	1,563.00	(1,516.35)
TRAVEL, TRAINING & MEETINGS	0.00	166.68	(166.68)	500.00	(500.00)
UNIFORMS/GEAR EXPENSE	500.00	242.68	257.32	728.00	(228.00)
Expenses	\$20,765.64	\$26,585.08	(\$5,819.44)	\$79,755.00	(\$58,989.36)
Revenue Less Expenditures	(\$20,765.64)	(\$26,585.08)	\$0.00	(\$79,755.00)	\$0.00
Net Change in Fund Balance	(\$20,765.64)	(\$26,585.08)	\$0.00	(\$79,755.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016	Year-To-Date Apr 2016	Year-To-Date Jan 2016	Annual Budget Jan 2016	Annual Budget Dec 2016	Annual Budget Jan 2016
	Actual	Budget	Variance			Variance
BUILDING PERMIT DEPT						
Expenses						
FUEL EXPENSES	432.36	1,166.68	(734.32)	3,500.00		(3,067.64)
MATERIALS & SUPPLIES EXPENSE	0.00	500.00	(500.00)	1,500.00		(1,500.00)
PAYROLL EXP - REGULAR	26,845.49	25,934.68	910.81	77,804.00		(50,958.51)
REPAIR & MAINT - EQUIPMENT	53.42	500.00	(446.58)	1,500.00		(1,446.58)
TRAVEL, TRAINING & MEETINGS	2,686.94	1,161.00	1,525.94	3,483.00		(796.06)
UNIFORMS/GEAR EXPENSE	629.95	250.00	379.95	750.00		(120.05)
Expenses	\$30,648.16	\$29,512.36	\$1,135.80	\$88,537.00		(\$57,888.84)
Revenue Less Expenditures	(\$30,648.16)	(\$29,512.36)	\$0.00	(\$88,537.00)		\$0.00
Net Change in Fund Balance	(\$30,648.16)	(\$29,512.36)	\$0.00	(\$88,537.00)		\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget	
	Jan 2016 Apr 2016 Actual	Jan 2016 Apr 2016 Budget	Jan 2016 Apr 2016 Variance	Jan 2016 Dec 2016	Jan 2016 Dec 2016 Variance	
FIRE DEPT						
Expenses						
FUEL EXPENSES	1,373.89	2,666.68	(1,292.79)	8,000.00	(6,626.11)	
HAZMAT EXPENSES	2,270.12	800.00	1,470.12	2,400.00	(129.88)	
MATERIALS & SUPPLIES EXPENSE	2,268.43	2,500.00	(231.57)	7,500.00	(5,231.57)	
MISCELLANEOUS EXPENSE	0.00	166.64	(166.64)	500.00	(500.00)	
NEW EQUIPMENT PURCHASE	0.00	1,742.64	(1,742.64)	5,228.00	(5,228.00)	
PAYROLL EXP - REGULAR	78,602.74	94,426.68	(15,823.94)	283,280.00	(204,677.26)	
REPAIR & MAINT - EQUIPMENT	686.98	1,000.00	(313.02)	3,000.00	(2,313.02)	
REPAIR & MAINT - TRUCK	3,309.44	1,666.68	1,642.76	5,000.00	(1,690.56)	
TRAVEL, TRAINING & MEETINGS	336.00	1,333.32	(997.32)	4,000.00	(3,664.00)	
UNIFORMS/GEAR EXPENSE	649.80	3,720.68	(3,070.88)	11,162.00	(10,512.20)	
	Expenses	\$89,497.40	\$110,023.32	(\$20,525.92)	\$330,070.00	(\$240,572.60)
	Revenue Less Expenditures	(\$89,497.40)	(\$110,023.32)	\$0.00	(\$330,070.00)	\$0.00
	Net Change in Fund Balance	(\$89,497.40)	(\$110,023.32)	\$0.00	(\$330,070.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
LAW ENFORCE - COURT					
Expenses					
MATERIALS & SUPPLIES EXPENSE	149.60	366.64	(217.04)	1,100.00	(950.40)
MISCELLANEOUS EXPENSE	0.00	133.32	(133.32)	400.00	(400.00)
NEW EQUIPMENT PURCHASE	0.00	1,000.00	(1,000.00)	3,000.00	(3,000.00)
PAYROLL EXP - REGULAR	59,748.35	34,416.68	25,331.67	103,250.00	(43,501.65)
SPECIAL COURT COSTS	0.00	2,166.64	(2,166.64)	6,500.00	(6,500.00)
TRAVEL, TRAINING & MEETINGS	0.00	650.00	(650.00)	1,950.00	(1,950.00)
Expenses	\$59,897.95	\$38,733.28	\$21,164.67	\$116,200.00	(\$56,302.05)
Revenue Less Expenditures	(\$59,897.95)	(\$38,733.28)	\$0.00	(\$116,200.00)	\$0.00
Net Change in Fund Balance	(\$59,897.95)	(\$38,733.28)	\$0.00	(\$116,200.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2016	Jan 2016	Jan 2016	Jan 2016	Jan 2016
	Actual	Budget	Variance	Dec 2016	Dec 2016
LAW ENFORCE - POLICE					
Expenses					
BREATHALYZER EXPENSES	181.80	266.68	(84.88)	800.00	(618.20)
DRUG TASK FORCE	0.00	666.64	(666.64)	2,000.00	(2,000.00)
FUEL EXPENSES	6,794.95	12,500.00	(5,705.05)	37,500.00	(30,705.05)
MATERIALS & SUPPLIES EXPENSE	5,590.06	10,631.32	(5,041.26)	31,894.00	(26,303.94)
MISCELLANEOUS EXPENSE	0.00	333.32	(333.32)	1,000.00	(1,000.00)
NEW EQUIPMENT PURCHASE	1,536.49	9,000.00	(7,463.51)	27,000.00	(25,463.51)
PAYROLL EXP - REGULAR	237,460.37	242,083.68	(4,623.31)	726,251.00	(488,790.63)
PAYROLL EXP - SRO	22,898.78	23,520.00	(621.22)	70,560.00	(47,661.22)
REPAIR & MAINT - AUTOMOBILES	9,570.80	5,333.32	4,237.48	16,000.00	(6,429.20)
REPAIR & MAINT - EQUIPMENT	906.17	1,000.00	(93.83)	3,000.00	(2,093.83)
TRAVEL, TRAINING & MEETINGS	325.00	3,166.68	(2,841.68)	9,500.00	(9,175.00)
UNIFORMS/GEAR EXPENSE	2,501.46	3,166.68	(665.22)	9,500.00	(6,998.54)
Expenses	\$287,765.88	\$311,668.32	(\$23,902.44)	\$935,005.00	(\$647,239.12)
Revenue Less Expenditures	(\$287,765.88)	(\$311,668.32)	\$0.00	(\$935,005.00)	\$0.00
Net Change in Fund Balance	(\$287,765.88)	(\$311,668.32)	\$0.00	(\$935,005.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
LIBRARY					
Expenses					
LIBRARY TRANSFER	30,000.00	10,000.00	20,000.00	30,000.00	0.00
Expenses	\$30,000.00	\$10,000.00	\$20,000.00	\$30,000.00	\$0.00
Revenue Less Expenditures	(\$30,000.00)	(\$10,000.00)	\$0.00	(\$30,000.00)	\$0.00
Net Change in Fund Balance	(\$30,000.00)	(\$10,000.00)	\$0.00	(\$30,000.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Year-To-Date	Year-To-Date	Annual Budget	Annual Budget
	Jan 2016	Jan 2016	Jan 2016	Jan 2016	Jan 2016
	Actual	Budget	Variance	Dec 2016	Dec 2016
PARKS DEPT					
Expenses					
FUEL EXPENSES	400.45	1,000.00	(599.55)	3,000.00	(2,599.55)
MATERIALS & SUPPLIES EXPENSE	1,453.65	1,666.64	(212.99)	5,000.00	(3,546.35)
MISCELLANEOUS EXPENSE	0.00	333.32	(333.32)	1,000.00	(1,000.00)
NEW EQUIPMENT PURCHASE	0.00	3,333.32	(3,333.32)	10,000.00	(10,000.00)
PAYROLL EXP - REGULAR	15,523.35	16,687.68	(1,164.33)	50,063.00	(34,539.65)
PAYROLL EXP - SPORTS COMPLEX	21,377.71	19,617.68	1,760.03	58,853.00	(37,475.29)
PROFESSIONAL SERVICES	0.00	1,033.32	(1,033.32)	3,100.00	(3,100.00)
REPAIR & MAINT - EQUIPMENT	198.32	1,666.68	(1,468.36)	5,000.00	(4,801.68)
SPORTS PARK FUEL	220.88	666.68	(445.80)	2,000.00	(1,779.12)
SPORTS PARK MATERIALS	9,218.82	5,333.32	3,885.50	16,000.00	(6,781.18)
SPORTS PARK NEW EQUIP	2,074.81	4,000.00	(1,925.19)	12,000.00	(9,925.19)
SPORTS PARK PROF SERV	16,140.93	11,666.68	4,474.25	35,000.00	(18,859.07)
SPORTS PARK REPAIR/MAINT	1,588.55	4,666.64	(3,078.09)	14,000.00	(12,411.45)
SPORTS PARK UNIFORMS	650.85	250.00	400.85	750.00	(99.15)
SPORTS PARK UTILITIES	3,181.39	6,978.00	(3,796.61)	20,934.00	(17,752.61)
UNIFORMS/GEAR EXPENSE	500.00	250.00	250.00	750.00	(250.00)
UTILITIES EXPENSES	1,122.29	1,000.00	122.29	3,000.00	(1,877.71)
Expenses	\$73,652.00	\$80,149.96	(\$6,497.96)	\$240,450.00	(\$166,798.00)
Revenue Less Expenditures	(\$73,652.00)	(\$80,149.96)	\$0.00	(\$240,450.00)	\$0.00
Net Change in Fund Balance	(\$73,652.00)	(\$80,149.96)	\$0.00	(\$240,450.00)	\$0.00

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
TRANSFERS BETWEEN FUNDS					
Revenue					
STREET CITY SALES TAX	53,465.82	0.00	53,465.82	0.00	53,465.82
STREET COUNTY TURNBACK	5,729.52	0.00	5,729.52	0.00	5,729.52
Revenue	\$59,195.34	\$0.00	\$59,195.34	\$0.00	\$59,195.34
Gross Profit	\$59,195.34	\$0.00	\$0.00	\$0.00	\$0.00
Expenses					
STREET CITY SALE TAX	53,465.82	0.00	53,465.82	0.00	53,465.82
STREET COUNTY TURNBACK	5,729.52	0.00	5,729.52	0.00	5,729.52
Expenses	\$59,195.34	\$0.00	\$59,195.34	\$0.00	\$59,195.34

STREET FUND
Balance Sheet
04/30/16

Book Value
Apr 2016
Actual

Assets

Current Assets

Cash

STREET FUND CHECKING ACCT	431,458.34
Total Current Assets	\$431,458.34
Total Assets	\$431,458.34

Fund Balance

Suplus Carryover

CY SURPLUS (DEFICIT)	(255,192.20)
FUND BALANCE	686,650.54
Total Fund Balance	\$431,458.34
Total Liabilities and Equity	\$431,458.34

STREET FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
Revenue & Expenditures					
Revenue					
GRANTS	18,852.56	0.00	18,852.56	0.00	18,852.56
INTEREST REVENUES	20.95	33.32	(12.37)	100.00	(79.05)
MISCELLANEOUS REVENUES	136.00	33.32	102.68	100.00	36.00
STREET CITY SALES TAX	53,465.82	50,666.68	2,799.14	152,000.00	(98,534.18)
STREET COUNTY TURNBACK	5,729.52	13,333.32	(7,603.80)	40,000.00	(34,270.48)
STREET STATE TURNBACK	128,925.19	129,147.64	(222.45)	387,443.00	(258,517.81)
Revenue	\$207,130.04	\$193,214.28	\$13,915.76	\$579,643.00	(\$372,512.96)
Gross Profit	\$207,130.04	\$193,214.28	\$0.00	\$579,643.00	\$0.00
Expenses					
FUEL EXPENSES	1,384.06	3,000.00	(1,615.94)	9,000.00	(7,615.94)
INSURANCES EXPENSE	0.00	1,000.00	(1,000.00)	3,000.00	(3,000.00)
MATERIALS & SUPPLIES EXPENSE	8,969.29	4,333.32	4,635.97	13,000.00	(4,030.71)
MISCELLANEOUS EXPENSE	0.00	166.68	(166.68)	500.00	(500.00)
NEW EQUIPMENT PURCHASE	24,850.00	11,666.68	13,183.32	35,000.00	(10,150.00)
PAYROLL EXP - REGULAR	56,055.36	59,464.32	(3,408.96)	178,393.00	(122,337.64)
PROFESSIONAL SERVICES	51,179.83	6,666.68	44,513.15	20,000.00	31,179.83
REPAIR & MAINT - EQUIPMENT	332.54	3,333.32	(3,000.78)	10,000.00	(9,667.46)
STREET LIGHTS	15,831.38	33,333.32	(17,501.94)	100,000.00	(84,168.62)
STREET/ROAD REPAIRS	726.77	67,750.00	(67,023.23)	203,250.00	(202,523.23)
TRAVEL, TRAINING & MEETINGS	0.00	166.68	(166.68)	500.00	(500.00)
UNIFORMS/GEAR EXPENSE	1,878.94	666.68	1,212.26	2,000.00	(121.06)
UTILITIES EXPENSES	1,472.38	1,666.68	(194.30)	5,000.00	(3,527.62)
Expenses	\$162,680.55	\$193,214.36	(\$30,533.81)	\$579,643.00	(\$416,962.45)
Revenue Less Expenditures	\$44,449.49	(\$0.08)	\$0.00	\$0.00	\$0.00
Net Change in Fund Balance	\$44,449.49	(\$0.08)	\$0.00	\$0.00	\$0.00
Fund Balances					
Beginning Fund Balance	387,008.85	0.00	0.00	0.00	0.00
Net Change in Fund Balance	44,449.49	(0.08)	0.00	0.00	0.00
Ending Fund Balance	431,458.34	0.00	0.00	0.00	0.00

LIBRARY FUND
Balance Sheet
04/30/16

Book Value
Apr 2016
Actual

Assets

Current Assets

Cash

LIBRARY CHECKING ACCT	124,989.46
Total Current Assets	\$124,989.46
Total Assets	\$124,989.46

Fund Balance

Suplus Carryover

CY SURPLUS (DEFICIT)	80,428.74
FUND BALANCE	44,560.72
Total Fund Balance	\$124,989.46
Total Liabilities and Equity	\$124,989.46

LIBRARY FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
Revenue & Expenditures					
Revenue					
FINES/LOST ITEMS	1,980.24	1,000.00	980.24	3,000.00	(1,019.76)
INTEREST REVENUES	6.29	0.00	6.29	0.00	6.29
TRANS FROM GENERAL FUND	30,000.00	10,000.00	20,000.00	30,000.00	0.00
WASHINGTON CO LIBRARY REVE	47,404.00	48,133.36	(729.36)	144,400.00	(96,996.00)
Revenue	\$79,390.53	\$59,133.36	\$20,257.17	\$177,400.00	(\$98,009.47)
Gross Profit	\$79,390.53	\$59,133.36	\$0.00	\$177,400.00	\$0.00
Expenses					
BOOKS AND MEDIA	10,917.75	10,666.68	251.07	32,000.00	(21,082.25)
GRANT EXPENSE	529.57	0.00	529.57	0.00	529.57
INSURANCES EXPENSE	0.00	666.68	(666.68)	2,000.00	(2,000.00)
MATERIALS & SUPPLIES EXPENSE	4,501.57	2,333.32	2,168.25	7,000.00	(2,498.43)
MISCELLANEOUS EXPENSE	50.00	166.68	(116.68)	500.00	(450.00)
NEW EQUIPMENT PURCHASE	1,677.09	666.68	1,010.41	2,000.00	(322.91)
PAYROLL EXP - REGULAR	32,835.89	39,333.32	(6,497.43)	118,000.00	(85,164.11)
POSTAGE EXPENSE	110.45	100.00	10.45	300.00	(189.55)
PROGRAMS EXPENSE	300.00	333.32	(33.32)	1,000.00	(700.00)
REPAIR & MAINT - BUILDING	1,352.12	2,000.00	(647.88)	6,000.00	(4,647.88)
TECHNICAL SUPPORT	0.00	133.32	(133.32)	400.00	(400.00)
TRAVEL, TRAINING & MEETINGS	138.50	133.32	5.18	400.00	(261.50)
UTILITIES EXPENSES	2,107.46	2,600.00	(492.54)	7,800.00	(5,692.54)
Expenses	\$54,520.40	\$59,133.32	(\$4,612.92)	\$177,400.00	(\$122,879.60)
Revenue Less Expenditures	\$24,870.13	\$0.04	\$0.00	\$0.00	\$0.00
Net Change in Fund Balance	\$24,870.13	\$0.04	\$0.00	\$0.00	\$0.00
Fund Balances					
Beginning Fund Balance	100,119.33	0.00	0.00	0.00	0.00
Net Change in Fund Balance	24,870.13	0.04	0.00	0.00	0.00
Ending Fund Balance	124,989.46	0.00	0.00	0.00	0.00



Farmington Finance Committee

Meeting Minutes

April 29, 2016

Committee Members: Patsy Pike, Chair, Members: Jimmy Story, Ron Petrie &

Others present: Business Manager Melissa McCarville, Chief Brian Hubbard and Public Works Supervisor Floyd Shelley

Discussion

Quorum was present. Brian and Floyd described their use and need for an electronic sign. We have been demoing one for several weeks. We have used it for speeding in various areas and also at the ball park and for other general notifications. The sign not only registers speed but also keeps a log so that the Police Department will be able to tell if speeding violations are common in particular areas. Brian indicated that the sign could be used for many applications: pancake breakfast, road work etc. Floyd mentioned that we will use it when we begin the work on Double Springs. Since we purchased the demo we are saving \$2,000.

Action

Motion was made by Jimmy Story to purchase the sign from Applied Concepts, Inc. for \$15,759.00. Ron Petrie seconded and all were in favor.



Farmington Public Library
175 West Cimarron Place
Farmington, Arkansas 72730
farmington@wcls.lib.ar.us
(479) 267-2674

Memo

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Rachel Stump
Re: Removal of equipment from library inventory
Date: May 16, 2016

Recommendation

Requesting the removal of the following from library inventory: Dell Optiplex 380, serial #CW7XLM1, inventory tag #228; Dell Optiplex, serial #738FDQ1, inventory tag #234; Dell Optiplex 380, serial #8Z0YDP1, inventory tag #227, Dell Optiplex 380, serial #738GDQ1, inventory tag #237; Dell Optiplex 380, serial #738DDQ1, inventory tag #213.

Background

Computer are no longer functioning and have been replaced.

Budget Impact

None



354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

MEMO

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Melissa McCarville, Brian Hubbard and Floyd Shelley
Re: Police Storage Building
Date: May 10, 2016

Recommendation

City staff recommends approval of the bid from Coyle Enterprises.

Background

In March you approved requesting bids on the Police storage building project. We opened bids at 9:00 a.m. on April 22, 2016. Coyle Enterprises was the low bid. The bid tabulation is attached.

Discussion

While this is higher than we expected we have already spoken with Jerry Coyle about doing some value engineering to eliminate some costs.

Budget Impact

We would like the council to approve \$123,099.00. This is not a budgeted item, the money for this project will come from reserves.

Bid Tabulation
Farmington Police Storage Building
City of Farmington, Ar.

Description	Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5
	Robertlar	D. Cameron	Coyle	Benchmark	Red line
BID TOTAL	\$153,906.00	\$235,500	\$123,099.00	\$185,000.00	\$152,124.00

Bid Tabulation
Farmington Police Storage Building
City of Farmington, Ar.

Description	Bidder 6	Bidder 7	Bidder 8	Bidder 9	Bidder 10
	Sparks Const				
BID TOTAL	\$155,983.00				



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk

From: BRIAN HUBBARD, CHIEF
Re: PURCHASE OF UNIT
Date: 04/20/2016

Recommendation

Requesting the purchase of a new police unit a 2016 Dodge Charger.

Background

Purchasing of a new unit to keep our fleet up dated and fully functioning. This is a budgeted item.

Discussion

With the purchase of the new unit it will allow for FPD to keep maintenance cost down. New unit with less maintenance issues also helps with Officer safety.

Budget Impact

\$38,000



354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

MEMO

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Melissa McCarville and Floyd Shelley
Re: Rheas Mill Road Sidewalks
Date: May 10, 2016

Recommendation

City staff recommends approval to bid this project. David Gilbert will be available at the meeting for explanation and questions.

Background

We have talked about improving the walkability of Farmington, in particular around the schools; this would be a great step towards achieving that goal.

Discussion

This project would add sidewalks from Hwy 62 to the intersection of Double Springs on Rheas Mill.

Budget Impact

We planned for this project within our current year budget. We don't have an exact cost at this time. The engineer's estimate is \$30,766.30.

Preliminary Cost Estimate for Construction

Project: Rhea's Mill Road sidewalks – East section

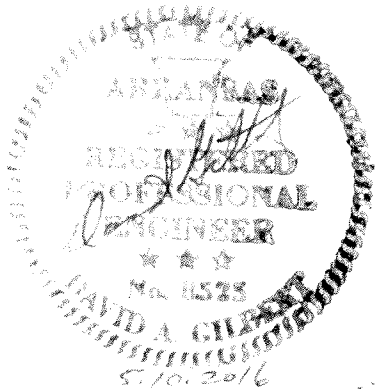
Date: 5/10/2016

Quantity	Unit	Item	Unit Cost	Extension
544	SY	4" thick concrete sidewalk, installed	\$38.00	\$20,672.00
18	TON	Additional undercut/stabilization	\$30.00	\$540.00
3	EA	Accessible ramp	\$950.00	\$2,850.00
75	TON	Select fill	\$12.00	\$900.00
1	EA	Remove tree	\$800.00	\$800.00
2	EA	Adjust water meter boxes	\$500.00	\$1,000.00
Subtotal				\$26,762.00
Subtotal				\$26,762.00
Contingency (15%)				\$4,014.30
Construction total with contingency				\$30,776.30

Sidewalk and ramp unit prices based on AHTD weighted average 2011-2014.
 Other unit prices based on Engineer's experience. Actual prices will vary.

THIS IS ONLY AN ESTIMATE

and is subject to change. Market conditions will impact your costs.
 The Engineer cannot and does not guarantee contractor's pricing.
 Your actual costs may be higher or lower.





City of Farmington
 354 W. Main Street - P.O. Box 150
 Farmington, Arkansas 72730

Rhea's Mill Road Sidewalks - East Section

PRELIMINARY
 NOT FOR CONSTRUCTION

Plymouth Engineering, PLLC
 5714 Walden Street
 Lowell, Arkansas 72745
 (479) 595-5934
 www.plymoutheng.com





354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

Memo

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Melissa McCarville
Re: Appeal of the Planning Commission decision to deny rezoning of Lots 101, LLC
Date: May 10, 2016

Recommendation

While the Planning Commission voted 4-2 to deny the rezoning request from A-1 to RE-2, RE-2 is a compatible land use for this area and fits well with the R-1 zoning across the street.

Background

This zoning request was brought forward by Tom Sims under the name Lots 101, LLC. The petitioner is requesting the zoning be changed from A-1 (agricultural) to RE-2 (residential estates). RE-2 requires a minimum of 1 acre lots. The proposal is for 8 (eight), 1(one) acre lots.

Discussion

A draft of the minutes from the planning commission meeting is attached for your review. The information about the rezoning is highlighted. What you are being asked to consider is the zoning only; the rest of the development will be considered as a part of the subdivision process. After the rezoning is considered, the preliminary plat would be submitted and reviewed by our engineer and by the planning commission. Once approved the infrastructure for the subdivision would be built. The project would be inspected along the way by our engineer to make sure what is being built complies with the plans submitted. Once the infrastructure is in place, the final plat is submitted and reviewed by our engineer and the planning commission. As much as 6 (six) months to a year can go by between the preliminary plat submittal and the final plat submittal. The final plat also goes to the City Council for review and approval.

Budget Impact

There is no budget impact.

Planning Commission Minutes
April 25, 2016

1. ROLL CALL – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Jay Moore
Sean Schader
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Matt Hutcherson

City Employees Present: Melissa McCarville-
City Business Manager; Rick Brammall – City
Inspector; Steve Tennant – City Atty;
Chris Brackett – City Engineer

2. Approval of Minutes: Minutes of March 28, 2016 were unanimously approved as written.

3. Comments from Citizens: Allan Thomas spoke, requesting status of First Baptist Church property on Rheas Mill Road because he owns land there and was concerned that the Street Master Plan shows a 60’ right-of-way through his property which is now zoned A-1. He was referred to Melissa McCarville for information and assistance.

4. A. Public Hearing – Proposed Amended Landscape Ordinance

There were no comments from the audience. Chairman Mann called for question regarding sending the ordinance amendments to the City Council at their next regularly scheduled meeting and it was approved unanimously.

4. B. Conditional Use – Sale of Fireworks – Meramec Specialty Company at 380 West Main Street: Dave Stewart was present to answer questions. This company has previously sold fireworks at the same location. Upon question, the Commission unanimously approved this conditional use.

4. C. Rezoning Request – Lots 101, LLC from A-1 to RE-2

The property requested for rezoning from A-1 to RE-2 (1 acre residential lots) is east of North Garland McKee Road. It would include 6 to 8 lots. Joseph Orr for Blew and Associates, PA represented owner Tom Sims.

Melissa McCarville stated that the rezoning request meets with the Farmington Land Use Plan.

Three e-mail messages were read by Gerry Harris. They are included in these minutes exactly as they were written in their e-mail.

1) Malinda Rector: “My name is Malinda Rector. I live at 11105 MeadowSweet Dr Prairie Grove, AR 72753 in Farmington city limits. I am unable to attend tonight’s meeting due to being medical coverage for Farmington Athletics and we have a game tonight. Our subdivision has a drainage problem where water tends to stand in our back yards the creek behind us floods. I am concerned if they do build on this acreage that they will disrupt the creek that flows from there into our subdivision. With added driveways, streets, and concrete there will be less land to soak up the water that runs off of the mountain down into our subdivision. Also most of our homes are around 2,000

sq ft and 4br. Most of the developers have been building smaller homes across Farmington and I'm concerned that would lower our property value. I hope you take into consideration of the concerns of the residents already in this area. Thanks."

2) Kevin Lewis – 11148 Waterleaf Lane, Farmington: "I am writing to you as a concerned citizen of Farmington and as a resident of the Meadowsweet Subdivision located at HWY 170 and Garland McKee. I am unable to attend the commission meeting tonight and wanted to relay not only my concerns but those of my neighbors in Meadowsweet.

I have lived in Meadowsweet for 6 years now and for the most part find it an enjoyable/quiet place to reside. Back in 2010 or 2011 we had a period of heavy rains and the southern part of the neighborhood was flooded severely on two occasions due to inadequate drainage. Thankfully that was resolved and there has not been any issue to that extent since. However we do have concerns that the development in the acreage to the east will cause this to be an issue again as there will be extra runoff from the ridge that the current natural drainage and neighborhood drainage cannot handle.

The developer listed as being involved with this project, Tom Sims, was also the developer of the Meadowsweet Subdivision and whom most of the properties were bought from until his company at that time DTS, filed for bankruptcy. Further research shows numerous complaints regarding the warranties on the homes not being upheld fully if at all. I can verify that several of the issues I voiced to the company were ignored or band-aided rather than repaired correctly. Such as a crack in my patio only being filled with caulk rather than being redone since it was not poured correctly in the first place causing it to crack/sink. The company also left several empty lots that remain empty rather than being developed as he stated his company would.

My concern is that this company will either not take drainage into account or do it in a minimalistic way that will cause issue down the road. Also is the area going to be fully completed or left uncompleted when the need to file bankruptcy arises again? This is a scenic area and we would hate to see that ruined by a 1/2 complete project. I just feel that the commission should explore this developer's track record before proceeding to permit any projects to commence.

Another area is sewage. Meadowsweet is connected to the Valley View sewage treatment that has been in the news of late with indications that it is not being operated correctly. Will this new development add to an already strained system? Is this even a consideration? It is nice to see that Farmington is growing but we need to make sure that it is growth we can handle without future issues that will cost more to fix when issues have already happened. **NOTE: Later in meeting it was explained by Melissa McCarville that the homes are not tied into the Valley View sanitation system but rather have septic systems.**

Thank you for your time and your anticipated assistance with our concerns. Please let me know if anything else is needed from myself or anyone in our subdivision."

3) William Lewis: "As a retired City Manager working in communities the size of Farmington up to 70,000 I am only concerned that your staff will do a through study to show that the area to be developed will support the additional traffic, adequate sewer facilities are provided and that any and all storm water will be maintained on the site should existing facilities be unable to handle the additional run-off of storm water."

Next, some of the many audience attendees who live in the area spoke:

Brian Snyder – he was concerned about drainage problems and flooding, loss of valuable greenspace, and lowering of property values of current homeowners.

Upon request for steps the developer would have to take Melissa McCarville explained.

- 1) Rezoning by Planning Commission from A-1 (Agriculture) to RE-2 (Residential with 1 acre lots per residence).
- 2) City Engineer Chris Brackett reviews the Preliminary Plat to ensure that the plans comply with all city ordinances and construction standards and this always includes close attention to water control/detention.
- 3) City Engineer meets with representative(s) of the developer company to discuss issues and non-compliance with instructions to correct the plans per his recommendations.
- 4) Final Plat of developers along with City Engineer's requirements goes to Planning Commission.
- 5) Planning Commission reviews Final Plat and hears City Engineer's requirements and votes to approve or deny.
- 6) If approved, builder may begin work on the development, but it is monitored throughout by the City Engineer Chris Brackett and City Inspector Rick Bramall, and others.

Melissa McCarville explained that when the Meadowsweet Subdivision was developed, it was in the County's jurisdiction and was built using County rules and regulations which were less strict than Farmington used. Farmington later annexed this area into the city.

Dennis Moore, a resident of the area, expressed concern about water erosion on and around the road near the large blue water tank.

Russell Pense, 1107 Rosebay, showed the Commission a newspaper photo showing Rosebay Street in the subdivision after a major flood in 2011. He stated that the City of Farmington drain improvements did resolve the flooding in December 2015 to some degree.

City Engineer Chris Brackett said that there definitely will have to be a large detention pond if the new development goes forward.

Dianna Lee, 10690 North Garland McKee, asked about extent of the requested rezoning. She was shown the proposed map of area in question. She asked if they would have to come back to the City again if they want to develop more lots there later and the answer is "Yes."

Lawson Osburn, Rosebay Lane, said the street flooded again December 2015 but this time did not enter homes. He also wondered if the other portion of the land would be developed and why it was not all planned at one time.

Mr. Dwayne Lee expressed concern about the dirt farm that Mr. Tom Sims plans to locate east of the residential lots. By stripping the topsoil, he and other neighbors fear it will increase the water volume and flow rate.

Mr. Sims, developer, said they plan to excavate only about 2 acres at a time then revegetate that portion of excavated land before continuing on to mine another 2 acres.

The City Engineer said that it would be necessary to “over-design” the detention pond. Also, they will have to get a grading permit from the City of Farmington and also from the State of Arkansas since they are using five acres which does require them to submit a plan on how they will control sediment, even though the excavation area will still be A-1. In addition, the Farmington ordinances state that they can’t cause additional drainage downstream.

There being no further discussion, Chairman Mann called for question and the final vote was 4 No and 2 Yes. Motion failed.

The developer now has the option of waiting one year to attempt to rezone the land to RE-2 or he can appeal to the City Council at their next regularly scheduled meeting.

Mr. Sims stated that he had not done the best job of presenting his request for rezoning.

4. D. Variance Request Regarding Landscaping Requirements for Dairy Queen by GT Management – Blew & Associates, Engineers

Mr. Joseph Orr represented GT Management. He explained that the requirement for trees on the east side of property on Double Springs Road would create a safety hazard for school children. They agreed to plant those required numbers of trees in a safe area of the property.

There was no one present to speak to this variance.

Chairman Mann called for question and the variance request was unanimously approved.

4. E. Variance Request To Use Gravel Instead of Paving - Broyles Street Storage Phase 2 (property owned by Broyles Street Storage, LLC and represented by Blew & Associates, Engineers)

Mr. Joseph Orr presented the request and Mr. Tom Sims, developer, was in attendance. Mr. Sims said that due to great success with Phase 1 Storage Buildings, they will be wanting to build Phase 2 buildings shortly. Therefore, they only wish to leave the lot in gravel for a short time; all the grading and leveling is done.

City Engineer Brackett noted that the developer had been granted the right in Phase 1 to install a security fence for 4 acres, but instead they have fenced around all 8 acres of land. Gerry Harris inquired why they did not follow the guidelines set forth by the City. Tom Sims said it was his fault; that he did not know he had to come back to City again and forgot.

After further discussion, Jay Moore moved to require them to meet the conditions stated by Mr. Brackett and also to allow them only a six-month variance where gravel will be permitted. Motion seconded by Bobby Wilson and motion passed with a vote of 5 “Yes” and 1 “No”.

5. A. New Business – Large Scale Development – Farmington Baptist Church

Property owned by First Baptist Church, located at 49 W. Main and presented by Bates & Associates, Inc. with Mr. Geoff Bates present.

City Engineer Chris Brackett had reviewed the plan and he recommended the Planning Commission approval with these conditions:

1. The construction plans and drainage report must be reviewed and accepted by the City prior to any construction activities on the site. These plans and report must include detailed plans for the improvements to the drainage system to the north and the report must prove that these improvements met the requirements of the Farmington Drainage Criteria Manual. The condition of the site in 2004 will not be accepted as the predevelopment condition for this site.
2. The construction plans must include improvements to Vine and Church to current Street Standards, including curb and gutter or a variance must be submitted and approved prior to final approval of the construction plans.
3. The landscape plan submitted will require a variance of the landscape ordinance requirements. This variance must be submitted and approved by the Planning Commission prior to final approval of the construction plans.
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 McGoodwin, Williams, and Yates, the applicant should submit to the City three (3) sets of full-size plans, one (1) set of half-size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

Mr. Brackett said the plan would reduce the water flow that now goes into homeowners' yards and would send it into the street instead.

Caleb Slate, resident of Vine Street, made an appeal regarding a proposed 9 foot wood fence that will block the sun on their property. Mr. Geoff Bates agreed that he would work with the neighbors regarding their request.

Chairman Mann called the question with understanding that Mr. Bates would work with neighbors and would meet conditions set forth by City Engineer Chris Brackett. Motion passed unanimously.

5.B. New Business – Large Scale Development – Broyles Street Storage Phase 2

Owned by Broyles Street Storage, LLC located on Broyles Street and presented by Joseph Orr of Blew & Associates, Engineers.

Mr. Brackett said the Commission's approval should be conditional on the following comments:

1. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full-size plans, one (1) set of half-size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

Upon roll call vote, the vote to accept large scale plan, with Mr. Brackett's conditions, passed unanimously.

5.C. New Business – Proposed concept plat for Tom Sims

Joseph Orr, Blew & Associates was present to discuss. Mr. Tom Sims asked commissioners why they voted down the rezoning request. It was explained that within the meeting, no explanation was necessary; however, he was welcome to talk with individual commissioners after meeting.

Mr. Sims stated that he only wanted to develop the 8 lots and put larger homes there; that the rest was not suitable to build on because it would be too expensive. He mentioned that he was willing to build a regional detention area. He further stated that he should have come to the Commission with the “whole enchilada” and that they had not provided enough information to the Commissioners.

Judy Horne asked about his plan to mine dirt east of the 8 lots he had wanted to rezone. He explained that he would dig the land 2 acres at a time and only one foot depth. Then he would replace the excavation area with not-so-good dirt and reseed it.

He said he would gather more information and come before the Commission in May, but City Manager Melissa McCarville explained that he could not ask to rezone that land RE-2 for one year. They can make an appeal at the next regularly scheduled City Council Meeting in May.

Mr. Sims withdrew his proposed concept plat for the eight lots on North Garland McKee.

6. Adjournment: Having no further business, Sean Schader moved to adjourn, seconded by Toni Bahn and passed unanimously.

Judy Horne
Secretary, Planning Commission

Robert Mann
Chair, Planning Commission

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Tom Sims
Lots 101, LLC
P.O. Box 10210
Ft. Smith, AR 72917

City of Farmington
City Clerk Kelly Penn
354 W. Main Street
Farmington, AR 72730

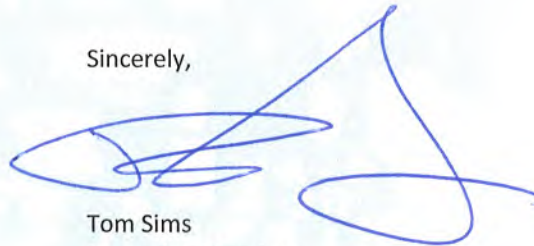
SUBJECT: Sims Rezoning

May 9, 2016

To Whom It May Concern:

Lots 101, LLC would like to appeal the rezoning decision made by the City of Farmington's Planning Commission on April 25, 2016. Attached, please find the original rezoning request, which was to rezone the property to R-E and an exhibit depicting the area of rezoning. Additionally, we are attaching the future land use plan for the Site. Please note the approximate location of a storm water detention basin that will be used to control the flows from our site. Blew & Associates, PA will be at the City Council Meeting to represent the interests of Lots 101, LLC.

Sincerely,



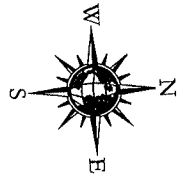
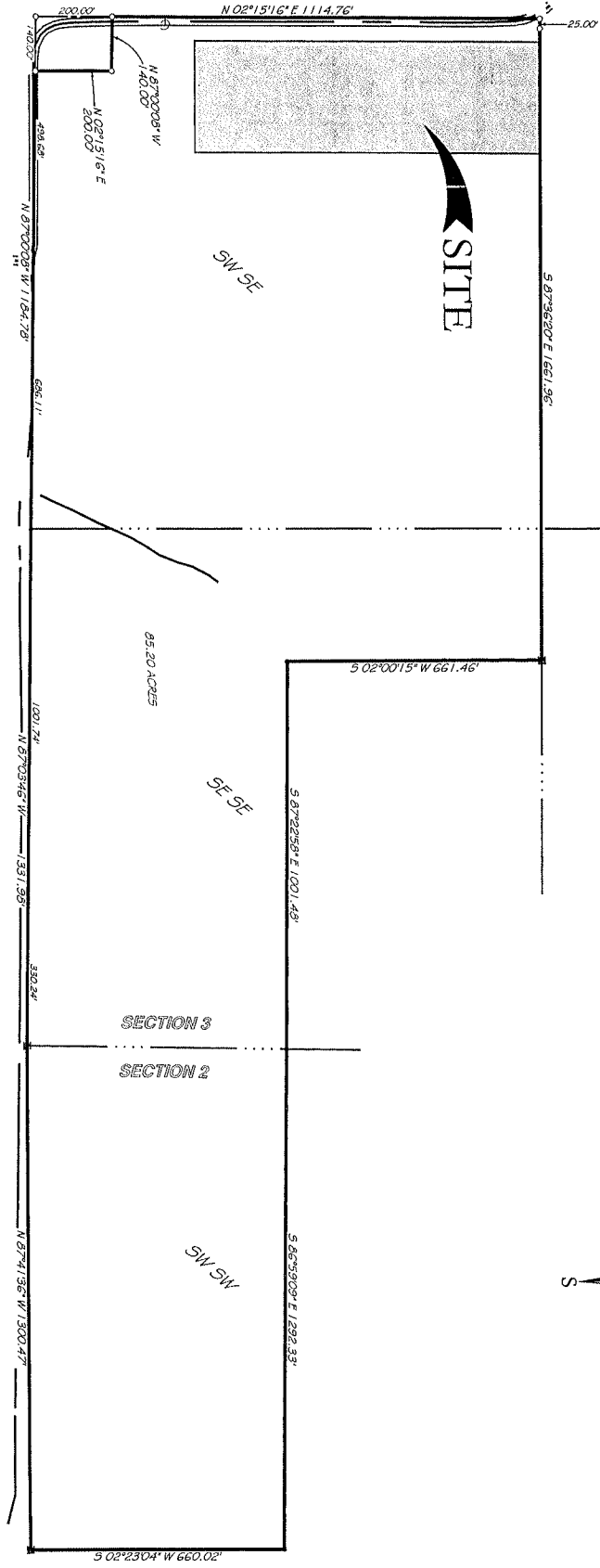
Tom Sims
Managing Member
Lots 101, LLC



VICINITY MAP

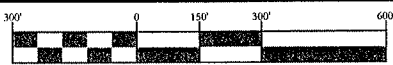
N.T.S.

NORTH GARLAND MCKEE ROAD
 COUNTY ROAD #257



Rezoning Exhibit

BLEW & ASSOCIATES, P.A.
 CIVIL ENGINEERS & LAND SURVEYORS



1 inch = 300 ft

Project Number: 16-190 Lots 101 Subdivision

Certificate of Authorization No 1534

Date: May 9th, 2016

