



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

CITY COUNCIL AGENDA
September 9, 2024

A regular meeting of the Farmington City Council will be held on
Monday, September 9, 2024, at 6:00 p.m.
City Hall
354 W. Main Street, Farmington, Arkansas.

1. Call to Order – Vice Mayor Bobby Morgan
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 –August 12, 2024, City Council Meeting
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
10. Items to be removed from City of Farmington Inventory – **SEE MEMO**

UNFINISHED BUSINESS

11. Ord. No. 2024-06 An ordinance amending Ord. No. 2023-09 regarding the 2021 Arkansas Fire Prevention Code, providing for an emergency clause, and for other purposes.

NEW BUSINESS

12. Presentation and Acknowledgment of the 2023 Legislative Audit.

13. Ord. No. 2024-07 An ordinance rezoning property at 9 Locust Street, Parcel 760-00851-000 from C-2, Highway Commercial to R-O, Residential Office as requested by Jill Storlie.

14. Ord. No. 2024-08 An ordinance rezoning 175 W. Vine, from R-2, Residential Single Family to R-O, Residential Office, as requested by Pedal Pops/Mike Thompson.

15. Ord. No. 2024-09 An ordinance to appeal of Planning Commission denial for Silo Trails Development for rezoning of property located at 275 E. Old Farmington Road, from R-1 to PUD.

INFORMATIONAL ITEMS:

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

MINUTES



Mayor Ernie Penn

City Attorney Jay Moore

City Clerk Kelly Penn

City Council Member Sherry Mathews
Ward 1 Position 1

Council Member Keith Lipford
Ward 2 Position 1

Council Member Brenda Cunningham
Ward 3 Position 1

Council Member Diane Bryant
Ward 4 Position 1

Council Member Hunter Carnahan
Ward 1 Position 2

Council Member Linda Bell
Ward 2 Position 2

Council Member Bobby Morgan
Ward 3 Position 2

Council Member Kara Gardenhire
Ward 4 Position 2

A meeting of the Farmington City Council was held on August 12th, 2024, at 6:00 p.m. in the Council Chambers at Farmington City Hall, located at 354 West Main Street, Farmington Arkansas. Vice Mayor Morgan called the meeting to order.

PRESENT: Council Members Diane Bryant, Keith Lipford, Brenda Cunningham, Sherry Mathews, Hunter Carnahan Linda Bell, Bobby Morgan, City Attorney Jay Moore, City Clerk Kelly Penn, City Business Manager Melissa McCarville, Staff, Press and Audience Members. Mayor Penn and Council Member Gardenhire were not in attendance.

Pledge of Allegiance

Comments from Citizens – All comments will be taken under advisement with no action taken.

Approval of the July 8th, 2024, City Council Minutes

On the motion of Council Member Carnahan and a second by Council Member Bryant and by the consent of all Council Members present after a roll call vote, the minutes were approved as presented by a vote of 7-0.

Financial Reports

City Clerk Penn presented the financial reports to the City Council. The monthly city sales tax decreased by 1.00%. The monthly state/county sales tax decreased by .003%.

Catastrophic Leave Fund

City Clerk Penn advised the city council that during our recent 2023 legislative audit, the auditors requested that we move the Catastrophic Leave Fund into the General Fund; it is no longer required to be a separate line item. On the motion of Council Member Lipford and a second by Council Member Carnahan and by the consent of all Council Members present after a roll call vote, the motion to consolidate the Catastrophic Leave Fund, approximately \$141,980.08, into the General Fund was approved 7-0.

Legislative Audit Report

City Clerk Penn advised that all council members should have received the completed Legislative Audit Report for 2023, the report will be presented in full to the city council at the September 2024 city council meeting, according to Arkansas Code §10-4-418, which requires the city council to review the report at the next regularly scheduled council meeting upon receipt. The City Clerk advised the council there was a finding in the audit that was regarding a criminal case regarding fraud at an Arvest Bank in September of 2023. It is still an ongoing investigation, but it was a failure by Arvest Bank, not the city of Farmington and all funds were reimbursed to the city the following business day.

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

On the motion of Council Member Carnahan and a second by Council Member Bryant and by the consent of all Council Members present after a roll call vote, the motion to read all Ordinances and Resolutions by title was approved 7-0.

Proclamations, Special Announcements, Committee/Commission Appointments

Detective Justin Collins recognized three members of the Farmington Police Department for their exemplary service during an August 5th police call that ended in the apprehension of a federal fugitive. Those recognized were Sergeant Cooper, Corporal Long and Sergeant Bocchino.

City Clerk Penn advised that the election filing date has closed and that the city would have a vacancy in Ward 2, Position 1. The procedure to fill that seat will be as follows per Arkansas Code § 14-43-411, a vacancy will be declared at the January 2025 meeting, letters of interest will be accepted, and the city council will vote on an appointment at the February 2025 meeting.

HAMMREC Update – Josh Fry gave the council a brief update on the HAMMRC committee.

Committee Reports – There were no committee reports given at the meeting. The Library Committee report was included in the agenda packet.

Items to be removed from the City of Farmington Inventory – Police Department -Police Chief Hubbard

On the motion of Council Member Carnahan a second by Council Member Bryant and by the consent of all Council Members present after a roll call vote, the motion to remove from inventory and sell to Prairie Grove Police Department one (1) EC/IR II serial number 11210, city tag number 601 and two (2) Gith Simulators serial numbers G6967 and G6968, city tag numbers 941 & 942, for \$4000.00 was approved 7-0.

Items to be removed from the City of Farmington Inventory – Police Department – Sergeant Brotherton

On the motion of Council Member Carnahan, a second by Council Member Lipford and by the consent of all Council Members present after a roll call vote, the motion to remove one (1) Cannon Camera DS126151, serial number 1721165921, city tag number 0567 and one (1) CHUWI Hero Box, serial number BCZ1H220301866, city tag number 1107 from city inventory was approved 7-0.

Items to be removed from the City of Farmington Inventory – Public Works Department – Public Works Director Shelley

On the motion of Council Member Bell and a second by Council Member Bryant and by the consent of all Council Members present after a roll call vote, the motion to remove from inventory and destroy one (1) Dell Optiplex 7050 Computer Processing Unit, serial number 5ZJNCH2, city tag number 727, was approved 7-0.

Items to be removed from the City of Farmington Inventory – Administration- City Business Manager McCarville

On the motion of Council Member Carnahan and a second by Council Member Bryant and by the consent of all Council Members present after a roll call vote, the motion to remove from inventory and destroy one (1) Dell Latitude E5530 Laptop Computer Processing Units, serial number B7H4XYI, city tag number 91, was approved.

Old Business – None.

New Business

Ordinance No. 2024-06 An ordinance amending Ord. No 2023-09 regarding the 2021 Arkansas Fire Prevention Code, providing for an emergency clause and for other purposes.

After a brief presentation from Fire Chief Hellard, a motion was made by Council Member Bell and a second by Council Member Lipford and by the consent of all Council Members present after a roll call vote, the motion to place Ordinance No. 2024-06 on its first reading by title was only approved 7-0. City Attorney Moore read Ordinance No. 2024-06 by title only.

Resolution No. 2024-10 A Resolution waiving requirements of competitive bidding for the purchase of one (1) 2024 Chevrolet Tahoe and the equipment to outfit the vehicle if awarded the 2025 Public Safety Equipment Grant for the Farmington Police Department pursuant to A.C.A. §14-58-303 (b) (2) (B)

After a brief presentation by Sgt. Brotherton, on the motion of Council Member Carnahan and a second by Council Member Lipford and by the consent of all Council Members present after a roll call vote, the motion to approve Resolution No. 2024-10 was approved 7-0. City Attorney Moore read Resolution No. 2024-10 by title only.

Accept the bid from Southern Building Services, Inc for Creekside Park Pickleball Courts

Aaron Behmler with Burns and McDonnell informed the council they had received three (3) bids regarding the Creekside Pickleball project. The low bid was disqualified because they did not meet the bid requirements. He recommended the next lowest bidder, Southern Building Services, in the amount of \$397,000.00. On the motion of Council Member Bell and a second by Council Member Bryant and by the consent of all Council Members present after a roll call vote, the motion to approve the bid from Southern Building Services, Inc. in the amount of \$397,000.00 was approved 7-0.

Accept the bid from Tomlinson Asphalt Company Inc for Jimmy DeVault Road Resurfacing

Public Works Director Floyd Shelley informed the council they received one bid for the project. He was happy to recommend Tomlinson Asphalt due to the work previously done for the city of Farmington. On the motion of Council Member Carnahan and a second by Council Member Lipford and by the consent of all Council Members present after a roll call vote, the motion to approve the bid from Tomlinson Asphalt INC. in the amount of \$220,355.80 was approved 7-0.

There being no further business to come before the council, a motion to adjourn the meeting was made by Council Member Lipford and seconded by Council Member Mathews was approved after a roll call vote 7-0, The meeting adjourned at 6:48 until the next regularly scheduled meeting to be held Monday, September 9th, 2024, in the City Council Chambers at City Hall, located at 354 West Main Street, Farmington, Arkansas.

Vice Mayor Bobby Morgan _____

Kelly Penn, City Clerk _____

Financial



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

TO: Farmington City Council
Kelly Penn, City Clerk

FROM: Mayor Ernie Penn

A handwritten signature in blue ink, appearing to be "E. Penn", followed by the date "8-31-24" written in blue ink.

RE: Summary of City Financial Report August 2024

- 2024 City Sales Tax – **Increased by 1.058% in August**, compared to August of 2023.
- 2024 State/County Sales Tax – **Increased by 1.039% in August**, compared to August of 2023.
- 2024 City Sales Tax - **Year to date has increased by 9.83%** compared to 2023.
- 2024 State/County Sales Tax—**Year to date has increased by 1.02%** compared to 2023.
- 2007 Sewer Bond (\$4,500,000), Loan Balance \$1,359,180, Bond Payoff Date 10/15/2029.
- 2017 Sales and Use Bonds (5,090,000), Loan Balance \$3,900,000, Bond payoff date 10/1/2037.
- **Deposits:** We have deposits on file totaling \$13,032,771 based on statement balances as of 8-31-2024.

9/3/2024
2:33 PM

GENERAL FUND Statement of Revenue and Expenditures

	Year-to-Date Jan 2024 Aug 2024 Actual	Annual Budget Jan 2024 Dec 2024	Jan 2024 Dec 2024 Percent of Budget
Revenue & Expenditures			
GENERAL REVENUES			
Revenue			
ACCIDENT REPORT REVENUES	1,011.50	1,500.00	67.43%
ACT 833	25,858.16	25,000.00	103.43%
ALCOHOL SALES TAX	5,252.93	5,000.00	105.06%
ANIMAL CONTROL REVENUES	1,827.00	2,000.00	91.35%
BUILDING INSPECTION FEES	215,679.67	252,898.36	85.28%
BUSINESS LICENSES	3,289.10	6,000.00	54.82%
CITY COURT FINES	116,673.74	120,000.00	97.23%
CITY SALES TAX REVENUES	2,236,058.14	3,000,000.00	74.54%
COUNTY TURNBACK	553,424.33	660,000.00	83.85%
DEVELOPMENT FEES	23,425.25	20,000.00	117.13%
Donations	2,500.00	0.00	0.00%
FRANCHISE FEES	392,740.85	500,000.00	78.55%
GARAGE SALE PERMITS	804.80	2,000.00	40.24%
GRANTS	57,677.18	0.00	0.00%
INTEREST REVENUES	174,941.30	200,000.00	87.47%
MISCELLANEOUS REVENUES	166,258.06	0.00	0.00%
Off Duty Police Reimbursement	4,408.75	6,000.00	73.48%
PARK RENTAL	6,654.16	5,000.00	133.08%
PAYMENT IN LIEU OF IMPROVEMENT	72,900.00	0.00	0.00%
SALES TAX - OTHER	1,338,397.53	1,900,000.00	70.44%
SPORTS COMPLEX FEES	52,379.16	35,000.00	149.65%
SRO REIMBURSEMENT REVENUES	70,184.46	100,000.00	70.18%
STATE TURNBACK	81,701.60	100,000.00	81.70%
Revenue	\$5,604,047.67	\$6,940,398.36	

9/3/2024
2:33 PM

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Percent of
	Actual		Budget
ADMINISTRATIVE DEPT			
Expenses			
ADDITIONAL SERVICES EXPENSE	155,807.38	190,000.00	82.00%
ADVERTISING EXPENSE	6,381.51	6,000.00	106.36%
BANK CHARGE	3,223.46	0.00	0.00%
Bank Charges	0.00	6,000.00	0.00%
BUILDING MAINT & CLEANING	40,863.85	45,000.00	90.81%
CAPITAL IMPROVEMENT	2,010,630.10	0.00	0.00%
ELECTION EXPENSES	0.00	5,000.00	0.00%
ENGINEERING FEES	89,312.08	170,000.00	52.54%
GRANT EXPENSE	7,400.00	0.00	0.00%
INSURANCES EXPENSE	863.89	90,000.00	0.96%
LEGAL FEES	0.00	10,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	19,237.25	30,000.00	64.12%
MISCELLANEOUS EXPENSE	1,492.45	2,000.00	74.62%
NEW EQUIPMENT PURCHASE	6,746.00	20,000.00	33.73%
PAYROLL EXP - CITY ATTRNY	54,008.54	70,000.00	77.16%
PAYROLL EXP - ELECTED OFFICIAL	95,450.71	132,000.00	72.31%
PAYROLL EXP - REGULAR	189,681.53	291,871.45	64.99%
PLANNING COMMISSION	11,628.40	22,000.00	52.86%
POSTAGE EXPENSE	1,607.16	2,000.00	80.36%
PROFESSIONAL SERVICES	38,973.80	25,000.00	155.90%
REPAIR & MAINT - BUILDING	458.86	0.00	0.00%
REPAIR & MAINT - OFFICE EQUIP	4,869.66	6,000.00	81.16%
TECHNICAL SUPPORT	77,943.06	65,000.00	119.91%
TELECOMMUNICATION EXPENSES	70.23	10,000.00	0.70%
TRANS TO GENERAL FUND	1,000,000.00	0.00	0.00%
TRAVEL, TRAINING & MEETINGS	15,287.31	20,000.00	76.44%
UTILITIES EXPENSES	65,463.23	90,000.00	72.74%
Expenses	\$3,897,400.46	\$1,307,871.45	

9/3/2024
2:33 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Percent of
	Actual		Budget
ANIMAL CONTROL DEPT			
Expenses			
FUEL EXPENSES	1,523.00	2,200.00	69.23%
MATERIALS & SUPPLIES EXPENSE	380.35	1,100.00	34.58%
PAYROLL EXP - REGULAR	49,399.48	75,819.75	65.15%
PROFESSIONAL SERVICES	5,800.00	15,000.00	38.67%
REPAIR & MAINT - AUTOMOBILES	59.33	1,500.00	3.96%
REPAIR & MAINT - EQUIPMENT	0.00	500.00	0.00%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	112.56	500.00	22.51%
Expenses	\$57,274.72	\$97,119.75	

9/3/2024
2:33 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Percent of
	Actual		Budget
BUILDING PERMIT DEPT			
Expenses			
FUEL EXPENSES	3,338.91	6,000.00	55.65%
PAYROLL EXP - REGULAR	112,804.53	183,836.46	61.36%
REPAIR & MAINT - AUTOMOBILES	165.75	2,000.00	8.29%
TRAVEL, TRAINING & MEETINGS	4,130.87	5,000.00	82.62%
UNIFORMS/GEAR EXPENSE	420.03	1,000.00	42.00%
Expenses	\$120,860.09	\$197,836.46	

9/3/2024
2:33 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Percent of
	Actual		Budget
FIRE DEPT			
Expenses			
ADVERTISING EXPENSE	0.00	2,000.00	0.00%
BUILDING MAINT & CLEANING	5,904.00	0.00	0.00%
CAPITAL IMPROVEMENT	135,175.09	0.00	0.00%
FUEL EXPENSES	11,202.54	18,000.00	62.24%
HAZMAT EXPENSES	2,881.92	3,400.00	84.76%
MATERIALS & SUPPLIES EXPENSE	9,469.69	31,119.00	30.43%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	74,522.88	127,000.00	58.68%
PAYROLL EXP - REGULAR	740,189.36	1,084,953.49	68.22%
PROFESSIONAL SERVICES	6,986.84	7,500.00	93.16%
REPAIR & MAINT - BUILDING	3,654.90	15,000.00	24.37%
REPAIR & MAINT - EQUIPMENT	4,975.47	12,150.00	40.95%
REPAIR & MAINT - TRUCK	11,490.81	20,000.00	57.45%
TRAVEL, TRAINING & MEETINGS	10,479.15	18,000.00	58.22%
UNIFORMS/GEAR EXPENSE	25,096.11	31,000.00	80.96%
Expenses	\$1,042,028.76	\$1,370,622.49	

9/3/2024
2:33 PM

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Percent of
	Actual		Budget
LAW ENFORCE - COURT			
Expenses			
MATERIALS & SUPPLIES EXPENSE	1,417.88	3,000.00	47.26%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	9,600.00	0.00%
PAYROLL EXP - REGULAR	57,541.43	100,053.41	57.51%
POSTAGE EXPENSE	17.12	1,800.00	0.95%
SPECIAL COURT COSTS	0.00	8,500.00	0.00%
TRAVEL, TRAINING & MEETINGS	460.50	5,000.00	9.21%
Expenses	\$59,436.93	\$128,353.41	

9/3/2024
2:33 PM

GENERAL FUND

Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Percent of
	Actual		Budget
LAW ENFORCE - POLICE			
Expenses			
ADVERTISING EXPENSE	0.00	100.00	0.00%
BREATHALYZER EXPENSES	443.04	700.00	63.29%
DRUG TASK FORCE	1,500.00	2,000.00	75.00%
FUEL EXPENSES	50,048.39	81,000.00	61.79%
MATERIALS & SUPPLIES EXPENSE	65,106.28	150,000.00	43.40%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	199,503.30	320,000.00	62.34%
Off Duty Police Pay	7,311.75	15,000.00	48.75%
PAYROLL EXP - REGULAR	1,213,783.64	1,853,967.49	65.47%
PAYROLL EXP - SRO	93,861.81	180,466.90	52.01%
PROFESSIONAL SERVICES	170.12	0.00	0.00%
REPAIR & MAINT - AUTOMOBILES	27,467.40	35,000.00	78.48%
REPAIR & MAINT - EQUIPMENT	1,826.84	3,000.00	60.89%
TRAVEL, TRAINING & MEETINGS	7,490.37	15,000.00	49.94%
UNIFORMS/GEAR EXPENSE	13,509.83	25,000.00	54.04%
Expenses	\$1,682,022.77	\$2,681,734.39	

9/3/2024
2:33 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Percent of
	Actual		Budget
LIBRARY			
Expenses			
LIBRARY TRANSFER	65,000.00	65,000.00	100.00%
Expenses	\$65,000.00	\$65,000.00	

9/3/2024
2:33 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date		Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Dec 2024	Percent of Budget
Actual				
PARKS DEPT				
Expenses				
CAPITAL IMPROVEMENT	146,677.82	700,000.00		20.95%
ENGINEERING FEES	58,130.00	30,000.00		193.77%
MATERIALS & SUPPLIES EXPENSE	5,847.51	10,000.00		58.48%
NEW EQUIPMENT PURCHASE	0.00	20,000.00		0.00%
PAYROLL EXP - REGULAR	174,853.33	214,460.41		81.53%
PROFESSIONAL SERVICES	12,800.00	3,000.00		426.67%
REPAIR & MAINT - EQUIPMENT	2,309.48	6,000.00		38.49%
SPORTS PARK MATERIALS	15,055.34	25,000.00		60.22%
SPORTS PARK NEW EQUIP	16,672.35	10,000.00		166.72%
SPORTS PARK PROF SERV	49,141.86	45,000.00		109.20%
SPORTS PARK REPAIR/MAINT	5,411.09	3,000.00		180.37%
SPORTS PARK UTILITIES	11,886.14	15,000.00		79.24%
TRAVEL, TRAINING & MEETINGS	720.00	0.00		0.00%
UNIFORMS/GEAR EXPENSE	640.29	1,400.00		45.74%
UTILITIES EXPENSES	7,079.59	8,000.00		88.49%
Expenses	\$507,224.80	\$1,090,860.41		

9/3/2024
2:33 PM

GENERAL FUND
Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2024
	Jan 2024	Jan 2024	Dec 2024
	Aug 2024	Dec 2024	Percent of
	Actual		Budget
Unallocated Revenue			
Highway 170 Grant Revenue	1,893,630.10	0.00	0.00%
Revenue	\$1,893,630.10	\$0.00	

LIBRARY FUND
Statement of Revenue and Expenditures

	Current Period Jan 2024 Aug 2024 Actual	Annual Budget Jan 2024 Dec 2024	Jan 2024 Dec 2024 Percent of Budget
Revenue & Expenditures			
Revenue			
Donations	3,080.00	0.00	0.00%
FINES/LOST ITEMS	3,211.99	3,600.00	89.22%
INTEREST REVENUES	1,592.67	0.00	0.00%
MISCELLANEOUS REVENUES	892.98	0.00	0.00%
TRANS FROM GENERAL FUND	65,000.00	65,000.00	100.00%
WASHINGTON CO LIBRARY REVENUES	195,472.00	284,205.00	68.78%
Revenue	\$269,249.64	\$352,805.00	
Expenses			
ADVERTISING EXPENSE		2,000.00	0.00%
BOOKS AND MEDIA	29,073.21	40,500.00	71.79%
BUILDING MAINT & CLEANING	5,383.24	13,000.00	41.41%
MATERIALS & SUPPLIES EXPENSE	14,840.04	19,505.00	76.08%
MISCELLANEOUS EXPENSE		500.00	0.00%
NEW EQUIPMENT PURCHASE	12,521.62	3,000.00	417.39%
PAYROLL EXP - REGULAR	156,005.77	246,000.00	63.42%
POSTAGE EXPENSE		300.00	0.00%
PROGRAMS EXPENSE	2,850.00	6,000.00	47.50%
REPAIR & MAINT - BUILDING	4,057.63	0.00	0.00%
TECHNICAL SUPPORT	10,633.52	15,000.00	70.89%
TRANS TO MONEY MARKET	75,000.00	0.00	0.00%
TRAVEL, TRAINING & MEETINGS	558.00	2,000.00	27.90%
UTILITIES EXPENSES	3,301.70	5,000.00	66.03%
Expenses	\$314,224.73	\$352,805.00	

STREET FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2024 Aug 2024 Actual	Annual Budget Jan 2024 Dec 2024	Jan 2024 Dec 2024 Percent of Budget
Revenue & Expenditures			
Revenue			
GRANTS	24,691.09	0.00	0.00%
INTEREST REVENUES	5,335.13	5,000.00	106.70%
MISCELLANEOUS REVENUES	13,319.34	100.00	13,319.34%
STREET COUNTY TURNBACK	60,188.40	75,000.00	80.25%
STREET STATE TURNBACK	425,164.48	550,000.00	77.30%
TRANSFER INCOME	0.00	731,980.24	0.00%
Revenue	\$528,698.44	\$1,362,080.24	
Expenses			
ADVERTISING EXPENSE	0.00	1,000.00	0.00%
ENGINEERING FEES	105,274.16	30,000.00	350.91%
FUEL EXPENSES	8,018.96	12,500.00	64.15%
MATERIALS & SUPPLIES EXPENSE	10,516.77	20,000.00	52.58%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	125,127.63	150,000.00	83.42%
PAYROLL EXP - REGULAR	170,447.28	260,980.24	65.31%
PROFESSIONAL SERVICES	16,317.06	2,000.00	815.85%
REPAIR & MAINT - BUILDING	125.00	2,000.00	6.25%
REPAIR & MAINT - EQUIPMENT	3,104.28	10,000.00	31.04%
STREET LIGHTS	54,985.02	150,400.00	36.56%
STREET/ROAD REPAIRS	535,429.83	700,000.00	76.49%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	750.70	2,200.00	34.12%
UTILITIES EXPENSES	11,866.14	20,000.00	59.33%
Expenses	\$1,041,962.83	\$1,362,080.24	

Agenda Item 10

(remove from inventory)



City of Farmington
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: BRIAN HUBBARD, CHIEF
Re: REMOVAL OF LIGHTBARS
Date: 09/09/2024

Recommendation

The Police Department is requesting the approval to remove and destroy 4 Whelen Lightbars. Serial # 10604 City Tag # 982
Serial # 31586 City Tag # 535
Serial # 36475 City Tag # 540
Serial # C0321006 City Tag # 564

Background

Lightbars are no longer in service and parts are obsolete.

Budget Impact

\$0

Agenda Item 11



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: William Hellard, Fire Chief
Re: Residential Sprinklers in duplexes and townhomes.
Date: 8/5/2024

Recommendation

Adoption of an ordinance amending the 2021 Arkansas Residential Building Code to requiring automatic fire sprinklers in all residential dwellings meeting the qualifications of townhouses or duplexes.

Background

Townhomes and duplexes are unique in the fact that residents share a common building. Occupants are subject to the actions of their neighbors. These types of systems greatly increase the amount of time for occupants to escape and decrease the amount of damage caused by the fire.

Discussion

The National Fire Protection Association (NFPA) reports that the death rate per 1,000 fires is 88% lower in properties with home fire sprinklers than in those without them. Civilian injuries were reduced by 28% and firefighter injuries dropped by 78%. Residential fire sprinkler systems that operated were effective at controlling a fire 97% of the time. The opportunity to escape a fire in modern construction with modern furnishings can be as little as two minutes according to the NFPA. Today's homes are burning so much faster than they were years ago, due to all the lightweight construction being used and the number of synthetic materials. The amount of time that firefighters have to safely work inside these environments is decreasing. Dealing with the increased potential for multiple occupants increases the amount of personnel needed to operate in these types of occupancies. Controlling the fire in the initial stages helps to give occupants the time needed to escape. These systems can be placed by qualified plumbers and installers. The average cost of these systems can be between \$4 to \$8 a square foot.

Budget Impact

No impact on the City budget.

ORDINANCE NO. 2024-06

AN ORDINANCE AMENDING ORDINANCE 2023-09 REGARDING THE 2021 ARKANSAS FIRE PREVENTION CODE, PROVIDING FOR AN EMERGENCY CLAUSE, AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON:

Section 1: Ordinance 2023-9 of the City of Farmington Code of Ordinances is amended, and the following language shall be added and adopted, and Municode Corporation is hereby instructed to make said additions:

Section R313 of the 2021 Residential Building Code is now adopted for the purpose of requiring automatic fire sprinklers in all residential dwellings meeting the qualifications of townhouses or duplexes.

Section 2: REPEAL OF CONFLICTING PROVISIONS. Any and all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3: SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4: EMERGENCY CLAUSE. Whereas it is of the utmost urgency that the city of Farmington, Arkansas, have an up-to-date fire code to protect the property and lives of the citizens of our city; therefore, an Emergency is hereby declared to exist and this ordinance being necessary for the immediate protection of the public peace, health and safety shall take effect immediately on its passage and approval.

PASSED AND APPROVED this 9th day of September 2024.

APPROVED:

By: _____
Bobby Morgan, Vice-Mayor

ATTEST:

By: _____
Kelly Penn, City Clerk

Agenda Item 12



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

MEMO

To: Farmington City Council From: Kelly Penn, City Clerk

Date: 9-9-2024

Re: Presentation and Acknowledgment of the 2023 Legislative Audit.

Agenda Item 13

ORDINANCE NO. 2024-07

**AN ORDINANCE REZONING PROPERTY AT 9 LOCUST STREET,
PARCEL 760-00851-000 FROM C-2, HIGHWAY COMMERCIAL, TO R-O,
RESIDENTIAL OFFICE AS REQUESTED BY JILL STORLIE**

WHEREAS, the City of Farmington, Arkansas amended its official zoning and zoning map by Ordinance 2015-06 on September 14, 2015, which was filed for record in the Office of the Circuit Clerk and Ex-Officio Recorder for Washington County, Arkansas in File 2015- 00034769; and

WHEREAS, certain real property owned by Jill Storlie is zoned C-2, Highway Commercial; and

WHEREAS, after a public hearing on August 26, 2024, the Farmington Planning Commission voted during a regular scheduled meeting to rezone the real property owned by Jill Storlie from C-2, Highway Commercial to R-O, Residential Office.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

SECTION 1. That the zone classification of the following described property is hereby changed as follows:

From C-2, Highway Commercial, to R-O, Residential Office for the real property described in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. That the official zoning map of the City of Farmington, Arkansas, is hereby amended to reflect the zoning change provided in Section 1 above.

SECTION 3. EMERGENCY CLAUSE: That the City Council of the City of Farmington, Arkansas further determines that this ordinance is necessary to adequately promote the of the inhabitants of the City; therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED, APPROVED AND IN EFFECT this 9th day of September 2024.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk

EXHIBIT

A

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 4/12/2024 12:36:01 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

File# 2024-00008649

**WARRANTY DEED
MARRIED PERSONS**

File #: 2403157-137

KNOW ALL MEN BY THESE PRESENTS:

That we, **Phillip T. Shepard** joined by spouse **Nicole Shepard**, hereinafter called GRANTORS, for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Jill Storlie, a single person, and Joseph Storlie, a married person, as joint tenants with right of survivorship**, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto GRANTEES, and unto their heirs and assigns forever, the following lands lying in Washington County, Arkansas to-wit:

Lots 5 and 6 in Block 2, Farmington original town subdivision, in the Town (now City) of Farmington, Washington County, Arkansas, said Lots front North on White Street (f.k.a. North Main Street), 50 feet each and running South 150 feet, said Lots are in Section 26, Township 16 North, Range 31 West, of the Fifth Principal Meridian.

**Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.**

TO HAVE AND TO HOLD the same unto the said GRANTEES, and unto their successors and assigns forever, with all appurtenances thereunto belonging.

And GRANTORS hereby covenant with said GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And GRANTORS, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of
Buckley Bridges, Attorney
2592 S. 48th St.
Springdale, AR. 72762

WITNESS our hands and seals on this 5th day of April, 2024

Phillip T Shepard
Phillip T. Shepard

Nicole Shepard
Nicole Shepard

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Benton SS.

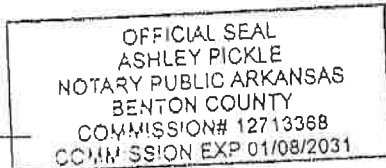
On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Phillip T. Shepard** and **Nicole Shepard**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5th day of April, 2024.

Ashley Pickle
Notary Public

My Commission Expires:

01/08/2031



I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT: _____

GRANTEE'S ADDRESS: _____



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2024-3836

Grantee: JILL STORLIE AND JOSEPH STORLIE
Mailing Address: 9 N LOCUST ST
FARMINGTON AR 727302000

Grantor: PHILLIP T. SHEPARD AND NICOLE SHEPARD
Mailing Address: 9 N LOCUST ST
FARMINGTON AR 727302000

Property Purchase Price: \$325,000.00
Tax Amount: \$1,072.50

County: WASHINGTON
Date Issued: 04/01/2024
Stamp ID: 1106933760

Washington County, AR
I certify this instrument was filed on
4/12/2024 12:36:01 PM
and recorded in REAL ESTATE

File# 2024-00008649
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): _____ *Harley Pinard*

Grantee or Agent Name (signature): _____ *[Signature]* Date: 4/1/24

Address: _____

City/State/Zip: _____



Best Title, LLC
3201 S Market St #106
Rogers, AR 72758
(479) 227-4543

City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Jill Storlie Day Phone: 479-236-3431

Address: 95 Locust St Farmington, AR 72730 Fax: _____

Representative: _____ Day Phone: _____

Address: _____ Fax: _____

Property Owner: Jill Storlie Day Phone: 479-236-3431

Address: 95 Locust St Farmington AR 72730 Fax: _____

Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 95 Locust St Farmington, AR 72730
 Current Zoning -- CZ Proposed Zoning -- RD

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

lots 5&6 Block 2

Type of zoning requested and reason for request:

Requesting "RD" zoning in order to run a florist shop on the ground floor of the property, and use 2nd floor as living quarters for owner.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee

3. Provide a copy of the deed of the property.

4. Written authorization from the property owner if someone other than the owner will be representing the request.

5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the _____ day of _____, 201_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from C2 to R0 will be held on the _____ day of _____, 201_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

Cyell Storie Date 4/20/2024
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

Cyell Storie Date 4/20/2024
Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Jill Storkie
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Jill Storkie Date: 4/20

File# 2024-00008649

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
MARRIED PERSONS**

File #: 2403157-137

KNOW ALL MEN BY THESE PRESENTS:

That we, **Phillip T. Shepard** joined by spouse **Nicole Shepard**, hereinafter called GRANTORS, for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Jill Storlie, a single person, and Joseph Storlie, a married person, as joint tenants with right of survivorship**, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto GRANTEES, and unto their heirs and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

Lots 5 and 6 in Block 2, Farmington original town subdivision, in the Town (now City) of Farmington, Washington County, Arkansas, said Lots front North on White Street (f.k.a. North Main Street), 50 feet each and running South 150 feet, said Lots are in Section 26, Township 16 North, Range 31 West, of the Fifth Principal Meridian.

**Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.**

TO HAVE AND TO HOLD the same unto the said GRANTEES, and unto their successors and assigns forever, with all appurtenances thereunto belonging.

And GRANTORS hereby covenant with said GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And GRANTORS, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees all our rights of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on this 5th day of April, 2021

Phillip T Shepard
Phillip T. Shepard

Nicole Shepard
Nicole Shepard

ACKNOWLEDGMENT

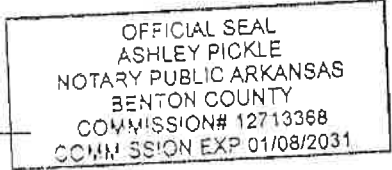
STATE OF Arkansas
COUNTY OF Benton SS.

On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Phillip T. Shepard** and **Nicole Shepard**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5th day of April, 2021.

Ashley Pickle
Notary Public

My Commission Expires:
01/08/2031



I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT: _____

GRANTEE'S ADDRESS: _____



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2024-3836

Grantee: JILL STORLIE AND JOSEPH STORLIE
Mailing Address: 9 N LOCUST ST
FARMINGTON AR 727302000

Grantor: PHILLIP T. SHEPARD AND NICOLE SHEPARD
Mailing Address: 9 N LOCUST ST
FARMINGTON AR 727302000

Property Purchase Price: \$325,000.00
Tax Amount: \$1,072.50

County: WASHINGTON
Date Issued: 04/01/2024
Stamp ID: 1106933760

Washington County, AR
I certify this instrument was filed on
4/12/2024 12:36:01 PM
and recorded in REAL ESTATE

File# 2024-00008649
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): _____
Grantee or Agent Name (signature): Harley Pinard Date: 4/1/24
Address: _____
City/State/Zip: _____



Best Title, LLC
3201 S Market St #106
Rogers, AR 72758
(479) 337-4543



Account #: STNJS3

Company: NWC JILL STORLIE

9 N Locust St

Farmington, AR 72730

Ad number #: 423011

PO #:

Matter of: PH RZN & VAR

AFFIDAVIT • STATE OF ARKANSAS

I, Linda Lyons, do solemnly swear that I am the Legal Clerk of the NWA Democrat Gazette, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH RZN & VAR

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the NWA Democrat Gazette for publication the sum of \$50.16. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 07/28/24; NWA nwaonline.com 07/28/24

[Signature]

Legal Clerk

State of ARKANSAS, County of Washington,
Subscribed and sworn to before me on this 29th day of July, 2024



Catherine Staggs
NOTARY PUBLIC

Notice of public hearing. A petition to rezone, as well as a petition for a variance of the property as described below has been filed with the city of Farmington

Survey Description: Washington County Parcel number 760-00851-00, 9 Locust Street Farmington, AR 72730 Lots 5 and 6 in Block 2, Farmington Original town subdivision, in the city of Farmington, Washington County. Said lots front North on White street, 50 feet each and running South 150 feet each, said lots are in section 26, township 16 north, range 31 west, of Fifth principal meridian.

A public hearing for this application will be held on August 26, 2024 at 6 pm at Farmington city hall 354 w main st Farmington, AR. All interested parties are invited to attend.

July 28, 2024 423011

9589 0710 5270 1951 5257 79

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Prairie Grove, AR 72753

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0230
14

Postmark
Here

Postage	\$0.73
\$	\$0.68
Total Postage and Fees	
\$	\$9.68

07/23/2024

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1951 5257 86

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0230
14

Postmark
Here

Postage	\$0.73
\$	\$0.68
Total Postage and Fees	
\$	\$9.68

07/23/2024

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1951 5257 62

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0230
14

Postmark
Here

Postage	\$0.73
\$	\$0.68
Total Postage and Fees	
\$	\$9.68

07/23/2024

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1951 5257 55

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Prairie Grove, AR 72753

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0230
14

Postmark
Here

Postage	\$0.73
\$	\$0.68
Total Postage and Fees	
\$	\$9.68

07/23/2024

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Agenda Item 14

ORDINANCE NO. 2024-08

AN ORDINANCE REZONING 175 W. VINE, FROM R-2 RESIDENTIAL SINGLE FAMILY TO R-O RESIDENTIAL OFFICE, AS REQUESTED BY PEDAL POPS/MIKE THOMPSON.

WHEREAS, the City of Farmington, Arkansas amended its official zoning and zoning map by Ordinance 2011-02 on March 14, 2011, which was filed for record in the Office of the Circuit Clerk and Ex-Officio Recorder for Washington County, Arkansas in File 2011-00017652; and

WHEREAS, certain properties belonging to Pedal Pops/Mike Thompson are zoned R-2, Residential Single Family; and

WHEREAS, after a public hearing on April 25, 2022, the Farmington Planning Commission voted during a regular meeting to rezone the properties from R-2 to R-O.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

SECTION 1. That the zone classification of the following properties as described in Exhibit A, attached, is hereby changed as follows:

From R-2, Residential Single Family to R-O, Residential Office for the real properties as shown in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. That the official zoning map of the City of Farmington, Arkansas, is hereby amended to reflect the zoning change provided in section 1 above.

Section 3. Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that it is necessary to enact this ordinance without delay; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED, APPROVED AND IN EFFECT this 13th day of September 9, 2024.

APPROVED:

**By: _____
Ernie Penn, Mayor**

ATTEST:

Kelly Penn, City Clerk

EXHIBIT

A

EXHIBIT A:

(WARRANTY DEED RECORDED IN FILE NO. 2022-00004935):

(VINE STREET, WEST PARCEL) FIVE (5) FEET OF EQUAL AND UNIFORM WIDTH OFF THE WEST SIDE OF LOT NUMBERED TWO (2) AND ALL OF LOT NUMBERED ONE (1) IN BLOCK NUMBERED NINE (9) IN THE ORIGINAL TOWN (NOW CITY) OF FARMINGTON, ARKANSAS, AS SHOWN UPON THE RECORDED PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT A SET 1/2" IRON REBAR AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE N89°34'13"E 54.59 FEET TO A SET 1/2" IRON REBAR ON THE NORTH LINE OF SAID LOT TWO (2), SAID POINT BEING N89°34'13"E 5.00 FEET FROM THE NORTHEAST CORNER OF LOT (1); THENCE S00°04'12"E 149.98 FEET TO A SET 1/2" IRON REBAR ON THE SOUTH LINE OF SAID LOT TWO (2), SAID POINT BEING N89°32'45"E 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE S89°32'45"W 54.64 FEET TO A SET 1/2" IRON REBAR AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE N00°03'00"W 150.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO PRIOR RESERVATIONS AND/OR CONVEYANCES OF OIL, GAS, AND OTHER MINERALS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, AND RESTRICTIONS

Agenda Item 15



Engineering beyond.™

September 3, 2024
Farmington City Council
ATTN: Melissa McCarville
354 W. Main
Farmington, AR 72730

RE: City Council Appeal
Zoning Request for the Silo Trails - Planned Unit Development Subdivision

Dear Farmington City Council,

I am writing to formally request an appeal to the recent decision made by the Planning Commission regarding the proposed Silo Trails Planned Unit Development (PUD) subdivision. The developer made significant design changes to the original plan based on the Planning Commission's specific recommendations. Despite these modifications, the proposal was ultimately denied by the Zoning Board.

We believe this decision warrants further review, considering the effort to align the development with the Commission's guidelines. We kindly request that the City Council re-evaluate the proposal in light of these changes.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Micah Souder".

Micah Souder, P.E.
Civil Engineer

ORDINANCE NO. 2024-09

AN ORDINANCE TO APPEAL OF PLANNING COMMISSION DENIAL FOR SILO TRAILS DEVELOPMENT FOR REZONING OF PROPERTY LOCATED AT 275 E. OLD FARMINGTON ROAD, FROM R-1 TO PUD.

WHEREAS, the City of Farmington, Arkansas amended its official zoning and zoning map by Ordinance 2011-02 on March 14, 2011, which was filed for record in the Office of the Circuit Clerk and Ex-Officio Recorder for Washington County, Arkansas in File 2011-00017652; and

WHEREAS, after a public hearing on August 26, 2024, the Farmington Planning Commission voted to deny the rezoning of the property by a 6-1 vote; therefore, the appeal process has now been implemented.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

SECTION 1. The Farmington City Council met and has reviewed documents and listened to the appeal of said zoning request, and the zone classification of the property located at 275 E. Old Farmington Road, more particularly described in Exhibit "A", is hereby changed as follows:

From R-1, Residential Single-Family District to PUD, Planned Unit Development as shown in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. That the official zoning map of the City of Farmington, Arkansas, is hereby amended to reflect the zoning change provided in section 1 above.

Section 3. Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that it is necessary to enact this ordinance without delay; therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED, APPROVED AND IN EFFECT this 9th day of September 2024.

APPROVED:

By: _____
Bobby Morgan, Vice-Mayor

ATTEST:

Kelly Penn, City Clerk

EXHIBIT

A

SURVEY DESCRIPTION OF PARENT TRACT

PART OF THE NW1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 25, T16N, R31W, FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3-INCH ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF SAID SECTION 25, S87°47'40"E 395.54 FEET TO A FOUND MAG NAIL FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, S87°47'40"E 588.22 FEET TO A FOUND MAG NAIL; THENCE DEPARTING SAID NORTH LINE, S02°26'23"W, AT A DISTANCE OF 30.31 FEET PASSING A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1005", AND CONTINUING A TOTAL DISTANCE OF 250.00 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1005"; THENCE S87°52'21"E 118.11 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1005"; THENCE S01°39'01"W 842.07 FEET TO A FOUND 1/2-INCH REBAR; THENCE S87°42'53"E, AT A DISTANCE OF 174.00 FEET PASSING A FOUND 1/2- INCH REBAR WITH CAP MARKED "PLS 1756", AT A DISTANCE OF 199.96 FEET PASSING A FOUND 1/2- INCH REBAR, AND CONTINUING A TOTAL DISTANCE OF 201.98 FEET TO THE EAST LINE OF AFORESAID NW1/4 OF THE NW1/4,; THENCE ALONG SAID EAST LINE, S02°27'22"W 229.38 FEET TO A FOUND 5/8-INCH REBAR AT THE SOUTHEAST CORNER OF SAID NW1/4 OF THE NW1/4, THE SAME BEING THE NORTHEAST CORNER OF AFORESAID SW1/4 OF THE NW1/4; THENCE ALONG THE EAST LINE OF SAID SW1/4 OF THE NW1/4, S02°07'05"W 532.17 FEET TO A FOUND MAG NAIL; THENCE DEPARTING SAID EAST LINE, N87°35'26"W, AT A DISTANCE OF 34.10 FEET PASSING A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1005", AND CONTINUING A TOTAL DISTANCE OF 437.95 FEET TO A FOUND 5/8-INCH REBAR WITH AN ILLEGIBLE CAP; THENCE N87°42'29"W 427.55 FEET TO A FOUND 1-INCH PIPE; THENCE N87°33'57"W 439.20 FEET TO A FOUND 1-INCH MONUMENT; THENCE N03°01'13"E 529.64 FEET TO A FOUND 1-INCH BENT PIPE ON THE NORTH LINE OF SAID SW1/4 OF THE NW1/4, FROM WHICH THE NORTHWEST CORNER OF SAID SW1/4 OF THE NW1/4, THE SAME BEING THE SOUTHWEST CORNER OF AFORESAID NW1/4 OF THE NW1/4, BEARS N87°44'01"W 16.87 FEET; THENCE ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4, S87°44'01"E 250.14 FEET TO A FOUND 5/8-INCH REBAR; THENCE DEPARTING SAID SOUTH LINE N02°08'32"E 156.93 FEET TO A FOUND 5/8-INCH REBAR; THENCE N87°55'18"W 11.00 FEET TO A FOUND 1/2-INCH REBAR; THENCE N02°12'00"E, AT A DISTANCE OF 44.69 FEET PASSING A FOUND 5/8-INCH REBAR, AND CONTINUING FOR A TOTAL DISTANCE OF 241.81 FEET TO A FOUND 5/8-INCH REBAR; THENCE N87°32'18"W, AT A DISTANCE OF 222.88 FEET PASSING A FOUND 5/8-INCH REBAR, AND CONTINUING FOR A TOTAL DISTANCE OF 254.83 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1005" ON THE WEST LINE OF SAID NW1/4 OF THE NW1/4; THENCE ALONG SAID WEST LINE, N02°20'44"E 260.85 FEET TO A FOUND MAG NAIL; THENCE DEPARTING SAID WEST LINE, S87°57'38"E, AT A DISTANCE OF 29.19 FEET PASSING A FOUND 1/2-INCH REBAR, AT A DISTANCE OF 219.78 FEET PASSING A FOUND 1/2-INCH REBAR, AND CONTINUING FOR A TOTAL DISTANCE OF 399.75 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1005"; THENCE N01°58'50"E, AT A DISTANCE OF 163.27 PASSING A FOUND 1/2-INCH REBAR, AT A DISTANCE OF 262.61 FEET PASSING A FOUND 1/2-INCH REBAR, AND CONTINUING FOR A TOTAL DISTANCE OF 658.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1,802,953 SQUARE FEET OR 41.39 ACRES, MORE OR LESS. SUBJECT TO THE RIGHTS OF WAY OF OLD FARMINGTON ROAD, SOUTH HOLLAND DRIVE, AND SPRAGUE LANE, AND SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Schuber Mitchell Homes, LLC Day Phone: 417.626.7000
Address: 2340 S. Range Line Rd, Joplin, MO 64804 Fax: _____
Representative: OWN, Inc. Day Phone: 417.782.7399
Address: 811 E. 3rd St, Joplin, MO 64801 Fax: _____
Property Owner: _____ Day Phone: _____
Address: _____ Fax: _____

Indicate where correspondence should be sent (circle one): (Applicant) – Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 275 E. Old Farmington Rd, Farmington, AR 72730

Current Zoning -- R-1 Proposed Zoning -- PUD

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

We are requesting rezoning from R-1 to PUD.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 18th day of June, 20 24.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to PUD will be held on the 22nd day of July, 20 24, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

Tyler Mucitt Date 08/16/2024
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

Rae Jene Dunn Trust-1, by Katherine Dunn Parsons, Trustee Date 08/16/2024 07:45 AM
Owner/Agent Signature Rae Jene Dunn Trust-1, by Katherine Dunn Parsons, Trustee

AFFIDAVIT

I hereby certify that Shuber Mitchell Homes, LLC Own, Inc
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Tyler Mitchell

Date: 8/16/2024

AGENT AUTHORIZATION

Rae Jene Dunn Trust-1

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), **Schuber Mitchell Homes, LLC** _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Rae Jene Dunn Trust-1, by Katherine Dunn
Parsons, Trustee
Property Owner – Signature

Rae Jene Dunn Trust-1, by Katherine Dunn Parsons, Trustee
Property Owner - Print

Property Owner – Signature

Property Owner - Print



June 18, 2024
Farmington Planning Department
ATTN: Melissa McCarville
354 W. Main
Farmington, AR 72730
RE: PUD Submittal for Farmington Dunn 41 Subdivision

Planning Staff,

On the behalf of our client, we are providing supplementary information in regards to the formal submission of the Planned Unit Development Plan (PUD) Submittal for the Farmington Dunn 41 Subdivision at the corner of E Old Farmington Road and S Holland Drive. The applications included with this cover letter are the Preliminary Plat Application and Checklist, Application for Rezoning, and Tech Plat Fire Code Review Sheet.

A couple important details we'd like to draw your attention to regarding our submission:

1. Preliminary Plat Information: The plat we are submitting is intended for development within the PUD zoning district. We are requesting to be rezoned from R-1 District to a PUD district. The development consists of a total of 367 lots, carefully designed to meet the specific needs of the Farmington community. Please be aware that the sanitary sewer and stormwater pipe sizes noted on our included plat are preliminary and subject to change with the approval of our signed and sealed construction drawings. We have ensured that the plat adheres to all relevant local regulations and guidelines with the exception of the following requested variances.
 - We are requesting a variance to change the current lot frontage of 75 feet to a proposed lot frontage of 35 feet as measured from the building setback line..
 - We are requesting a variance to change the current front setbacks of 25 feet to a proposed setback of 12 feet.
 - We are requesting a variance to change the current side setbacks of 10 feet to a proposed setback of 5 feet.
 - We are requesting a variance to change the current rear setbacks of 20 feet to a proposed setback of 10 feet.
 - We are requesting a variance to change the current side street setbacks as stated in the code to be "10 feet by each 35 linear feet" to a proposed side street setback of 10 feet.
2. Preliminary Plat Application Items Marked As "No" or "N/A":

a. Checklist:

- i. *3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.* - Marked "N/A" because the checklist item only applies to large scale developments.
- ii. *4. Fifteen (15) copies of the site plan **folded** to a size of no greater than 10" X 10 ½".* - Marked "No" because per the City Business Manager's email on June 16th, it was stated PDFs are fine for this submittal but hard copies will be required for the resubmittal after the tech plat review.
- iii. *5. List of adjacent property owners and copy of notification letter sent.* *- Marked "No" because the notification letter is not required at the time of this submission.
- iv. *6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).* - Marked "N/A" because the receipts from the post office and green cards from registered letters are not required at the time of the preliminary plat submission date.
- v. *7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).* - Marked "N/A" because the proof of publication of public hearing notice is not required at the time of the preliminary plat submission date.

b. The Following Shall Appear on the Site Plan:

- i. *6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.* - Marked "N/A" because there are no wetlands within the site area.
- ii. *9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.* -Marked "No" because there is no floodplain or floodway present.
- iii. *10. Status of regulatory permits:* - Marked "N/A" because the Parent Tract is not in a floodplain or floodway. A flood note referencing the FIRM panel number and effective date is included on sheet 1 of the plat.
- iv. *10.A. NPDES Stormwater Permit* - Marked "No" because there are no Jurisdictional Water of the United States on site that would require this permit. Please see the AJD submitted with this application. Stormwater and land disturbance permitting will be submitted for ADEQ approval.
- v. *10.B. 404 Permit* - Marked "No" because there are no Jurisdictional Water of the United States on site that would require this permit. Please see the AJD submitted with this application.
- vi. *10.C. Other* - Marked "No" because there are no other floodplain or floodway regulatory requirements.

vii. *14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.* - Marked "No" because construction drawings are not required with the preliminary plat submission.

c. Proposed Utilities:

i. *3. Note the occurrence of any previous sanitary sewer overflow problems on site or in the proximity of the site* - Marked "N/A" because no previous sanitary sewer overflow problems are present.

ii. *4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests* - Marked "N/A" because a septic system is not being used in this development.

d. Site Specific Information:

i. *2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.* - Marked "N/A" because there are no known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures

ii. *3. The location of known existing or proposed ground leases or access agreements, if known.* - Marked "N/A" because there are no known existing or proposed ground leases or access agreements.

iii. *5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.* - Marked "N/A" because there are no areas being dedicated for public use in this development.

iv. *6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.* - Marked "N/A" because the checklist item only applies to large scale developments.

v. *7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only)* - Marked "N/A" because the checklist item only applies to large scale developments.

vi. *9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.* - Marked "No" because the developer does not select the product being built on each lot until said lot is contracted by a customer. The precise location of each driveway and curb cut is dependent on the product type and thus customer selection.

vii. *10. Location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow and include a table showing required, provided and handicapped accessible parking space. (Large Scale Developments only).* - Marked "N/A" because the checklist item only applies to large scale development.

viii. *13. Finished floor elevation of existing and proposed structures.* - Marked "No" because the construction drawings are not required with the preliminary plat submission.

- ix. *14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location - Marked "N/A" because the checklist item only applies to large scale development.*
- x. *19. Show required building setbacks for large scale developments. Provide a note on the plat of current setback requirements for the subdivision. A variance is necessary from the Board of Adjustments for proposed setbacks less than those set forth in the zoning district. - Marked "N/A" because the checklist item only applies to large scale developments.*

3. **Timeline and Meeting Schedule:** Our current timeline anticipates a Planning Commission Meeting on July 22nd, followed by City Council Approval on August 12th. We are working closely with the Planning Department throughout this process to address any concerns or queries that may arise.
4. **Final Drawings:** We plan to submit the final signed and sealed construction drawings at the end of September to the City of Farmington, ADEQ and ADH. These drawings will reflect any modifications or revisions as advised by the Planning Department during the review process.

We are excited to present this project to the Farmington Planning Department for your review and consideration.

We greatly appreciate your time and attention. Please let us know if you have any questions or concerns.

Thank you,

Joshua Oathout, P.E.
Office Leader



OWN Engineering
 811 E Third Street
 Ames, IA 50010
 515.782.7938
 www.own.com

FORMERLY ANDERSON ENGINEERING

SIL0 TRAILS PUD

NO.	REVISIONS	DESCRIPTION	DATE

DRAWING INFORMATION
 PROJECT NO. 2401000
 DRAWN BY: LEB
 CHECKED BY: MMS
 APPROVED DATE: 04/23/24

SHEET TITLE
CONCEPT 13

SHEET NUMBER
 1



LOT BREAKDOWN

LOT 35 WIDE BY 25 DEEP (MIN)

SUBDIVISION

FRONT SETBACK 10
 REAR SETBACK 5
 SIDE SETBACK 5
 GREENSPACE 27.74 49.2%

LOT TOTALS

TOTAL LOTS 397 LOTS
 TOTAL ACRES 413 ACRES
 LOTS PER ACRE 743 LOTS/ACRE

PARKING TOTALS

STREET WIDTH (NO PARKING LANE) 21 FT BC-BC
 STREET WIDTH (WITH PARKING LANE) 30 FT BC-BC
 STREET WIDTH (2 PARKING LANES) 39 FT BC-BC
 PARKING SPOTS 1000
 TOTAL PARKING SPOTS 1000
 ADDITIONAL PARKING SPOTS 1000

OWNER:

SCHLUBER MITCHELL HOMES
 2565 S WASHINGTON RD
 5 (417) 626-7000

ENGINEER:

OWN, INC
 811 E THIRD STREET
 AMES, IA 50010
 515.782.7938

LEGEND

- PROPERTY LINE
- PARCEL LINE
- EX. OWN LINE
- GREENSPACE



811 E Third Street
 Suite 100
 Fort Collins, CO 80502
 (970) 226-7200
 www.owninc.com

FORMERLY ANDERSON ENGINEERING

SIBLO TRAILS PUD

NO.	REVISIONS	DESCRIPTION	DATE

DRAINAGE INFORMATION
 PROJECT NO. 14-01-001
 DRAWN BY: LCB
 CHECK BY: LCB
 REVISIONS: 01/15/2014

SHEET TITLE
CONCEPT 13

SHEET NUMBER
2

PARKING TOTALS
 TOTAL PARKING SPOTS: 217 BC-BC
 TOTAL PARKING SPOTS: 38 FT BC-BC
 PARKING STALL LENGTH: 20 FT
 TOTAL PARKING SPOTS: 339
 ADDITIONAL PARKING PER LOT: 1 OF PARKING SPOTS

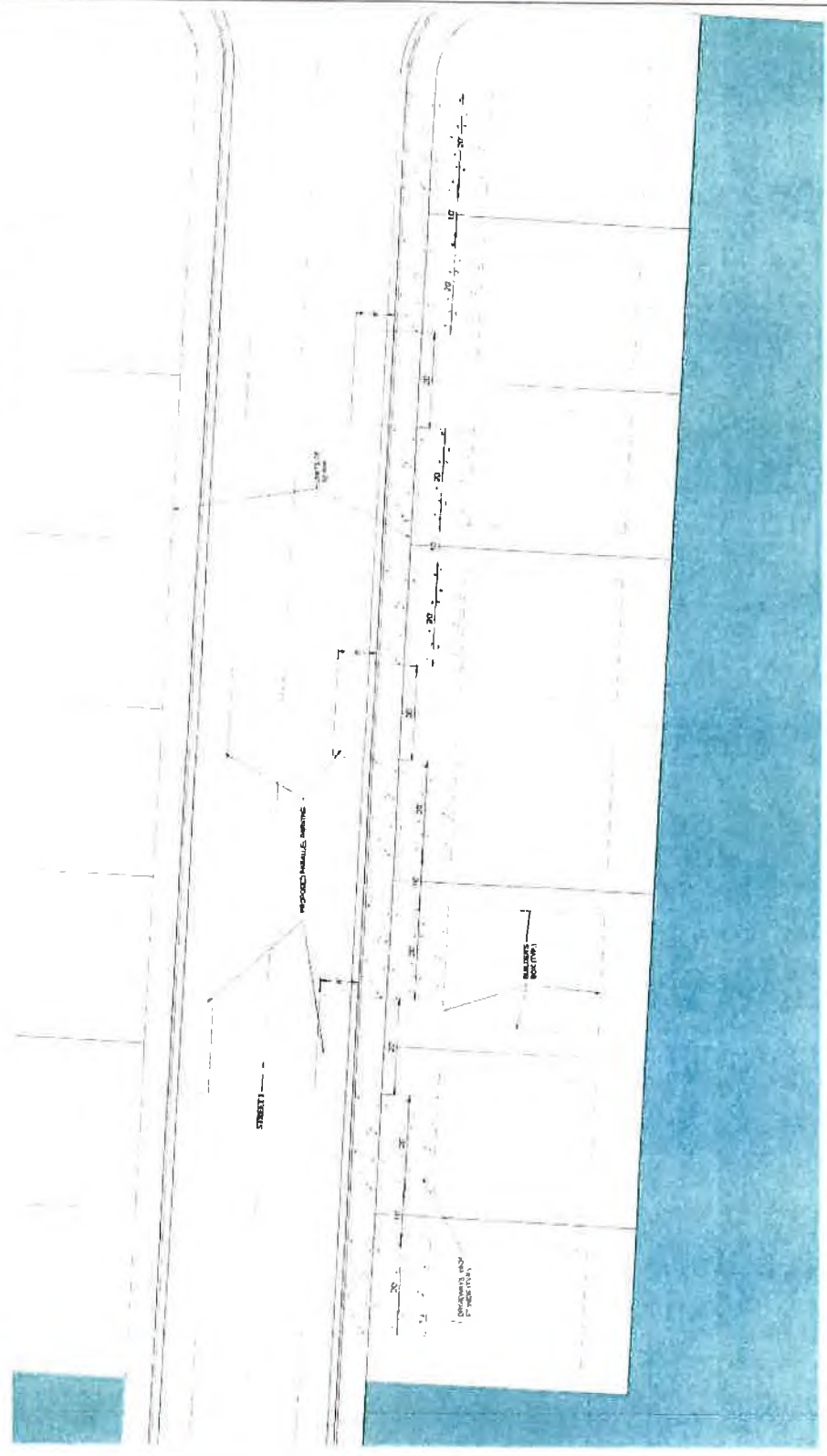
LOT TOTALS
 TOTAL LOTS: 187 LOTS
 TOTAL ACRES: 41.3 ACRES
 TOTAL LOTS/ACRE: 7.4 LOTS/ACRE

SUBDIVISION
 FRONT SETBACK: 12'
 REAR SETBACK: 19'
 SIDE SETBACK: 5'
 GREENSPACE: 20.34 ACRES

LOT BREAKDOWN
 LOT: 35 WIDE BY 65 DEEP (400)

ENGINEER:
 OWN, INC.
 811 E THIRD STREET
 FORT COLLINS, CO 80502
 P: (970) 226-7200

OWNER:
 SCHUBER MITCHELL HOMES
 2245 S MANGELINE RD
 FORT COLLINS, CO 80502
 P: (970) 226-2000



LEGEND
 PROPERTY LINE
 PARCEL LINE
 EX. G.O. LINE
 GREENSPACE



DRIVEWAY & PARALLEL PARKING LAYOUT





July 9, 2024

City of Farmington
ATTN: Melissa McCarville
354 W. Main Street
Farmington, AR 72730

Silo Trails Subdivision
A Planned Unit Development
City of Farmington, Washington County, Arkansas

Developer:
Schuber Mitchell Homes, LLC
2340 S. Range Line Road
Joplin, MO 64804

Prepared By:
OWN, Inc.
811 E. 3rd Street
Joplin, MO 64801

1. Current Ownership
 - a. The property is currently owned by the Rae Jene Dunn Trust-1. A Property Owner Representation Form will be presented to the Planning Commission before the meeting authorizing Schuber Mitchell Homes, LLC to act as the Owner's Representative.
2. Scope of Project
 - a. The Silo Trails Subdivision consists of 41.39 acres. The intent is to layout, design, and construct the property in one phase. As a part of the PUD development, infrastructure will be designed and constructed to serve the anticipated 363 single family dwellings, which includes water, sewer, stormwater detention facilities, franchise utilities, as well as street and sidewalks.
3. Proposed Planning Areas
 - a. Single-Family Residential, 363 lots, 41.39 acres.
4. Intent of the PUD District
 - a. The Silo Trails Subdivision will provide single-family residential lots and community areas that comply with the R-1 zoning with the following exceptions:
 - i. Lot frontage of 35 feet as measured from the building setback line
 - ii. The following setbacks:
 1. Front setbacks of 12 feet
 2. Side setbacks of 5 feet
 3. Rear setbacks of 10 feet
 4. Side street setbacks of 10 feet
 - iii. Street sections to include parking lanes that would provide overflow parking and ease of access for the residents of the community.
 - iv. Sidewalks are to be constructed in the rear of the lots to keep pedestrian traffic away from vehicular traffic.
 - b. The overall purpose of our proposal is to provide a more functional and aesthetically pleasing plan for the area that ensures compatibility with existing and future land uses. The property currently has large areas of undevelopable land such as an existing gas main with a large easement that will provide an excellent area for trails and additional connectivity within the subdivision. The site also has jurisdictional wetlands and streams that will provide natural waterways and beautification within the community park areas. These features will facilitate and encourage social and community interactions promoting relaxation, recreation and social interaction while also preserving and enhancing the natural features and native vegetation, preventing soil erosion and protecting water quality.

5. Permitted Uses

- a. In order to increase creativity and flexibility in the development of areas suitable for a Planned Unit Development, there are no specifically prescribed uses within the boundaries of a Planned Unit Development. However, this Planned Unit Development request will provide zoning uses, locations and a specific list of permitted uses in order to protect, enhance, and reasonably conform to surrounding land uses.
- b. Density
 - i. 8.77 units per acre
- c. Lot and Area Requirements
 - i. Structure Type - Single-Family Residential.
 - ii. Lot area - 1,925 square feet.
 - iii. Land Area per Dwelling Unit - 4,967 square feet.
 - iv. Lot Width - 35' minimum.
 - v. Maximum Lot Coverage
 - 1. Interior Lot - 58%
 - 2. Exterior/Corner Lot - 51%

6. Common Open Space

- a. Silo Trails development will provide flexibility allowed in development density, well-designed open space that will provide innovative design and visual attractiveness. While the City Code requires a minimum of ten percent of gross residential areas to be designated as common green space, this development will have approximately 23.5%, or 9.72 acres, of the overall property utilized as green space. The green space will include walking trails throughout, connecting every member of the neighborhood to the different amenities strategically placed to create a well-balanced community. These amenities will consist of gazebos, firepits, walking trails, and other green spaces. The community will have adequate parking to serve the facilities and homeowners.
- b. Sidewalks will be constructed, as each lot develops, for the subdivision to facilitate a traversable community and provide easy access to amenities.

7. Parking and Off-Street Loading

- a. The Proposed Planned Unit Development shall comply with the off-street parking and loading requirements as established in the city's zoning regulations. However, the requirements for individual structures or lots may be met through a provision of adequate parking on the lot on which such structures are located, or upon adjacent property which is under the control of a property owners' association. The proposed development will provide driveways on each individual lot as well as parking lanes throughout the development to comply with off-street parking and loading requirements.

8. Landscaping and Screening Requirements

- a. In order to enhance the integrity and attractiveness of the development, this proposed development will include landscaping and screening as part of the PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening will be submitted to the planning commission as part of the preliminary plat. The landscape plans will show the general location, type and quality (size/age) of plant material. Screening plans are to include typical details of fences, berms and plant material to be used.

9. Housing Types

- a. Bungalows, including single story and two story homes, are proposed for all phases of Silo Trails Subdivision to provide a higher density development and an enhanced community area for the City of Farmington.. Including single story and two-story homes.

10. Structural Design Standards

- a. All Bungalows will have a minimum of one front façade facing an adjacent public street with a common architectural theme with a minimum of 2 off-street parking spaces per dwelling unit. The structure of the dwellings will consist of engineered LP; all roofs shall have architectural shingles.

11. Off-site Street Improvements will be

- a. Old Farmington Rd
 - i. Old Farmington Rd half-street improvements along the north property boundary will be constructed in accordance with the City of Farmington's requirements for the typical Local Street cross section.
 - ii. Widening of the existing roadway to 20 ft of pavement from the northeastern property corner along the proposed developments northern boundary, and west to Highway 62, while providing areas of mill and overlay for deteriorated pavement.
- b. S Holland Drive
 - i. S Holland Drive half-street improvements along the east property boundary will be constructed in accordance with the City of Farmington's requirements for the Collector Street cross section.
- c. S Sprague Lane
 - i. S Sprague Lane half-street improvements along the property boundary will be constructed in accordance with the City of Farmington's requirements for the Local Street cross section.

12. Cul de sacs

- a. In order to preserve and enhance natural features, preserve native vegetation, prevent soil erosion and protect water quality, cul de sacs are being proposed at the southern

end of the development to protect the perennial stream. This design also provides additional open space and green space to promote social and community interactions.

13. Sewer System Improvements

- a. Preliminary calculations and discussions have taken place with Fayetteville Utilities regarding sewer and water capacity for the proposed development. It is currently anticipated that sewer upgrades (consisting of larger interceptor pipes) will be necessary near East Main Street, South Hunter Street and Ash Street. These upgrades will be made as part of this planned development. A finalized sewer report will be provided as part of the construction drawing submittal detailing the locations of necessary improvements. Construction drawings for the development will include these improvements and upgrades.

14. Water System Improvements

- a. Preliminary calculations and discussions have taken place with Fayetteville Utilities regarding sewer and water capacity for the proposed development. At this time, there are no anticipated water system upgrades needed in the area for the proposed development. A finalized water report will be provided as part of the construction drawing submittal detailing the locations of necessary improvements (if deemed necessary) . Construction drawings for the development will include these improvements and upgrades.

After Recording Return to:
Schuber Mitchell Homes, LLC
2340 South Rangeline Rd
Joplin, MO 64804

**Declaration of Covenants, Conditions, and
Restrictions for Silo Trails Subdivision
City of Farmington, Washington County, Arkansas
(All Phases in Subdivision)**

THIS Declaration of Covenants, Conditions and Restrictions, referred to herein as the "Declaration", is made this 1st day of _____, by Schuber Mitchell Homes, LLC, a Missouri limited liability company, referred to herein as "Declarant", concerning the residential subdivision known as Silo Trails Subdivision, referred to as "the Subdivision".

WITNESSETH

WHEREAS, the Declarant is currently the Owner of or in the future will be the owner of real property located in Washington County, Arkansas, being more fully described in Exhibit A attached to this Declaration and incorporated herein by reference, sometimes referred to herein as the "Property"; and

WHEREAS, the Declarant is in the process of developing and platting the aforesaid Property into a residential community, and contemplates subdividing such Property into individual, quality, residential Lots, and, in addition, contemplates setting aside certain tracts of land for common landscaped areas, for signs identifying the Subdivision, and other amenities; and

WHEREAS, the Declarant desires that the entire Subdivision constitute a residential community, the total development of which shall take several years;

WHEREAS, the Declarant desires to provide for building and use restrictions to promote and ensure that the Subdivision is a quality residential community, that all homes are constructed of quality materials and workmanship and are compatible with other homes in the Subdivision, and to protect the property values of all Owners within the Subdivision;

WHEREAS, the Declarant desires and aspires for the Subdivision to grow and mature into an environment where all members of Silo Trails Subdivision feel a sense of comfort and belonging; and the Declarant additionally desires for each Owner to be friendly, respectful, trustworthy, and gracious to one another and that this Declaration facilitates and promotes such a sense of community.

NOW THEREFORE, in consideration of the foregoing and for the purpose of enhancing and protecting the value and desirability thereof, the Declarant hereby declares and subjects all of the Property described in Exhibit A, now known as Silo Trails Subdivision, to the covenants, charges, assessments, conditions, and restrictions set forth in this Declaration, all of which shall run with said Property and shall benefit and be binding upon all parties and all persons owning all or any part thereof, and their heirs, personal representatives, successors, and assigns. Any and all contracts, purchase agreements, or Deeds affecting any of the Property or Lots therein shall be deemed to have these covenants and restrictions incorporated therein by reference, and any and all such contracts, purchase agreements, or Deeds affecting any of the Property or Lots therein shall be conclusively held to have been executed, delivered, and accepted with full knowledge of all covenants and restrictions contained herein. Furthermore, it is expressly declared and agreed that these covenants also benefit the Declarant and future Owners of the Property because of

the interest of the Declarant and such future Owners in having the entire Property maintained in an attractive manner for the benefit of all Owners of any portion of the Property.

STATEMENT OF DECLARANT'S INTENTIONS REGARDING THE SUBDIVISION

It is the Declarant's belief that good neighbors tend to share meals, tools, and phone numbers. Good neighbors keep their lawns, pets, noise levels, and gossip in check. In short, good neighbors look out for one another, are genuinely friendly, and trust that their fellow neighbors have their best interest at heart. The Declarant intends for the Owners to seek to be the best neighbors possible to one another, and in doing such, our community will continually strive to: (i) welcome new residents and foster and maintain those relationships, (ii) offer assistance when a neighbor is in either stated or apparent need; (iii) graciously receive help when a neighbor extends a hand; (iv) trust each other and assume the best in each interaction; (v) respect other families' property, time, and resources; and (vi) do our part to create a community where every resident loves coming home. Please, do to others as you would have them do to you.

SECTION I CONCEPTS AND DEFINITIONS

The following words, whether or not capitalized, when used in this Declaration or in any amended or supplementary Declaration (unless the context shall otherwise clearly indicate or prohibit), shall have the following respective concepts and meanings:

"Amended Declaration" shall mean and refer to each and every instrument recorded in the Records which amends, supplements, modifies, clarifies or restates some or all of the terms and provisions of this Declaration.

"Architectural Control Committee" or **"ACC"** shall mean and refer to that particular committee which may be from time to time appointed or selected pursuant to Section II hereof.

"Articles" shall mean and refer to the Articles of Incorporation of the Association, as the same may be from time to time duly amended or modified.

"Assessments" shall mean any charge levied against a Lot, Owner, etc. pursuant to this Declaration.

"Association" shall mean and refer to the Silo Trails Home Owners Association, which shall be formed as an Arkansas non-profit corporation which has the power, duty and responsibility of maintaining and administering certain portions of the Subdivision and all of the Common Properties, administering and enforcing the Declaration, and otherwise maintaining and enhancing the quality of life within the Subdivision.

"Board" or **"Board of Directors"** shall mean and refer to the Board of Directors of the Association.

"Bylaws" shall mean and refer to the Bylaws of the Association, as adopted and amended from time to time in accordance with the provisions of this Declaration and the Arkansas Non-Profit Corporation Act of 1993 or other applicable laws promulgated by the State of Arkansas.

"City" shall mean and refer to the City of Farmington , Washington County, Arkansas.

“Common Properties” shall mean and refer to any and all areas of land within the Subdivision which are known, described or designated as green areas, common areas, the Streets, any controlled access areas and monitoring devices, Street lighting and signs (and all elements thereof), detention ponds, entryways, monuments, perimeter fences and walls, off-site monuments and directional signs, landscape easements, and any greenbelt and the like, including, without limitation, those shown on any Plat, as well as those not shown on a Plat but which are intended for or devoted to the common use and enjoyment of the Members of the Association, together with any and all improvements that are now or that may hereafter be constructed thereon. The **“Common Properties”** shall also include any and all public right-of-way lands for which the City has required that the Declarant and/or the Association expend private, non-reimbursable time and monies to care for and maintain, such as, but not limited to, Street medians or park areas.

“Completion” shall mean the date of the completion of construction of Dwellings on one hundred percent (100%) of the Lots in the Subdivision and the closing of the sale of one hundred percent (100%) of said Lots with the Dwelling constructed thereon.

“Covenants” shall mean and refer to all covenants, conditions, restrictions, easements, charges and liens set forth within this Declaration or any Amended Declaration.

“Days” as used herein shall mean calendar days, with the exception of “business days” which term shall mean each day except for any Saturday, Sunday or legal holiday under the laws of the State of Arkansas or the United States of America.

“Declarant” shall mean and refer to SCHUBER MITCHELL HOMES , LLC, and any or all successors and assigns thereof with respect to the voluntary disposition of all (or substantially all) of the right, title and interest of SCHUBER MITCHELL HOMES , LLC in and to the Subdivision; provided however, no Person merely purchasing one or more Lots from SCHUBER MITCHELL HOMES , LLC or its successors or assigns in the ordinary course of business shall be considered a “Declarant.”

“Declaration” shall mean and refer to this particular instrument entitled: “Declaration of Covenants, Conditions and Restrictions for Silo Trails Subdivision, City of Farmington, Washington County, Arkansas,” together with any and all amendments or supplements hereto.

“Deed” shall mean and refer to any deed, assignment, testamentary bequest, muniment of title or other instrument, or intestate inheritance and succession, conveying or transferring fee simple title in a Lot.

“Development Period” shall mean a period commencing on the date of the recording of the original Declaration in the Records and continuing thereafter until and ending on the earlier of (a) the date of the completion of construction of Dwellings on seventy-five percent (75%) of the Lots in the Subdivision and the closing of the sale of seventy-five percent (75%) of said Lots with the Dwelling constructed thereon, or (b) the date the Declarant voluntarily terminates the Development Period by recording a written notice of such termination in the Records.

“Director” shall mean and refer to any duly elected member of the Board.

“Dwelling” shall mean and refer to any building or portion of a building situated upon any Lot that is designed and intended for Residential Use.

“Front Yard” shall mean and refer to (a) as to interior Lots, the front yard area of the dwelling between the Street (on the one hand) and the dwelling exterior and fence (on the other hand) and (b) as to corner Lots, the front yard area of the dwelling between the Street (on the one hand) and the dwelling exterior and fence (on the other hand), and that portion of the side yard area exposed to the Street, between the Street (on the one hand) and the dwelling exterior and fence (on the other hand), but excluding patios, courtyards and fenced areas, unless otherwise defined by the Board.

“Improvement” shall mean any physical change to raw land or to an existing Structure which alters the physical appearance, characteristics or properties of the land or Structure, including but not limited to the new construction of a Structure or Structures and related amenities, adding or removing square footage area or space to or from a Structure, painting or repainting a Structure, or in any way altering the size, shape or physical appearance of any Structure or any building or other improvement, temporary or permanent, located on any Lot.

“Lot” shall mean and refer to each separately identifiable portion of the Subdivision which is (a) platted into individual Lots and becomes a part of the Subdivision pursuant to a Plat filed and recorded in the Records, (b) assessed by any one or more of the applicable governmental or other taxing authorities, (c) to be used solely for a Residential Use and (d) not intended to constitute any portion of the Common Properties. “Lots” shall mean and refer to more than one Lot.

“Member” shall mean and refer to each Resident or Owner, who is in good standing with the Association, who has filed a proper statement of residency with the Association, who has complied with all directives and requirements of the Association, and who otherwise satisfies the requirements set forth in Section II. B. hereof.

“Owner” shall mean and refer to the holder(s) of record title to the fee simple interest of any Lot whether or not such holder(s) actually reside(s) on any part of the Lot, excluding those having any such interest merely as security for the performance of an obligation.

“Person” shall mean an individual, partnership, joint venture, corporation, limited liability company, joint stock company, trust (including a business trust), unincorporated association or other entity, or a government or any political subdivision or agency thereof.

“Plat” or **“Plats”** shall mean and refer to the final Subdivision Plat filed in the Records as Instrument Number _____, and any re-plats of the Subdivision, and any amendments thereto, which have been approved by the City and filed and recorded in the Records.

“Property” shall mean the real property, together with all improvements, easements, rights and appurtenances thereto, located in Washington County, Arkansas, being more fully described in Exhibit A attached to this Declaration and incorporated herein by reference.

“PUD” shall mean that certain planned unit development conditional use permit issued and approved by the City (Permit No. _____) for the Planned Unit Development for “micro” single family homes in a R-1 zone as to that certain property located at 275 E Old Farmington Road, Farmington, Arkansas (Parcel ID 760-02971-000, 760-02970-000, 760-02968-000, 760-02974-000), consisting of 41+/- acres, as may be amended, supplemented or extended from time to time.

“Rear Yard” shall mean the area to the rear of the house.

“Records” shall mean the Public Real Estate Records as maintained in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, including the Map and Plat Records of Washington County, Arkansas.

“Resident” shall mean and refer to:

- (a) each Owner of the fee simple title to any Lot within the Subdivision; and
- (b) each Person residing within any part of the Subdivision who is a bond-fide lessee pursuant to a legally cognizable lease agreement with an Owner; and
- (c) each individual lawfully domiciled in a Dwelling other than an Owner or bona-fide lessee.

“Residential Use” shall mean and refer to any use and/or occupancy of any Lot as a dwelling by a single person, a couple, a single family or a permitted family size group of persons approved by the Board.

“Streets” shall mean the right-of-way of all private Streets, sidewalks and other rights-of-way situated within, and shown on the Plats, together with all pavement, curbs, Street lights, signs and related facilities thereon.

“Structure” shall mean and refer to: (a) any device or thing, other than trees, shrubbery (less than two (2) feet high if in the form of a hedge in respect to a Lot) and landscaping (the placement of which upon any Lot shall not adversely affect the appearance of such Lot), (b) any Dwelling, building, improvement, parking facility or area, garage, porch, shed, greenhouse or bathhouse, cabana, coop or cage, covered or uncovered patio, swimming pool, play apparatus, fence, curbing, paving, wall or hedge (more than two (2) feet high if in the form of a hedge in respect to a Lot), signboard or other living quarters or any temporary or permanent improvement to any Lot; (b) any excavation, fill or ditch; (c) with respect to Lots and, any enclosure or receptacle for the concealment, collection and/or disposition of refuse; and (d) any change in the grade of any Lot which involves a change of more than three (3) inches from the existing grade initially approved by the applicable ACC.

“Subdivision” shall mean and refer to the subdivision of all or a portion of the Property, known as Silo Trails, in accordance with a Plat or Plats thereof heretofore or hereafter filed of record in the Records, as well as any and all revisions, modifications, corrections or clarifications thereto.

“Violations Committee” shall mean and refer to that particular committee which may be from time to time appointed or selected pursuant to Section II. D hereof.

“Yard” shall mean and refer to the area of the Lot located between the dwelling exterior and the streets and/or property lines for each Lot.

SECTION II GOVERNING BODIES

- A. **GENERALLY.** These Covenants shall be implemented by the Association, the Board of Directors of the Association and the Association's Architectural Control Committee and Violations Committee, as established herein.
- B. **HOME OWNERS ASSOCIATION.**
1. **Membership.**
- a. Each and every Owner of each and every Lot within the Subdivision shall automatically be, and must at all times remain, a Member of the Association in good standing, and shall be bound by the terms and conditions of this Declaration, the Articles and Bylaws of the Association, and such rules and regulations as may be promulgated and adopted by the Association under such Articles and Bylaws. Each and every Resident (who is not otherwise an Owner) may, but is not required to, be a non-voting Member of the Association. Membership of an Owner in the Association shall be appurtenant to and may not be separated from the interest of such Owner in and to any portion of a Lot. Ownership of any Lot shall be the sole qualification for being a Member; however, a Member's privileges to use the Common Properties may be regulated or suspended as provided in this Declaration, the Bylaws, or the rules and regulations promulgated by the Board. Any Person who holds an interest in and to all or any part of a Lot merely as security for the performance of an obligation shall not be a Member.
- b. Except as provided in this Declaration, the Association shall be the sole judge of the qualifications of its membership and of the right to participate in and vote at its meetings and shall have the right to prescribe the procedure to be followed concerning all such meetings and votes.
- c. Subject to the terms and conditions herein, an Owner is permitted to lease or rent any Dwelling owned by an Owner. However, any such lease or rental agreement: (i) shall be in writing; (ii) in no event shall have more than two (2) parties named on such lease or rental agreement; (iii) and in no event shall be entered into with more than one (1) family. Further, any lease or rental agreement entered into between an Owner and a tenant of a Dwelling must require compliance by the tenant and all occupants with all of the covenants, conditions and restrictions contained in this Declaration, the Articles, the Bylaws and any rules and regulations promulgated by the Board, from time to time, which provisions shall be for the express benefit of the Association. Upon entering into any lease or rental agreement entered into between an Owner and a tenant of a Dwelling, each Owner shall have an affirmative duty to provide any such tenant with a copy of this Declaration. Notwithstanding any such lease or rental agreement, the Association shall continue to notify Owner, and Owner shall continue to be directly responsible for, all assessments, liabilities and obligations under this Declaration. Additionally, all such leases and rental agreements shall comply with all applicable laws, including but not limited to zoning.
2. **Transfers.** The membership of an Owner may not be severed from or in any way transferred, pledged, mortgaged or alienated except upon the sale, assignment, or transfer of such Owner's interest in all or any part of such Owner's Lot and then only to the purchaser, assignee, or transferee as the new Owner of the Lot in question. Each Owner shall notify the Association of any transfer or assignment of the fee title to his/her/its Lot and the name and address of the transferee or purchaser. Such transfer shall automatically

operate to transfer the membership to the new Owner thereof. On transfer, conveyance, or sale by any Owner of all of his or her or interest in any Lot, such Owner's membership in the Association shall thereon cease and terminate. An Owner of a Lot, by contracting to sell his Lot on an installment basis, shall be deemed to have transferred his membership to the contract purchaser upon execution of the contract for sale. When an Owner sells his Lot by traditional offer and acceptance providing for a closing of the sale to occur at which time the purchaser will pay the purchase price to the seller or deliver to the seller a promissory note for the purchase price in exchange for a conveyance by deed of the property, the transfer of membership shall be deemed to occur upon delivery of the deed. For purposes of this Declaration, the "Owner" shall be deemed to include the purchaser under an installment contract, regardless of whether a deed has been executed to be held in escrow or whether the deed will be executed and delivered upon payment in full of the installment payments. The Articles of Incorporation and Bylaws of the Association, as may be amended from time to time, are incorporated by this reference to the same effect as if set forth word for word herein.

3. **Voting Rights.**

- a. During the Development Period only the Declarant shall be able to vote as a Member of the Association.
- b. Following the expiration of the Development Period all Members shall constitute the voting Members of the Association. The Owners of each Lot in good standing shall be entitled to one (1) vote per Lot. Where more than one Owner owns and holds a record fee interest in a Lot, either as joint tenants, tenants in common, or tenants by the entirety, for the purposes of voting at meetings of the Association or on issues submitted to the Members, said multiple Owners shall cast one vote collectively for each Lot owned.
- c. Any Owner or Member shall not be in "good standing" if such Person is: (i) in violation of any portion of these Covenants or any rule or regulation promulgated by the Board or any portion of applicable laws, rules, regulations and ordinances; or (ii) delinquent in the full, complete, and timely payment of any assessments or charge which is levied, payable or collectible pursuant to the provisions of these Covenants, the Bylaws or any rule or regulation promulgated by the Board. The Board may suspend the voting rights of any Member who is not in good standing for any period during which such Member remains not in good standing. The preceding clause shall control over any provision of this Declaration to the contrary.
- d. The Board may make such rules and regulations, consistent with the terms of this Declaration and the Bylaws, as it deems advisable, for: (i) any meeting of Members; (ii) proof of membership in the Association; (iii) the status of good standing; (iv) evidence of right to vote; (v) the appointment and duties of examiners and inspectors of votes; (vi) the procedures for actual voting in person or by proxy; (vii) registration of Members for voting purposes; and (viii) such other matters concerning the conduct of meetings and voting as the Board shall deem fit.

4. **Notice; Voting Procedures; Meeting.** Quorum notice and voting requirements of and pertaining to the Association may be set forth within the Articles and/or Bylaws, as either or both may be amended from time to time, and shall be in accordance with permitted Arkansas law. During the Development Period, from time to time, as and when determined

necessary by the Board, the Board may call and schedule a meeting of the Members. From and after the expiration of the Development Period, the Members shall meet annually to deal with and vote on matters relating to the business of the Association, as directed by the Board, including the election of the Directors.

5. **Matters Generally Subject of the Vote of Members.** Additionally, to the extent that the Board desires to encumber any portion of the Common Properties as security for payment of indebtedness incurred in respect to improvements to the Common Properties, the Board shall obtain the prior approval of the majority of Members.
 6. **Registration with the Association.**
 - a. Each and every Owner, Member and Resident shall have an affirmative duty and obligation to originally provide, and thereafter revise and update, within fifteen (15) days after a material change has occurred, various items of information to the Association such as: (a) the full name and address of each Owner, Member and Resident; (b) the name, address and telephone numbers of other local individuals who can be contacted (in the event the Resident cannot be located) in case of an emergency; and (c) such other information as may be reasonably requested from time to time by the Association. Failure to provide the Association with a name and proper mailing address shall constitute a waiver of any notice otherwise required hereunder.
 7. **Other Matters.**
 - a. The official address of the Association shall be as shown on the Arkansas Secretary of State's and shall remain so until changed by a majority of the Board of Directors of the Association.
 - b. The Association shall, at all times, observe all of the laws, regulations, ordinances, and the like of all governmental authorities recognized in the City, the State of Arkansas, and of the United States of America, and if, at any time, any of the provisions of this Declaration shall be found to be in conflict with such laws, regulations, ordinances, and the like, the same shall become null and void, but no other part of this Declaration not in conflict therewith shall be affected thereby.
 - c. By written consent of a majority of the Owners of all the Lots within the Subdivision (one per Lot), the Association may be given such additional powers and duties as may be deemed necessary and reasonable, and by such vote, this Declaration may be modified or amended in any manner.
 - d. Subject to the limitations set forth in this Declaration, the Association shall have the right to make such reasonable rules and regulations and to provide such means and to employ such agents as will enable it adequately and properly to carry out the provisions of this Declaration.
- C. **BOARD OF DIRECTORS.** The Board of Directors of the Association shall consist initially of three (3) Directors, appointed by the Declarant. The initial Directors shall each serve during the Development Period. At the end of the Development Period, the Declarant shall appoint three (3) replacement directors that are Lot Owners to serve staggered three (3), two (2) and one (1) year terms. After the expiration of the terms of the directors, elections shall be held to fill each of the available seats, which shall thereafter serve three (3) year terms. These elections will be held at

called meetings upon giving ten (10) days' written notice to all Lot Owners, who may cast one vote for each platted Lot owned. Aside from the initial Directors, all Directors must be Owners of a Lot. Any director may resign at any time by notice to the Board. In the event of the death or resignation of any initial director prior to the expiration of his or her term, the vacancy shall be filled by an appointment of the remaining director(s).

The Board of Directors of the Association shall have the power to enforce these covenants and to review all violations of these covenants for proper action. The Board of Directors shall have the authority to delegate any or all of its authority to a third-party property management service. Additionally, the Board of Directors may, at its option, employ and discharge a manager, independent contractors, and such other employees as it deems necessary and prescribe their duties, and enter into contracts and agreements, if necessary, all for the purpose of providing for the performance of the business, powers, duties, and obligations of the Board of Directors.

D. ARCHITECTURAL CONTROL COMMITTEE.

1. **Purpose and Composition.** To ensure that all Dwellings, Structures, Improvements and accessory or other buildings constructed in the Subdivision have good quality materials and workmanship and are compatible with other Dwellings, Structures, Improvements and accessory or other buildings constructed or to be constructed in the Subdivision, there is hereby established an Architectural Control Committee. The Board may, in its sole discretion, elect to create the ACC or to serve as the ACC. Alternatively, the Board may elect to delegate the authority that would be granted to the ACC to a third-party property management service. If the Board shall elect to create the ACC, upon its initial formation, the ACC shall be composed of three (3) members, to be appointed by the Declarant, who shall serve during the Development Period, following which time the Board of Directors of the Association shall assume its authority to designate no more than five (5) total members. Members, other than those initially appointed by the Declarant, shall serve three (3) year terms. No absentee Owner, other than the Declarant's appointed representative, may serve on the ACC. In the event of the death or resignation of any member of the ACC during the Development Period, the Declarant shall appoint a successor. After the Development Period ends, in the event of the death or resignation of any member prior to the expiration of his or her term, the Board of Directors of the Association shall appoint a successor to complete the term of the deceased or resigning member.

2. **Authority and Duties.**

- a. Any Owner seeking to construct a new home or other pertinent Structure, or to add or to modify any portion of the exterior of an existing home, shall submit the plans and written specifications to the ACC or third-party property management service, as applicable, for review. Submittals shall include building elevations and materials, building location or plat plan, finished lot elevation and grades, and exterior color scheme.
- b. No construction, change, modification or alteration shall commence until the plans and specifications detailing the nature, kind, shape, height, construction materials, and location of the Improvements on the Lot, shall have been submitted to, and approved in writing by, the ACC or third-party property management service. In the event the ACC or third-party property management service, as applicable, fails to approve or disapprove said specifications within fifteen (15) days after written confirmation by the ACC or third-party property management service, as applicable, that sufficiently complete plans and specifications have been submitted to it, approval will not be

required and full compliance with this section of the Declaration will be deemed to have occurred. It shall be the responsibility of the Lot Owner to obtain the written confirmation that sufficiently complete plans and specifications have been submitted.

- c. Without limiting the factors to be considered in the approval or disapproval of any plans and specifications submitted to it, the ACC or third-party property management service, as applicable, shall apply the building restrictions set forth below under Section III of this Declaration
- d. Notwithstanding the foregoing provisions, the ACC or third-party property management service, as applicable, and the Association shall have no affirmative obligation to be certain that all elements of the design comply with the restrictions contained in the Declaration, and no member of the ACC or third-party property management service, as applicable, or the Association and its Board of Directors shall have any liability, responsibility or obligation whatsoever for any action or decision, or lack thereof. The ACC and its members shall have only an advisory function, and the sole responsibility for compliance with all of the terms of this Declaration shall rest with the Lot Owner. Each Lot Owner agrees to save, defend, and hold harmless the ACC and the Association and its members on account of any activities of the ACC relating to such Lot Owners' property or Improvements to be constructed.

E. VIOLATIONS COMMITTEE.

1. **Purpose and Structure.** The Board shall also serve as the Violations Committee, a function that may be delegated to a separate violations committee or to a third-party property management service. If the Board desires to create a separate Violations Committee, it shall appoint three (3) members, and the terms of such members shall be three (3) years. In the event of the death or resignation of a member, the Board shall have the authority to appoint a successor to complete the term of the deceased or resigning member.
2. **Procedure.** Any Lot Owner may file a written grievance with the Board or to the third-party property management service, as applicable, regarding a violation, or attempted violation, of these Covenants. The identity of the reporting Owner may, at the reporting Owner's election, remain anonymous, and in that case, no governing body of the Subdivision may disclose the identity of the reporting Owner.
3. **Enforcement.** Upon receipt of a substantiated complaint, the Board of Directors shall notify the offending party of the violation and request that it be rectified within ten (10) days. If the violation is not corrected within that time, after proper notice of the violation having been given, the Board of Directors shall proceed with reasonable diligence to seek judicial enforcement of its decision. In the event the Board seeks judicial enforcement, the offending Owner shall be held liable to the Board for payment of all costs incurred by it in seeking the enforcement of the Covenants, including attorney's fees.

SECTION III BUILDING AND USE RESTRICTIONS

All Dwellings shall be stick built at the building site (no pre-manufactured housing) and shall be subject to the following requirements:

- a. The exterior veneer of the Dwelling will be constructed of material which consists of brick, stucco, fiber cement siding, stone (including manufactured rock designed for exterior use), vinyl or other common exterior finishes for residential homes. Certain exterior architectural elements, including cedar or other decorative material, may be utilized.
- b. 100% of the entire exterior of any Dwelling must be completed prior to any occupancy.
- c. No building shall be erected, altered, placed or permitted to remain on any Lot, other than one detached single-family dwelling per Lot.
- d. All construction shall be completed on any structure within 12 months from the beginning of construction.
- e. All grading, seeding, sodding, and initial landscaping must be done within 2 months of completion of the construction of the Dwelling.
- f. Landscaping must permit reasonable access to public and private utility lines and easements for installation and repair.
- g. Notwithstanding anything contained herein to the contrary, Owners may plant shrubs and/or trees for the purpose of screening in the Rear Yard only, at a maximum height of eight (8) feet, in the following varieties without prior approval of the ACC: cypress, holly, and arborvitae. Owners must properly maintain such screening plants and promptly remove any that die.
- h. Except for typical garden hoses and common portable sprinklers that may be attached to such hoses, no pipes, hoses, sprinklers or other parts of any irrigation system for watering of landscaping on a Lot shall be visible above ground.
- i. All power and utility lines, television or coaxial cables, internet or fiber connections, and all other like wires and lines shall be brought in underground servicing each Lot to the dwelling, garage, or outbuilding on such Lot, unless otherwise indicated on the Plat or this Declaration.
- j. The mailbox receptacles shall be either at centralized mailbox locations or individually provided by each Owner in a location and design as approved by the ACC that is consistent with the design of the neighborhood.
- k. All driveways will be constructed of concrete including poured, stamped, or stained. No asphalt or other material will be allowed for driveway construction. The driveway is considered any part of the property that will park an automobile. It shall be maintained in a good state of repair.
- l. No fencing shall be allowed other than for trash receptacle screening.
- m. Trash receptacles shall be stored behind dedicated screening except on the day of trash service.
- n. No trampoline, swing set, play structure, basketball goals, pool of any kind, or any other structure shall be allowed on any Lot that would be unsightly or prevent mowing with commercial equipment.
- o. The established grade of a Lot is not to be changed by any individual as to adversely affect the adjacent property owner. All grading and site work during the Development Period must be approved by the Declarant and after the Development Period, must be approved by the Board.
- p. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, all of which shall be kept in sanitary containers designed for that purpose and kept in a clean and sanitary condition. No incineration or open burning of rubbish, trash, garbage or other waste shall be permitted.
- q. An owner of a vacant Lot is responsible for the removal of any debris, unsightly underbrush, weeds, or unsightly vegetation.
- r. Recreational vehicles including camping trailers, boats, motor homes, and the like shall never be permanent and can be parked for no longer than four (4) hours on any Lot, driveway or street. No mobile or manufactured homes are allowed. No trailer of any type, including but not limited to food trucks or business trailers, shall never be permanent and can be parked for no longer than four (4) hours on any Lot, driveway or street.
- s. No obnoxious or offensive trade or activity or non-activity, shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, including yard appearance and condition.
- t. No external tower antenna may be erected.

- u. No inoperable, junk, or abandoned car(s) or truck(s) may be parked or placed on the street, driveway, or any Lot, nor shall maintenance or repair work be performed on cars or trucks in the street.
- v. No bus, commercial truck, commercial trailer, or any other like vehicle or equipment in excess of ten thousand (10,000) pounds, shall be parked in the street in front of any Lot or be parked on the driveway or on any portion of any Lot, except for construction and repair equipment while a dwelling is being built or repaired. No enclosed or open trailer, of any type or model, shall be parked in the street in front of any Lot or be parked on the driveway or on any portion of any Lot, except for construction and repair equipment while a dwelling is being built or repaired.
- w. No vehicle shall be parked on the Yard or in any manner that partially or completely blocks the sidewalk that is adjacent to the Lot.
- x. No carports or similar vehicle storage structures shall be permitted.
- y. No vehicles with loud exhaust, loud music, or other nuisances to the Subdivision shall not be permitted.
- z. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats and other household pets may be kept provided they are not kept, bred, or maintained for commercial purposes and are not nuisances to the Subdivision.
- aa. No animal cages, kennels, pens, fences, or the like shall be permitted in any visible exterior space.
- bb. No household shall be permitted to own, keep, or harbor more than 2 cats and/or dogs over the age of four months.
- cc. The following specific breeds of dogs (or dogs mixed with these breeds) are not permitted: Pit Bulls (aka American Staffordshire Terriers, Staffordshire Bull Terriers, or American Pit Bull Terriers).
- dd. Subject to the rights reserved to or afforded to Declarant herein, including but not limited to those set forth in Section XI, no building or structure intended for or adapted to business or commercial purposes shall be erected, placed, permitted, or maintained on any Lot, or any part thereof, save and except those related to development, construction, and sales purposes of the Declarant or any homebuilder who has received Declarant's permission for temporary construction or sales facilities.
- ee. Lots may NOT be further subdivided and the boundaries between Lots shall not be relocated, except for the powers and privileges herein reserved by the Declarant.
- ff. The main roof of each single-family dwelling and garage shall be built with asphalt composition shingles having a tab on tab design. All shingles on roofs shall be of substantially the same color as contained on roofs on all other Dwellings in the Subdivision. Replacement shingles must also meet these restrictions.
- gg. All exterior surfaces must be kept free of any mold, mildew, moss, fungus, algae, etc.
- hh. A "storage container" will be allowed as long as it is located in the Rear Yard and the rear of the storage container must be flush against the rear of the home. The maximum size storage container cannot exceed any of the following dimensions: 48" in Height, 72" in Width, and 42" in Depth.
- ii. No personal property, junk, trash, parts, toys, equipment, tools, etc. may be stored anywhere on the exterior of the home except for items that fit within the approved "storage building"
- jj. Each primary dwelling shall face the street which abuts the front of the Lot upon which the Dwelling is to be situated. No Structure shall be placed within any setback's requirement imposed by City codes and regulations
- kk. No cesspool, outhouse or outside toilet shall be permitted on any Lot, except for the purpose of new home construction. Toilets located in any Structure shall be connected to an approved public sewage disposal system. Sewage disposal facilities must comply in all respects with all applicable state, county and/or governmental laws, rules and regulations.
- ll. No sign of any kind shall be displayed to the public view on any Lot, except one sign of not more than 2.5 feet x 2.5 feet, advertising the property for sale. No signs advertising any Dwelling for lease or for rent shall be displayed or erected. These restrictions shall not apply to signs used by the Declarant.
- mm. No television, radio, citizen's band, short wave or other antenna, solar panel, clothesline, or other unsightly projection shall be visible from either: (i) the Front Yard of any Dwelling; or (ii) from the

street running directly in front of any Dwelling. To the extent that this restriction may be inconsistent with the regulations of the Federal Communications Commission (the "FCC"), as amended from time to time, this restriction shall be deemed modified to the extent necessary to comply with such FCC regulations and still provide such limitations as are consistent with the intent of this restriction.

SECTION IV COMMON SPACE AND AMENITIES

- A. There shall be created, as shown on the face of the Plat of the Subdivision and identified as "Common Properties" or as identified by the Declarant, such common tracts or areas and amenities as the Declarant shall create for the use and benefit of the Subdivision, Lots and Members, including without limitation the entrances and related signage and monuments, any detention area, fountain in detention area, benches around detention area, sidewalks around detention area and elsewhere in the Subdivision, sod, landscaping and trees around detention area and sidewalks, community mailboxes to be located throughout the Subdivision and such other common areas and amenities as the Declarant or the Association may, from time to time, determine to be in the best interest of the Association and its Members, herein collectively referred to as the "Common Properties". Such Common Properties shall be for the use and benefit of all Lots and properties in the Subdivision, including the Members and residents, and the landscaping, signage, etc. thereon shall be maintained by the Association as provided in this Declaration.
- B. Upon the filing of the final Subdivision Plat, the mentioned Common Properties located in the Subdivision shall be conveyed to and accepted by the Association and the Association shall assume the cost and expense thereof and reimburse the Declarant for such amounts it has paid in regard thereto. In addition, any property, improvement or amenity may be deeded, sold, transferred and/or conveyed to the Association by the Declarant if deemed to be for the common good or common use of the Subdivision and/or its Members by the Declarant, or necessary to the operation, use, existence, upkeep and safety of the Common Properties, Subdivision and/or Members.
- C. Maintenance of the Common Properties and landscaping, signage, etc. thereon shall be at the cost and expense of the Members of the Association (Lot Owners) within the Subdivision. All of such costs, including, but not limited to, maintenance expenses, insurance, and real property taxes, shall be borne by the Lot Owners based on the ratio of the total number of Lots they own to the total number of Lots that have been created by the filing of the final Plat and any amendments thereto.
- D. The Board of Directors of the Association shall have the authority to promulgate such rules and regulations and amendments thereto regarding the use of the Common Properties and amenities as it from time to time deems appropriate. Additionally, the Board reserves the right to make such Common Properties and amenities available to non-residents by membership subject to such terms and conditions as the Board may deem appropriate.
- E. As noted above, the detention pond(s) located within the subdivision constitute a portion of the Common Properties, which the Association is obligated to maintain pursuant to the terms and conditions of this Declaration. In order to provide additional assurances that such detention pond(s) and all other storm water management facilities developed, constructed, or installed within the Subdivision from time to time (collectively, the "Storm Water Facilities," and each such item is a "Storm Water Facility") are properly maintained in compliance with various regulations that are adopted by the City of Farmington , Arkansas (the "City") from time to time (collectively the "Farmington Regulations"), the responsibility for the operation, maintenance, repair, and replacement of all Storm Water Facilities is also hereby imposed on all Lot Owners pursuant to the provisions of this Section IV(E). In order to insure compliance with and enforcement of such

Farmington Regulations, the City is hereby declared to be a third-party beneficiary under this Declaration, and is specifically authorized and empowered hereunder, as fully as if a signatory hereto, to undertake and perform required the operation, maintenance, repair and replacement of any such Storm Water Facilities, upon the failure of the Association and Owners to timely do so following written notice from the City to the Association and Owners. Such notice shall provide a reasonable time, not less than thirty (30) days, to correct any such applicable problem(s) and reasonably set forth and describe the same. Further, should the City undertake the operation, maintenance, repair and replacement of such Storm Water Facilities as herein provided, the City shall be entitled to be reimbursed for all costs incurred in effecting same and, upon failure of an Owner to reimburse the City for his or her pro-rata share of the cost, the City is authorized and empowered to establish and collect assessments to pay the defaulting Owner's share of the costs. The power and authority herein granted to and vested in the City shall apply, notwithstanding the existence or non-existence of the Association. By acceptance of the deed or other instrument of conveyance for his/her/their Lot, each Owner shall be deemed to covenant and agree to pay any assessment levied to offset the costs incurred by the City for the operation, maintenance, repair and replacement of any Storm Water Facility following proper notice as set forth above (the "Storm Water Assessment"). This Storm Water Assessment, together with such interest thereon and costs of collection as provided below, shall be a continuing lien on the Lot affected and shall also be a personal obligation of the Owner(s) of such Lot from the date when the Storm Water Assessment is due and payable until paid in full. Such personal obligation shall not pass to successors in title to the affected Lot unless expressly assumed by such successor. Any Storm Water Assessment levied as set forth in this Section IV(E) shall become a lien on the affected Lot as soon as such Assessment is due and payable. In the event any Owner fails to pay the Storm Water Assessment when due, the Storm Water Assessment shall then bear interest at the maximum legal rate permitted by the State of Arkansas on the date when such Storm Water Assessment is due and shall continue to accrue at that rate until it is paid in full. Such Storm Water Assessment shall be due fifty (50) days after the date it has been fixed and levied, and, if not paid, shall become delinquent and the payment of both the principal and interest accrued may be enforced as in the case of a lien on the affected Lot, and a notice of such lien may be filed with the Circuit Clerk of Washington County, Arkansas. Notwithstanding anything herein to the contrary, any lien(s) or assessment(s) provided for in this Section IV(E) shall be subordinate and inferior to the lien of any bona fide first mortgage or deed of trust now or hereafter placed upon the Lot(s). In the event legal proceedings are commenced to collect the Storm Water Assessment, or if the services of any attorney are retained by the City, the non-paying Owner(s) shall be obligated to pay all costs incurred, plus reasonable attorney fees, which costs and fees shall become a portion of the lien and may be foreclosed on in the same manner as the assessment as provided above. The Storm Water Assessment shall be used exclusively to offset any cost to the City associated with operation, maintenance, repair and replacement of any Storm Water Facilities and for no other reason or purpose.

- F. The Association shall be responsible for maintaining, mowing, weeding, trimming, cultivating and pruning all Yards in the Subdivision, including any landscaping installed or placed in the Yards by the Association (collectively, the "Association's Yard Maintenance"). Notwithstanding the foregoing, each Owner shall be responsible for cutting, trimming, mowing, fertilizing and the general upkeep of any trees, shrubbery and other landscaping installed or otherwise placed within the Yards by an Owner. Further, if an Owner elects to install approved screening in the Rear Yard, Owner shall leave a gap in the screening sufficient for a commercial mower to pass through in order for the Association to perform the Association's Yard Maintenance. However, the Association shall not be responsible for the removal of any snow and ice, trash, debris, filth and refuse from Lots and/or Yards; in any such case, the Owners shall be responsible for cleaning and removing the same from their individual Lot and/or Yards. The Declarant hereby reserves, and grants to the Association, the Board, and its officers, agents, employees, and assigns, an easement upon, across,

over in, and under the Property, the Lots and the Yards, and the right to make such use of the Property, the Lots and the Yards as may be necessary or appropriate perform the duties and functions for which they are obligated or permitted to perform, including the right to enter upon any Lot for the purpose of conducting the Association's Yard Maintenance. In addition to all other Assessments set forth and charged herein, each Owner shall pay and remit to the Association the amount of Seventy-Five and No/100 Dollars (\$75.00) each calendar month to pay expenses and to reimburse the Association for performing, implementing and carrying out the Association's Yard Maintenance (the "Yard Maintenance Expense"). All Owners shall pay the Association the Yard Maintenance Expenses when due and owing via electronic funds transfer debit transactions utilizing the Automated Clearing House (ACH) network of the U.S. Federal Reserve System. From time to time, in the event a majority of the Board determines that the current Yard Maintenance Expense is insufficient to provide for the performance, implementation and carrying out of the Association's Yard Maintenance, the Board may change the amount of the Yard Maintenance Expense prospectively for any such period. Unpaid Yard Maintenance Expenses shall be a continuing lien on the Lot which shall run with the land and be and remain binding upon such property, the Owner thereof, and such Owner's heirs, successors, and assigns, in accordance with and pursuant to the terms and conditions of Section V(D).

SECTION V REGULAR AND SPECIAL ASSESSMENTS FOR ASSOCIATION

- A. By acceptance of the Deed or other instrument of conveyance for his or her Lot within the Subdivision, each Lot Owner shall be deemed to covenant and agree to pay the Association regular (annual/monthly/etc.) assessments and any special assessments for operating expenses incurred by the Association and for maintenance and care of the Common Properties and hereby consents to the imposition of any liens provided herein in connection therewith without further notice. The first such assessments shall be due and payable at the time any Lot is transferred from a builder to a homeowner at closing and shall be ~~\$200.00~~ and payable by the purchasing homeowner. Thereafter, such assessments shall be fixed, established, and collected from time to time by the Board of Directors as provided in this Declaration and by the Association. The maximum amount of such annual dues shall not exceed the amount budgeted for such maintenance costs for the applicable year and contributions to fund anticipated future costs of the foregoing items, which budget shall be established by the Board prior to levying annual dues for such year. Such budget shall be in writing, maintained by, and made available to Owners by the Board. The Board may require the payment of annual dues on a yearly, quarterly, or monthly basis, as determined by the Board from time to time.
- B. From time to time, in the event a majority of the Board determines that the Association's current funds are insufficient to provide for the operation of the Association and the maintaining, improving, repairing, insuring, operating, and managing of the Common Properties in good and safe working order, condition, and repair, the Board may: (i) may change the basis of assessments fixed by this Section V hereof prospectively for any such period provided that any such change shall have the affirmative vote of two-thirds (2/3) of the votes of Members entitled to vote at a meeting called for such purpose, written notice of which shall be sent to all Members at least ten (10) days in advance and shall set forth the purpose of the meeting; or (ii) levy a special assessment against each of the Lots pursuant to a resolution of the Board setting forth the nature of the need for and the amount of such special assessment.
- C. It shall be the duty of the Association to notify all Owners or contract purchasers of Lots within the Subdivision, whose addresses shall be supplied by the Owner or contract purchaser to the Association, by sending written notice to each of such Owners within fifteen (15) days after the

date on which the assessment has been fixed or levied, giving the amount of the charge or assessment for the current year, when the same shall be due, and the amount due for each Lot. Failure of the Association to levy an assessment due to lack of address for the Owner of any particular Lot within the Subdivision or for any other reason, shall not discharge the obligation of any such Owner from paying such assessment, and it shall be the obligation of any such Owner to notify the Association of such Owner's current address.

- D. The annual and special assessments, together with such interest thereon and costs of collection as provided below, shall be a continuing lien on the property affected and shall also be a personal obligation of the Owner of such property from the date when the assessment is due and payable until paid in full. In the event any Owner fails to pay the assessment when due, then the assessment shall bear interest at the maximum legal rate permitted by the State of Arkansas on the date when such assessment is due and shall continue to accrue at that rate, until it is paid in full. Unpaid assessments shall be a continuing lien on the Lot which shall run with the land and be and remain binding upon such property, the Owner thereof, and such Owner's heirs, successors, and assigns. For each notice of lien so filed, or for any lien so filed, the Association shall be entitled to collect from the Lot Owner or Owners of the Lot described in such notice of lien a fee of \$200 which shall be collectible in the same manner as the original assessment provided for in this Declaration. The non-paying Owner or Owners shall be obligated to pay all costs incurred, plus reasonable attorney fees, which costs and fees shall become a portion of the lien and may be foreclosed on in the same manner as the assessment provided above.
- E. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, enjoyment, and welfare of the residents of the Subdivision, and, in particular, for the improvement and maintenance of property, services and facilities devoted to the above stated purpose and related to the use and enjoyment of the Common Properties and of the Dwellings situated in the Subdivision. Without limiting the generality of the foregoing statement of purpose, such assessments shall be applied by the Association to the payment of the costs of the following:
1. To enforce any and all building and land-use restrictions that exist as of the date of this Declaration or which may be lawfully imposed hereafter on or against any of the Property in the Subdivision.
 2. To maintain the Common Properties and amenities and improvements thereon as provided in this Declaration.
 3. To pay expenses to carry out the above, such as attorney's fees, manager's fees, expenses of liability, fire and other insurance, bookkeeping and accounting expenses, and any and all other expenses that may from time to time be deemed necessary to carry out the intent of this Declaration by the Association.
 4. To protect property values in the Subdivision by promoting pride in and enthusiasm for it; to work for improved transportation, schools, libraries, and recreation facilities within the community in which the Subdivision is located, and to do all lawful things and tasks that the Association, in its discretion, may deem to be in the best interest of the Subdivision and the Owners of the Lots in the Subdivision.
- I. Notwithstanding anything herein to the contrary, the following properties subject to and governed by this Declaration shall be wholly exempted from the assessments, charges, fees and liens created herein or imposed hereby:

- (i) All Common Areas; and
- (ii) All Lots titled in the name of the Developer or otherwise owned by the Developer until the Developer makes the original conveyance thereof to an Owner.

**SECTION VI
DURATION AND AMENDMENT**

- A. **DURATION.** The Covenants of this Declaration shall run with and bind the Property subject to this Declaration, and shall be binding on and inure to the benefit of and be enforceable by the Association and/or the Owners and Residents of any Lot or any of the Property subject to this Declaration, their respective legal representatives, heirs, devisees, personal representatives, successors and assigns, for an original thirty (30) year term expiring on the thirtieth (30th) anniversary of the date of recordation of this Declaration, after which time these Covenants shall be automatically extended for successive periods of five (5) years unless an instrument is signed by the Owners of at least seventy-five percent (75%) of all Lots within this Subdivision and recorded in the Records, which contains and sets forth an agreement to abolish these Covenants.
- B. **AMENDMENT OR MODIFICATION.** The Covenants, restrictions and other terms contained herein may be altered, amended or modified by written declaration, signed and acknowledged by the Owners of sixty-six percent (66)% or more of the Lots and recorded in the Records. Notwithstanding the above, no alteration or modification of the Covenants or the provisions of this Declaration may be made prior to expiration of the Development Period without the express written consent of the Declarant. Notwithstanding any provisions hereof to the contrary, the Declarant may at its sole discretion and without notice or consent being required of anyone: (i) modify, amend, or repeal any one or more of these Covenants or the provisions of this Declaration at any time prior to the expiration of the Development Period, provided said amendment, modification or repeal is in writing and properly recorded in the Records; and/or (ii) amend these Covenants or the provisions of this Declaration to cause these covenants and restrictions to be in compliance with any and all applicable laws, rules and regulations (including without limitation any and all applicable laws, rules and regulations of the Federal Housing Administration and/or the Veterans Administration).

**SECTION VII
MISCELLANEOUS**

- A. The consent to any act or the waiver of breach of any provision of this Declaration, shall not operate or be construed as a consent or waiver of act or breach by any party, or as a waiver or modification of the provisions of this Declaration.
- B. In the event any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect the remaining provisions of this Declaration and this Declaration shall be construed as if such invalid, illegal or unenforceable provision or provisions had never been contained herein.
- C. Any notice, request or other communication (each, a "Notice") required or permitted to be given hereunder shall be in writing and shall be delivered by hand or courier (such as United Parcel Service or Federal Express), sent by facsimile or e-mail, or mailed by first-class, registered or certified mail, postage prepaid and addressed to a party at its address of record. Any such Notice

shall be considered given (i) on the date and at the time of delivery if delivered personally to the party to whom notice is given; or (ii) on the date and at the time of delivery or refusal of acceptance of delivery if delivered or attempted to be delivered by an overnight courier service to the party to whom notice is given; or (iii) on the date of delivery or attempted delivery when sent by first-class, registered or certified mail; or (iv) on the date and at the time shown on the facsimile or electronic mail message if sent via fax or sent electronically to the number or address and receipt of such facsimile or electronic mail message is confirmed or acknowledged.

**SECTION VIII
GOVERNING LAW, CHOICE OF FORUM, VENUE,
AND CONSENT TO JURISDICTION**

- A. This Declaration and the Covenants, terms and provisions hereof shall be construed in accordance with and governed by the laws of the State of Arkansas in the same manner as any other similar instruments or agreements that are made and to be performed wholly within such jurisdiction, without regard to the conflicts of laws provisions thereof.
- B. Any and all claims or causes of action shall and must be filed only in the courts of the State of Arkansas for Washington County or the United States District Court for the Western District of Arkansas, which shall have exclusive jurisdiction over any and all disputes which arise between the parties under this Agreement, whether in law or in equity. Each of the parties mentioned herein, including the Declarant, Board, Committees, Owners, Residents and Members, expressly agrees, consents, and stipulates that venue shall be exclusively within said courts. Each of the parties mentioned herein expressly agrees, consents and stipulates to the exercise of personal jurisdiction over them or it and subject matter jurisdiction over any such controversy arising between the parties being only in the courts listed herein.

**SECTION IX
PUD COMPLIANCE**

- A. The Subdivision, and all Lots and Dwelling therein, may be only be used, developed, maintained and constructed in accordance with the terms and conditions set forth in the PUD. The Association shall comply with, and shall cause all Lots and Dwellings in the Subdivision to comply with, all applicable terms and conditions set forth in the PUD.

**SECTION X
DECLARANT'S DISCLAIMER**

- A. Declarant and its successors and its assigns, its agent, consultants and employees, hereby disclaim any and all warranties, express or implied, of good workmanship, quality, habitability, fitness for any other purpose merchantability or representation concerning same. No warranties of any kind shall arise as a result of any plans, specifications, standards or approvals made or approved by the Declarant or its nominees. Declarant shall not be liable to any owner or any other person on account of any claim, liability, damage, or expense suffered or incurred by or threatened against any owner or such person arising out of or in any way related to the subject matter of any review, acceptance, inspection, permission, consent or required approval which must be obtained from the Declarant, whether granted or denied. All future owners of the subdivision shall be responsible for

determining the suitability of a lot for construction purposes.

**SECTION XI
RESERVATION OF SPECIFIC DECLARANT'S RIGHTS**

- A. In addition to all other rights and privileges afforded to or reserved to Declarant herein, Declarant specifically reserves the right to, so long as Declarant owns or retains beneficial ownership of any Lot or Dwelling within the Subdivision, during the Development Period or otherwise (each, a "Declarant Owned Property"), maintain sales offices, construction offices, management offices, model homes, and signs, flags and other on-site marketing and sales promotion materials advertising the Subdivision, any Dwelling or any Lot. Specifically, Declarant may maintain one or more sales offices and model homes within the Subdivision on any Declarant Owned Property. Pursuant to this Section XI, Declarant shall have the right to determine the number of model homes and the size and location within the Subdivision of any sales offices, management offices, and model homes. Declarant shall also have the right to relocate any sales offices, management offices, and model homes from time to time at its discretion. After the Declarant ceases to be the Owner of a Declarant Owned Property, the Declarant shall have the right to remove any sales offices and management offices therefrom. No structure or Dwelling used by Declarant for a sales office, construction office, management office or model home shall be deemed the property of any party other than Declarant unless specifically assigned, conveyed or dedicated by Declarant to such other party.
- B. In addition to all other rights and privileges afforded to or reserved to Declarant herein, Declarant specifically reserves the right to add additional property to the Subdivision by filing an amendment to Exhibit A in the Records.

[Signature Page Follows]

DUNN RESIDENTIAL DEVELOPMENT
TRAFFIC IMPACT ASSESSMENT

PREPARED FOR

Tyler Merriot
Schuber Mitchell Homes
601 Braeburn Ct
Bentonville, AR 72712

July 8, 2024

PREPARED BY:



CJW 



Table of Contents

1	Executive Summary.....	2
1.1	Project.....	2
1.2	Findings.....	2
1.3	Recommendations.....	2
2	Introduction.....	3
2.1	Purpose.....	3
2.2	Objective.....	3
3	Proposed Development.....	5
3.1	Study Area.....	5
3.2	On-Site Development.....	5
3.3	Site Accessibility.....	5
3.3.1	<i>Future</i>	5
4	Existing Conditions.....	6
4.1	Physical Characteristics.....	6
4.1.1	<i>Existing</i>	6
4.2	Data Sources.....	6
4.3	Traffic Volumes.....	7
4.4	Level of Service.....	9
5	Projected Traffic.....	10
5.1	Existing Traffic Build Forecasting.....	10
5.1.1	<i>Trip Generation</i>	10
5.1.2	<i>Adjustments to Trip Generation Rates</i>	10
5.1.3	<i>Trip Distribution</i>	11
5.2	Future Build Forecasting.....	14
6	Analysis of Traffic and Improvements.....	16
6.1	Site Access Performance.....	16
6.2	Capacity and Level of Service Analysis.....	17
6.3	Proposed Improvements.....	18
6.4	Improvements.....	18



7	Recommendations and Conclusion	18
7.1	Sight Distance at Proposed Entrances	18
7.2	Access Points.....	19
7.3	Summary of Needed Improvement	19
7.4	Summary of Intersection Analysis.....	19

List of Tables

Table 1:	Study Corridor Characteristics	5
Table 2:	Existing Peak Hour Measure of Effectiveness	10
Table 3:	Average Daily, AM & PM Peak Hour Trip Generation	10
Table 4:	New Trip Directional Distribution	11
Table 5:	2026 Daily Projected Traffic Volumes (Future Build)	14
Table 6:	2026 AM Peak Projected Traffic Volumes (Future Build).....	15
Table 7:	2026 PM Peak Traffic Volumes (Future Build)	16
Table 8:	2026 Peak Hour Measure of Effectiveness	17
Table 9:	Intersection Improvements: Turn Lane Warrants.....	18

List of Exhibits

Exhibit 1:	Study Area	4
Exhibit 2:	Existing Traffic Volume.....	8
Exhibit 3:	Projected Land Use Directional Distribution.....	12
Exhibit 4:	Projected 2026 Traffic Assignment	13

Appendices

- I. Proposed Development*
- II. Existing Conditions*
- III. Projected Traffic*



1 Executive Summary

1.1 Project

A residential development is proposed for an existing parcel south of Old Farmington Rd and west of Holland Dr in Farmington, AR. The proposed residential development would include Single Family Attached Housing with 363 dwelling units. The Land Use type that most nearly matches this development is code 215 – Single Family Attached Housing. It is anticipated that the property will include four access points.

1.2 Findings

The results of the study showed that in the existing condition, the intersection of Holland Dr & Old Farmington Rd operates at a level of service A overall. The intersection of Sprauge Ln & Old Farmington Rd operates at a level of service A overall

A review of the 2026 peak hour intersection analysis revealed that the intersection of **Holland Dr & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Sprauge Ln & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Sprauge Ln & Access P1** would operate at a **level of service A overall**. The intersection of **Access P2 & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Access P3 & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Holland Dr & Access P4** would operate at a **level of service A overall**.

1.3 Recommendations

Roadway Improvements 2026 – After reviewing the affected roadways, Old Farmington Road must be widened to the standard minimum width per Farmington, Arkansas standards.



2 Introduction

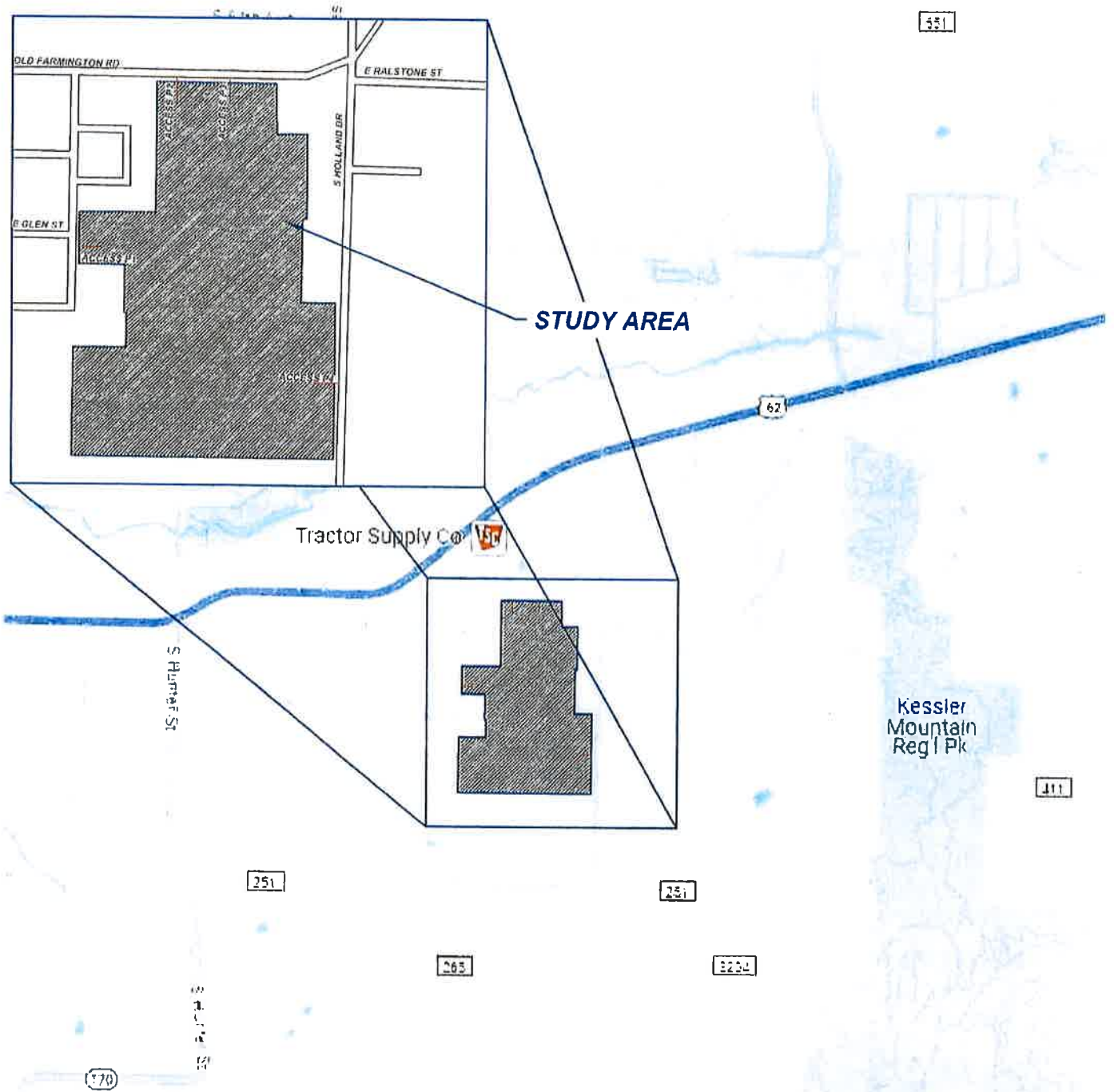
2.1 Purpose

A residential development is proposed for an existing parcel south of Old Farmington Rd and west of Holland Dr in Farmington, AR. The proposed residential development would include Single Family Attached Housing with 363 dwelling units. The Land Use type that most nearly matches this development is code 215 – Single Family Attached Housing. It is anticipated that the property will include four access points.

The purpose of this study is to determine the potential impact to the transportation network due to potential development and identify any necessary improvements (lane additions and/or traffic control modifications) to the adjacent and nearby road system to mitigate the impact and maintain a satisfactory level of service, adequate safety, and access for the proposed development.

2.2 Objective

The objective of this study is to evaluate development access points and traffic impacts on the public roadway network adjacent to the site of the proposed development. This report will identify possible traffic related concerns that could arise due to the proposed development and recommend any needed improvements based on comprehensive data attained in the field and traffic projections.



Springfield Office:
Tel: 417.889.3400
Fax: 417.889.3402

www.GoCJW.com

CJW PROJECT No. 24022



3 Proposed Development

3.1 Study Area

A residential development is proposed for an existing parcel south of Old Farmington Rd and west of Holland Dr in Farmington, AR. The proposed residential development would include Single Family Attached Housing with 363 dwelling units. **Exhibit 1** illustrates the location of the proposed development. Old Farmington Rd, Sprauge Ln, and Holland Dr would be affected by the proposed development. **Table 1** shows the study corridor characteristics of the roadway network that would be affected.

Table 1: Study Corridor Characteristics

Name	Classification	Speed Limit (MPH)	Daily Traffic Volume	Lanes	Fixed Route Transit	Ped/Bicycle Facilities
Old Farmington Rd	Local	20 mph	360	2 lanes undivided	No	No
Sprauge Ln	Local	25 mph	370	2 lanes undivided	No	No
Holland Dr	Local	25 mph	980	2 lanes undivided	No	No

3.2 On-Site Development

The proposed residential development would include Single Family Attached Housing with 363 dwelling units. The Land Use type that most nearly matches this development is code 215 – Single Family Attached Housing. It is anticipated that the property will include four access points. A site plan can be found in **Appendix I**.

3.3 Site Accessibility

3.3.1 Future

Access P1 – Access P1 will provide full access onto Sprauge Ln to the subject property and will provide full ingress/egress to all development traffic.

Access P2 – Access P2 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P3 – Access P3 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P4 – Access P4 will provide full access onto Holland Dr to the subject property and will provide full ingress/egress to all development traffic.

4 Existing Conditions

4.1 Physical Characteristics

4.1.1 Existing

Old Farmington Rd (North of the development) Old Farmington Rd is an east/west roadway. The roadway provides full access to residential properties in Farmington, Arkansas. It is a two-lane roadway with lane widths of 9 feet near the development. Old Farmington Rd is classified as a Local by the Arkansas Department of Transportation Functional Classification Map. The roadway is under the jurisdiction of Farmington, AR and is posted with a 20 MPH speed limit near the development.

Sprauge Ln (West of the development) Sprauge Ln is a north/south roadway. The roadway provides full access to residential properties in Farmington, Arkansas. It is a two-lane roadway with lane widths of 10 feet near the development. Sprauge Ln is classified as a Local by the Arkansas Department of Transportation Functional Classification Map. The roadway is under the jurisdiction of Farmington, AR.

Holland Dr (East of the development) Holland Dr is a north/south roadway. The roadway provides full access to commercial and residential properties in Farmington, Arkansas. It is a two-lane roadway with lane widths of 10 feet near the development. Holland Dr is classified as a Local by the Arkansas Department of Transportation Functional Classification Map. The roadway is under the jurisdiction of Farmington, AR and is posted with a 25 MPH speed limit near the development.

4.2 Data Sources

Data used in this report includes turning movement counts, average daily traffic, roadway network characteristics, level of service, trip generation, traffic forecast, and turn lane warrants. Turning movement counts that are found throughout this report were conducted by CJW. Average Daily Traffic volumes were obtained using peak hour values that represent 9% of the daily traffic volumes. Arkansas Department of Transportation Functional Classification Maps were used to determine roadway characteristics such as classification and jurisdiction. Level of Service for each intersection was obtained using Synchro 10 that follows the Highway Capacity Manual. Traffic generated to and from the development was estimated based upon data provided in "Trip Generation, 11th Edition," an informative report published by the Institute of Transportation Engineers. The ITE Trip Generation Report is recognized by land use and traffic planners as the most authoritative text available for estimating the trip generation of various types of land development. Traffic volumes for future development



are estimated in terms of "Trip Ends" for each land use. A Trip End is defined as a one-way trip to or from the subject property that has the property as either its origin or destination. The number of trips was subsequently used to determine the impact on adjacent roadways. The traffic forecast was calculated using the assumption of an annual growth of 2%.

4.3 Traffic Volumes

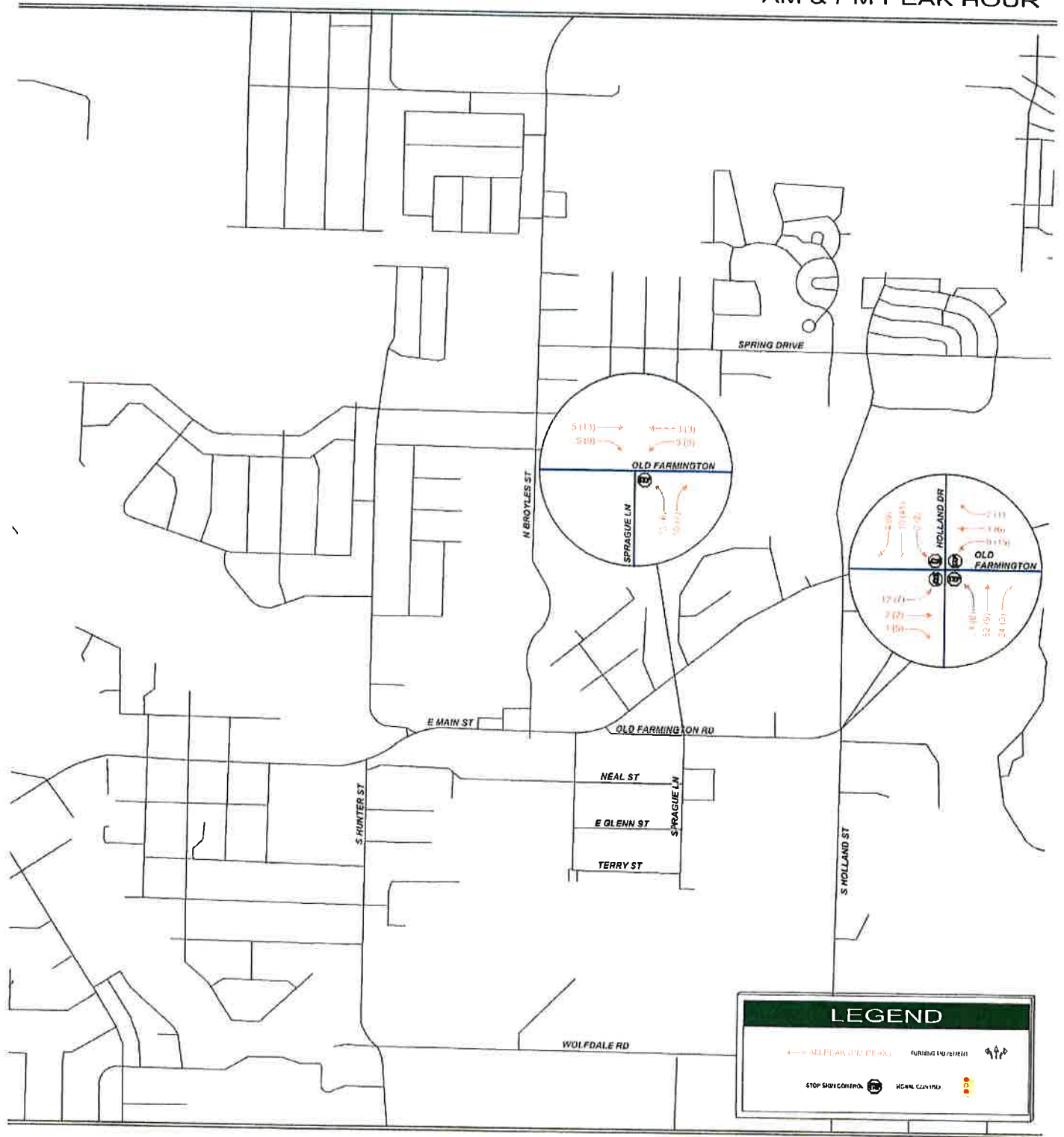
Exhibit 2 illustrates the existing roadway system and the existing AM & PM peak hour traffic volumes for the adjacent roadways. Specific turning movements are denoted in **Exhibit 2**.

Traffic is typically analyzed in the peak hour condition, which allows an analysis of the "worst-case scenario" due to the nature of traffic in the study area and projected land uses.

Old Farmington Rd (North of the development) Traffic volumes at Old Farmington Rd recorded 360 vehicles per day, 21 vehicles in the AM peak hour, and 32 vehicles in the PM peak hour.

Sprauge Ln (West of the development) Traffic volumes at Sprauge Ln recorded 370 vehicles per day, 31 vehicles in the AM peak hour, and 33 vehicles in the PM peak hour.

Holland Dr (East of the development) Traffic volumes at Holland Dr recorded 980 vehicles per day, 88 vehicles in the AM peak hour, and 73 vehicles in the PM peak hour.



4.4 Level of Service

Due to the expansion proposed at this property, a capacity analysis of the existing road system was conducted to analyze intersection operations during the AM & PM peak hour.

The capacity was analyzed using Synchro Traffic modeling software, which is based on procedures and techniques outlined in the HIGHWAY CAPACITY MANUAL, 2010 Edition which is published by the Transportation Research Board to determine the operational level of service (LOS) and lane requirements. The quality of traffic flow is estimated based on calculations of delay to vehicles on each approach at an intersection. A grading system has been developed in the Highway Capacity Manual related to delay per vehicle which defines the quality of flow from Level A for free-flowing conditions through Level F representing extreme congestion with excessive delays. Levels of traffic service are quantifiable measures of traffic flow that are represented by such factors as speed and delay time, traffic interruptions, safety, driving comfort, and convenience. Level of service (LOS), vehicular delay, and volume-to-capacity are key "measures of effectiveness" (MOEs) in the analysis of intersections.

The thresholds that define LOS are based on the type of traffic control used at an intersection; i.e., whether it is signalized or unsignalized. For signalized intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and the intersection as a whole. At intersections with partial (side-street) stop control, the delay for each minor movement and approach is determined with no report for the intersection as a whole (since motorists on the main road are not required to stop and are assumed to operate under free-flow conditions). LOS is directly related to control delay. Highway designers strive for a minimum LOS of "C" as design criteria for operations during peak hour conditions, but a LOS E is acceptable during the peak hour.

Table 2 shows the LOS for the existing traffic volumes and lane geometrics for the AM & PM peak hour



Table 2: Existing Peak Hour Measure of Effectiveness

INTERSECTION N/S	E/W	# of Lanes	Traffic Control	AM		PM	
				Delay	LOS	Delay	LOS
Old Farmington Rd & Holland Dr			FWSC	7.2	A	7.2	A
	Eastbound Left / Through / Right	1	Stop	7.3	A	7.1	A
	Westbound Left / Through / Right	1	Stop	6.8	A	7.3	A
	Northbound Left / Through / Right	1	Stop	7.2	A	7.0	A
	Southbound Left / Through / Right		Stop	7.0	A	7.2	A
Old Farmington Rd & Sprague Ln			OWSC	5.8	A	4.1	A
	Eastbound Through / Right	1	Free	0.0	A	0.0	A
	Westbound Left / Through	1	Free	3.6	A	5.6	A
	Northbound Left / Right	1	Stop	8.6	A	8.6	A

5 Projected Traffic

5.1 Existing Traffic Build Forecasting

5.1.1 Trip Generation

Traffic generated to and from the development is estimated based upon data provided in "Trip Generation, 11th Edition, (Online)". The ITE Trip Generation Report is recognized by land use and traffic planners as the most authoritative text available for estimating the trip generation of various types of land development. Traffic volumes for future development are estimated in terms of "Trip Ends" for each land use. A Trip End is defined as a one-way trip to or from the subject property that has the property as either its origin or destination. The trip generation can be seen in Table 3.

Table 3: Average Daily, AM & PM Peak Hour Trip Generation

LAND USE	ITE			24-HOUR WEEKDAY	AM PEAK		PM PEAK	
	CODE	Size	Variable		IN	OUT	IN	OUT
Single Family Attached Housing	215	363	Dwelling Unit	2,716	46	137	126	88
				2,716	46	137	126	88

5.1.2 Adjustments to Trip Generation Rates

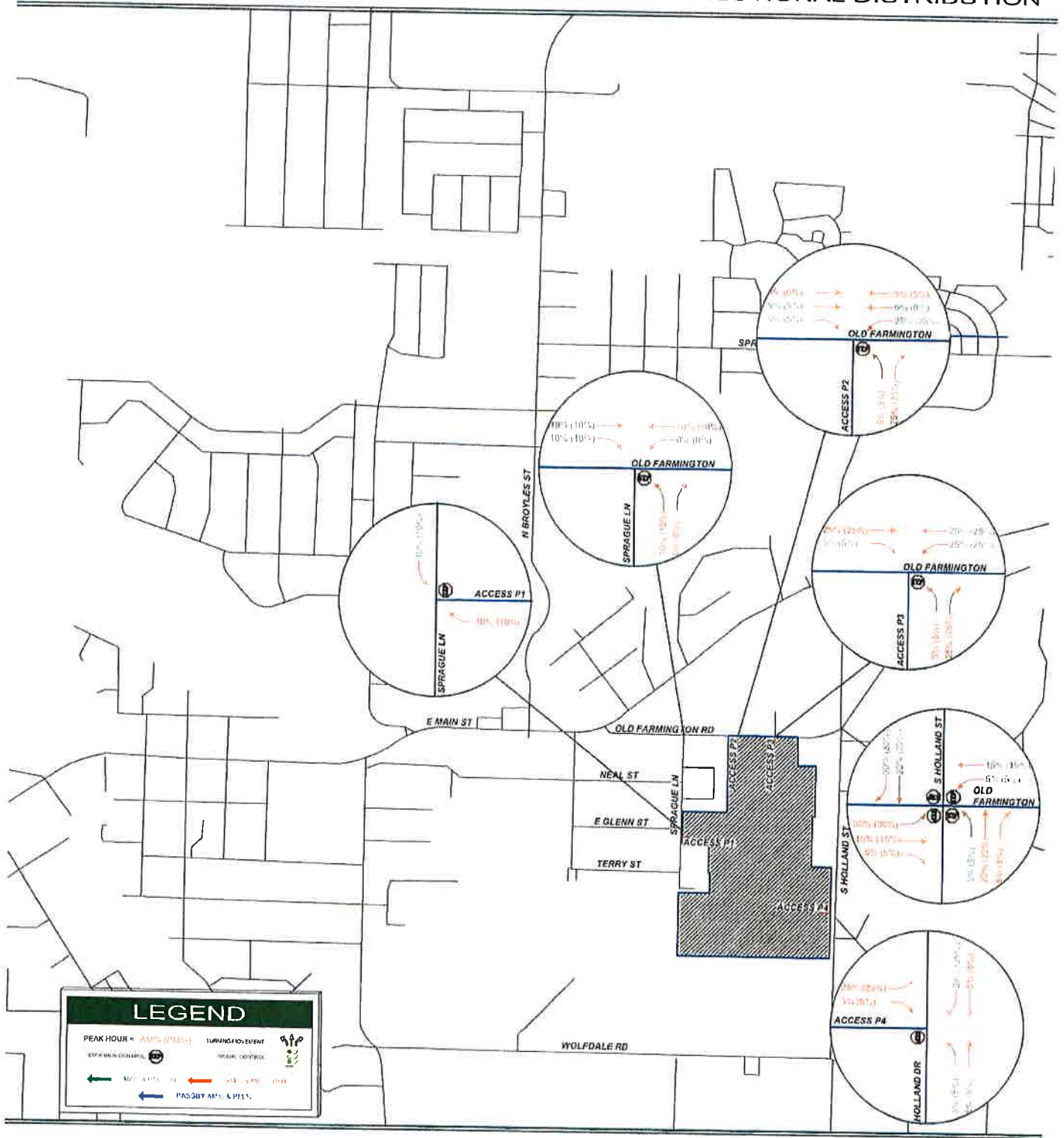
Without applying any reductions to the site, it is expected that in the AM, 46 vehicles will enter and 137 vehicles will exit. In the PM, 126 vehicles will enter and 88 vehicles will exit. Full Trip Generation calculations can be viewed in Appendix III of this document.

5.1.3 Trip Distribution

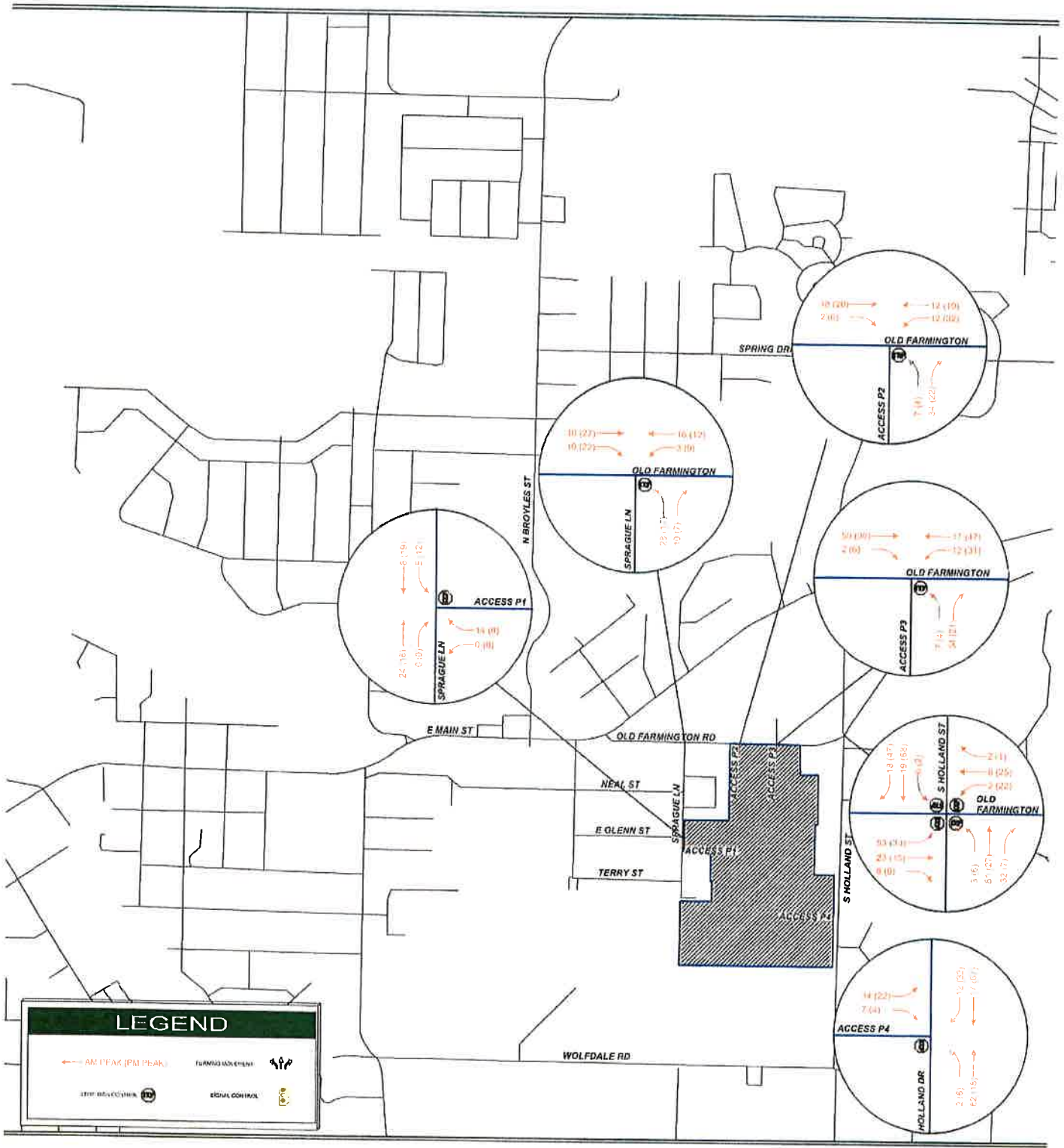
For the purpose of this study a directional distribution of traffic was compiled in order to accurately describe the traffic patterns the development is projected to generate. The directional distribution is used to distribute the traffic generated by the proposed development onto the roadway network. Origin-destination was used to determine future trip generation. **Table 4** summarizes the expected AM & PM new trip directional distribution of traffic to and from the site as used in the study. Trip distribution can be viewed in **Exhibit III**.

Table 4: New Trip Directional Distribution

LOCATION			AM Peak New Trip Traffic Distribution		PM Peak New Trip Traffic Distribution	
Roadway	From	To	% IN	% OUT	% IN	% OUT
Holland Dr	North of	Old Farmington Rd	50%/50%		50%/50%	
Holland Dr	Old Farmington Rd	Access P4	30%/30%		30%/30%	
Holland Dr	South of	Access P4	10%/10%		10%/10%	
Old Farmington Rd	East of	Holland Dr	20%/20%		20%/20%	
Old Farmington Rd	Holland Dr	Access P3	50%/50%		50%/50%	
Old Farmington Rd	Access P3	Access P2	30%/30%		30%/30%	
Old Farmington Rd	Access P2	Sprauge Ln	10%/10%		10%/10%	
Old Farmington Rd	West of	Sprauge Ln	20%/20%		20%/20%	
Sprauge Ln	Old Farmington Rd	Access P1	10%/10%		10%/10%	
Access P1			10%/10%		10%/10%	
Access P2			30%/30%		30%/30%	
Access P3			30%/30%		30%/30%	
Access P4			30%/30%		30%/30%	



Springfield Office
Tel: 417.889.3400
Fax: 417.889.3402



5.2 Future Build Forecasting

The traffic volumes that will be on the transportation network for the year 2026 with construction of the proposed development was calculated from the existing traffic grown annually at 2% for 2 years, the estimated generated trip ends from Table 3, and the assumed directional distribution of traffic from Table 4. Tables 5, 6, & 7 represent the two-way traffic anticipated for the future build condition during the daily, AM, & PM Peak Hour respectively onto each roadway segment.

Table 5: 2026 Daily Projected Traffic Volumes (Future Build)

Roadway	From	To	Daily Traffic	
			Existing	2026 Projections with the Proposed
Holland Dr	North of	Old Farmington Rd	770	1,980
Holland Dr	Old Farmington Rd	Access P4	810	1,540
Holland Dr	South of	Access P4	810	1,050
Old Farmington Rd	East of	Holland Dr	320	800
Old Farmington Rd	Holland Dr	Access P3	320	1,500
Old Farmington Rd	Access P3	Access P2	320	1,030
Old Farmington Rd	Access P2	Sprauge Ln	320	540
Old Farmington Rd	West of	Sprauge Ln	370	870
Sprauge Ln	Old Farmington Rd	Access P1	370	610
Sprauge Ln	South of	Access P1	370	390
Access P1			-	220
Access P2			-	710
Access P3			-	690
Access P4			-	710



Table 6: 2026 AM Peak Projected Traffic Volumes (Future Build)

Roadway	From	To	AM Peak	
			Existing	2026 Projections with the Proposed
Holland Dr	North of	Old Farmington Rd	80	173
Holland Dr	Old Farmington Rd	Access P4	88	145
Holland Dr	South of	Access P4	88	108
Old Farmington Rd	East of	Holland Dr	29	67
Old Farmington Rd	Holland Dr	Access P3	21	113
Old Farmington Rd	Access P3	Access P2	21	76
Old Farmington Rd	Access P2	Sprauge Ln	21	39
Old Farmington Rd	West of	Sprauge Ln	26	64
Sprauge Ln	Old Farmington Rd	Access P1	31	51
Sprauge Ln	South of	Access P1	31	32
Access P1			-	19
Access P2			-	55
Access P3			-	55
Access P4			-	55



Table 7: 2026 PM Peak Traffic Volumes (Future Build)

Roadway	From	To	PM Peak	
			Existing	2026 Projections with the Proposed
Holland Dr	North of	Old Farmington Rd	69	178
Holland Dr	Old Farmington Rd	Access P4	73	139
Holland Dr	South of	Access P4	73	95
Old Farmington Rd	East of	Holland Dr	29	72
Old Farmington Rd	Holland Dr	Access P3	29	135
Old Farmington Rd	Access P3	Access P2	29	93
Old Farmington Rd	Access P2	Sprauge Ln	32	55
Old Farmington Rd	West of	Sprauge Ln	33	78
Sprauge Ln	Old Farmington Rd	Access P1	33	55
Sprauge Ln	South of	Access P1	33	35
Access P1			-	20
Access P2			-	64
Access P3			-	62
Access P4			-	64

6 Analysis of Traffic and Improvements

6.1 Site Access Performance

Access P1 – Access P1 will provide full access onto Sprauge Ln to the subject property and will provide full ingress/egress to all development traffic.

Access P2 – Access P2 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P3 – Access P3 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P4 – Access P4 will provide full access onto Holland Dr to the subject property and will provide full ingress/egress to all development traffic.



6.2 Capacity and Level of Service Analysis

Due to the expansion proposed at this property, a capacity analysis of the road system in future without improvements condition was conducted to analyze intersection operations during the AM & PM peak hour.

Table 8 shows the LOS for the future without improvements condition traffic volumes and lane geometrics for the AM & PM peak hour.

Table 8: 2026 Peak Hour Measure of Effectiveness

INTERSECTION N/S	E/W	# of Lanes	Traffic Control	AM Delay	AM LOS	PM Delay	PM LOS
Access P4 & Holland Dr			OWSC	2.6	A	1.9	A
		1	Stop	9.2	A	9.2	A
		1	Free	0.2	A	2.0	A
		1	Free	0.0	A	0.0	A
Old Farmington Rd & Holland Dr			FWSC	7.7	A	7.7	A
		1	Stop	7.9	A	7.7	A
		1	Stop	7.4	A	7.7	A
		1	Stop	7.7	A	7.5	A
			Stop	7.2	A	7.7	A
Old Farmington Rd & Access P3			OWSC	3.7	A	3.1	A
		1	Free	0.0	A	0.0	A
		1	Free	3.1	A	3.0	A
		1	Stop	8.8	A	8.7	A
Old Farmington Rd & Access P2			OWSC	5.2	A	4.4	A
		1	Free	0.0	A	0.0	A
		1	Free	3.7	A	4.6	A
		1	Stop	8.6	A	8.6	A
Old Farmington Rd & Sprauge Ln			OWSC	4.6	A	3.0	A
		1	Free	0.0	A	0.0	A
		1	Free	1.1	A	3.2	A
		1	Stop	8.8	A	8.9	A
Access P1 & Sprauge Ln			OWSC	3.0	A	2.9	A
		1	Stop	8.5	A	8.4	A
		1	Free	0.0	A	0.0	A
		1	Free	2.6	A	2.8	A

6.3 Proposed Improvements

It is anticipated that the property will include four access points. Roadway access point capacity must be analyzed thoroughly in order to ensure that the roadway network adequately handles future traffic demands based on the additional development trip generation.

Table 9: Intersection Improvements: Turn Lane Warrants

Intersection	Direction	Turn Lane	Warranted?	Storage Length (ft)	Taper Length (ft)
Access P4 & Holland Dr ¹	Northbound	Left	No	-	-
Access P4 & Holland Dr ²	Southbound	Right	No	-	-
Old Farmington Rd & Holland Dr ¹	Eastbound	Left	No	-	-
Old Farmington Rd & Holland Dr ²	Eastbound	Right	No	-	-
Old Farmington Rd & Holland Dr ¹	Westbound	Left	No	-	-
Old Farmington Rd & Holland Dr ²	Westbound	Right	No	-	-
Old Farmington Rd & Holland Dr ¹	Northbound	Left	No	-	-
Old Farmington Rd & Holland Dr ²	Northbound	Right	No	-	-
Old Farmington Rd & Holland Dr ¹	Southbound	Left	No	-	-
Old Farmington Rd & Holland Dr ²	Southbound	Right	No	-	-
Old Farmington Rd & Access P3 ²	Eastbound	Right	No	-	-
Old Farmington Rd & Access P3 ¹	Westbound	Left	No	-	-
Old Farmington Rd & Access P2 ²	Eastbound	Right	No	-	-
Old Farmington Rd & Access P2 ¹	Westbound	Left	No	-	-
Old Farmington Rd & Sprauge Ln ²	Eastbound	Right	No	-	-
Old Farmington Rd & Sprauge Ln ¹	Westbound	Left	No	-	-
Access P1 & Sprauge Ln ²	Northbound	Right	No	-	-
Access P1 & Sprauge Ln ¹	Southbound	Left	No	-	-

¹ Left turn lane is not needed for left turn volume less than 100 vph.

² Right turn lane is not needed for right turn volume less than 100 vph.

6.4 Improvements

After reviewing the affected roadways, Old Farmington Road must be widened to the standard minimum width per Farmington, Arkansas standards.

7 Recommendations and Conclusion

7.1 Sight Distance at Proposed Entrances

Careful consideration should be given to sight distance obstructions when planning any future development or aesthetic enhancements, such as berms, fencing, or landscaping, to ensure that these improvements do not obstruct the view of entering and exiting traffic at the development entrance with public roads. It is generally recommended that all improvements higher than 3.5 feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.



7.2 Access Points

Access P1 – Access P1 will provide full access onto Sprauge Ln to the subject property and will provide full ingress/egress to all development traffic.

Access P2 – Access P2 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P3 – Access P3 will provide full access onto Old Farmington Rd to the subject property and will provide full ingress/egress to all development traffic.

Access P4 – Access P4 will provide full access onto Holland Dr to the subject property and will provide full ingress/egress to all development traffic.

7.3 Summary of Needed Improvement


Roadway Improvements 2026 – After reviewing the affected roadways, Old Farmington Road must be widened to the standard minimum width per Farmington, Arkansas standards.

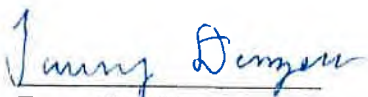
7.4 Summary of Intersection Analysis

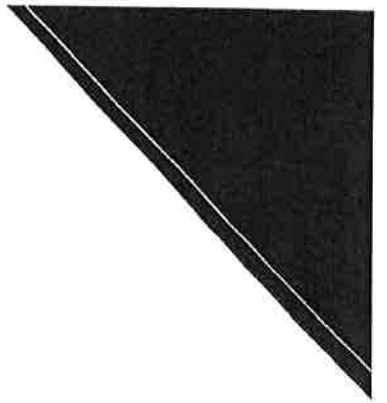
A review of the 2026 peak hour intersection analysis revealed that the intersection of **Holland Dr & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Sprauge Ln & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Sprauge Ln & Access P1** would operate at a **level of service A overall**. The intersection of **Access P2 & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Access P3 & Old Farmington Rd** would operate at a **level of service A overall**. The intersection of **Holland Dr & Access P4** would operate at a **level of service A overall**.

We trust this traffic study satisfactorily answers questions concerning the traffic impact on the proposed development. If you need additional information, please contact me.
Respectfully submitted,

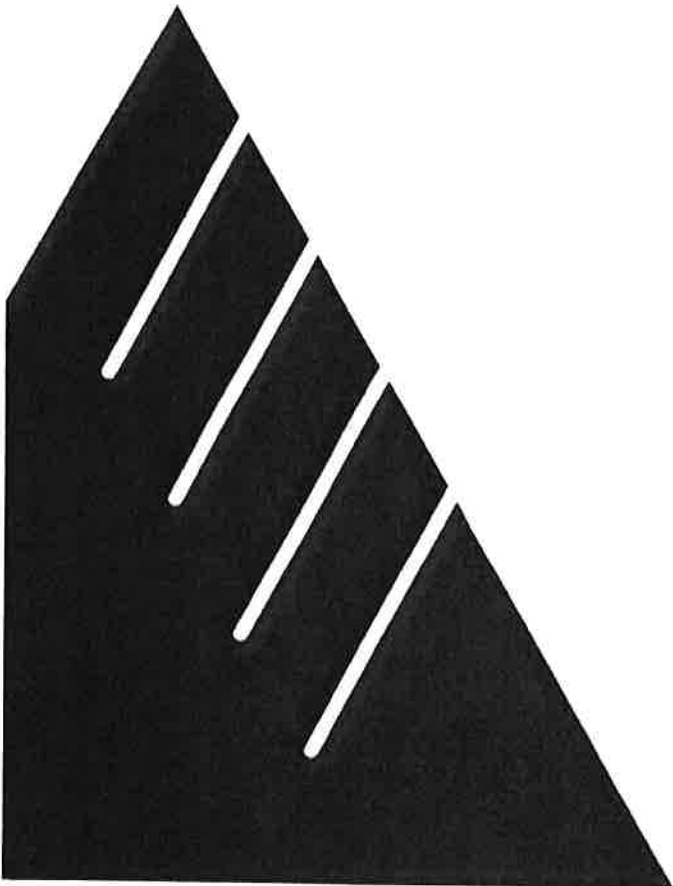
CJW TRANSPORTATION CONSULTANTS, LLC


C. Jay Wynn, PE, PTOE, LSI
CJW Transportation Consultants, LLC.


Tawny Dehzer
CJW Transportation Consultants, LLC.



APPENDIX I - PROPOSED DEVELOPMENT



PREPARED BY:

CJW 





APPENDIX II – EXISTING CONDITIONS



PREPARED BY:

CJW 



Intersection: Holland Drive & Old Farmington Road

N/S Street: Holland Drive
E/W Street: Old Farmington Road

AM Count

Observer: TD Date: 2/14/2024

Time	EB			WB			TD			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R
7:00-7:15	3	0	0	0	0	1	0	9	4	0	3	1	0	0	0
7:15-7:30	2	0	1	0	0	0	0	23	5	0	2	1	0	0	0
7:30-7:45	3	1	0	0	0	0	0	10	10	0	1	1	0	0	0
7:45-8:00	4	1	0	0	0	1	0	10	5	0	4	1	0	0	0
8:00-8:15	0	0	0	0	0	1	0	4	0	0	1	1	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	12	2	1	0	0	2	0	52	24	0	10	4	0	10	4
PHF	0.75	0.50	0.25	#DIV/0!	#DIV/0!	0.50	#DIV/0!	0.57	0.60	#DIV/0!	0.63	1.00	#DIV/0!	0.63	1.00

Intersection: Holland Drive & Old Farmington Road

N/S Street: Holland Drive
E/W Street: Old Farmington Road

PM Count

Observer: TD Date: 2/13/2024

Time	EB			WB			TD			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R
4:00-4:15	1	0	2	1	1	0	0	0	0	1	4	1	1	3	2
4:15-4:30	2	0	1	5	0	0	1	4	0	0	4	0	0	6	1
4:30-4:45	0	1	2	2	2	0	0	1	0	0	1	0	1	12	1
4:45-5:00	2	0	0	3	1	0	0	3	0	0	3	0	0	13	3
5:00-5:15	2	1	2	7	2	1	1	2	2	1	2	2	1	7	2
5:15-5:30	3	0	1	3	1	0	0	3	1	0	3	1	0	9	3
5:30-5:45	0	0	2	1	0	0	0	4	0	0	4	0	0	6	1
5:45-6:00	1	0	0	0	0	1	1	4	1	1	4	1	0	3	4
Peak Hour	7	2	5	15	6	1	1	9	3	2	9	3	2	41	9
PHF	0.58	0.50	0.63	0.54	0.75	0.25	0.25	#DIV/0!	0.38	0.50	0.75	0.38	0.50	0.79	0.75

Intersection: Sprauge Lane & Old Farmington Road N/S Street: Sprauge Lane
 E/W Street: Old Farmington Road

AM Count

Observer: JS Date: 2/14/2024

Time	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
7:00-7:15		1	1	1	1		2		3			
7:15-7:30		0	1	1	0		3		3			
7:30-7:45		1	0	0	2		4		3			
7:45-8:00		2	3	1	0		4		1			
8:00-8:15		0	0	2	0		1		1			
8:15-8:30		0	0	0	0		0		0			
8:30-8:45		0	0	0	0		0		0			
8:45-9:00		0	0	0	0		0		0			
Peak Hour	0	4	5	3	3	0	13	0	10	0	0	0
PHF	#DIV/0!	0.50	0.42	0.75	0.38	#DIV/0!	0.81	#DIV/0!	0.83	#DIV/0!	#DIV/0!	#DIV/0!

Intersection: Sprauge Lane & Old Farmington Road N/S Street: Sprauge Lane E/W Street: Old Farmington Road

Observer: JS Date: 2/13/2024

PM Count

Time	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
4:00-4:15		2	4	2	2		0		2			
4:15-4:30		3	1	1	1		1		1			
4:30-4:45		4	1	2	1		1		0			
4:45-5:00		1	0	4	0		0		0			
5:00-5:15		2	1	3	1		3		3			
5:15-5:30		4	5	3	0		2		4			
5:30-5:45		2	0	2	0		3		0			
5:45-6:00		5	3	1	2		0		0			
Peak Hour	0	13	9	9	3	0	8	0	7	0	0	0
PHF	#DIV/0!	0.65	0.45	0.75	0.38	#DIV/0!	0.67	#DIV/0!	0.44	#DIV/0!	#DIV/0!	#DIV/0!

Lanes, Volumes, Timings
3: Sprague Ln & Old Farmington Rd

















AM Peak
03/04/2024

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	5	5	3	3	13	10
Future Volume (vph)	5	5	3	3	13	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frnt	0.932				0.941	
Flt Protected				0.976	0.973	
Satd. Flow (prot)	1736	0	0	1818	1706	0
Flt Permitted				0.976	0.973	
Satd. Flow (perm)	1736	0	0	1818	1706	0
Link Speed (mph)	20			20	20	
Link Distance (ft)	187			1389	1321	
Travel Time (s)	6.4			47.4	45.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	5	5	3	3	14	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	10	0	0	6	25	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	13.3% ICU Level of Service A
Analysis Period (min)	15

Lanes, Volumes, Timings
5: Holland Dr & Old Farmington Rd

AM Peak
03/04/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	12	2	1	0	1	2	1	52	24	0	10	4
Future Volume (vph)	12	2	1	0	1	2	1	52	24	0	10	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fr _t		0.992			0.910			0.958			0.964	
Fl _t Protected		0.961						0.999				
Satd. Flow (prot)	0	1776	0	0	1695	0	0	1783	0	0	1796	0
Fl _t Permitted		0.961						0.999				
Satd. Flow (perm)	0	1776	0	0	1695	0	0	1783	0	0	1796	0
Link Speed (mph)		20			20			25			25	
Link Distance (ft)		1389			540			465			529	
Travel Time (s)		47.4			18.4			12.7			14.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	13	2	1	0	1	2	1	57	26	0	11	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	16	0	0	3	0	0	84	0	0	15	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	19.2%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings
3: Sprague Ln & Old Farmington Rd

PM Peak
03/04/2024













Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	→			←	←	↶
Traffic Volume (vph)	13	9	9	3	8	7
Future Volume (vph)	13	9	9	3	8	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.944				0.936	
Flt Protected				0.963	0.974	
Satd. Flow (prot)	1758	0	0	1794	1698	0
Flt Permitted				0.963	0.974	
Satd. Flow (perm)	1758	0	0	1794	1698	0
Link Speed (mph)	20			20	20	
Link Distance (ft)	187			1389	1321	
Travel Time (s)	6.4			47.4	45.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	14	10	10	3	9	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	24	0	0	13	17	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	17.3%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings
5: Holland Dr & Old Farmington Rd

PM Peak
03/04/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	7	2	5	15	6	1	0	9	3	2	41	9
Future Volume (vph)	7	2	5	15	6	1	0	9	3	2	41	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.955			0.994			0.969			0.976	
Flt Protected		0.974			0.968						0.998	
Satd. Flow (prot)	0	1733	0	0	1792	0	0	1805	0	0	1814	0
Flt Permitted		0.974			0.968						0.998	
Satd. Flow (perm)	0	1733	0	0	1792	0	0	1805	0	0	1814	0
Link Speed (mph)		20			20			25			25	
Link Distance (ft)		1389			540			465			529	
Travel Time (s)		47.4			18.4			12.7			14.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	8	2	5	16	7	1	0	10	3	2	45	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	15	0	0	24	0	0	13	0	0	57	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	14.4%
ICU Level of Service	A
Analysis Period (min)	15



APPENDIX III - PROJECTED TRAFFIC



PREPARED BY:

CJW 



LAND USE	ITE CODE	Size	Variable	24-Hour Trip Generation	24-HOUR WEEKDAY		WEEKDAY AM PEAK		WEEKDAY PM PEAK		WEEKDAY	
					AM PEAK HOUR RATE	PM PEAK HOUR RATE	AM PEAK HOUR RATE	PM PEAK HOUR RATE	AM PEAK HOUR RATE	PM PEAK HOUR RATE	ENTER	EXIT
Full Development Single-Family Attached Housing	215	363 Dwelling Units		7.62X-50.48	0.52X-5.70	0.60X-3.93	46	137	59%	41%	126	88
				TOTAL NEW TRIPS 2,716			TOTAL NEW TRIPS 46	TOTAL NEW TRIPS 137			TOTAL NEW TRIPS 126	TOTAL NEW TRIPS 88

All Peak Area Calculations

Sample	Peak	Area	Height	Width	Area (mm²)	Area (cm²)	Area (m²)
Sample 1	1	1000	100	10	5000	0.005	5e-06
	2	2000	200	10	20000	0.01	1e-05
	3	3000	300	10	45000	0.015	1.5e-05
	4	4000	400	10	80000	0.02	2e-05
Sample 2	1	1500	150	10	7500	0.0075	7.5e-06
	2	3000	300	10	15000	0.015	1.5e-05
	3	4500	450	10	22500	0.0225	2.25e-05
	4	6000	600	10	30000	0.03	3e-05
Sample 3	1	2000	200	10	10000	0.01	1e-05
	2	4000	400	10	20000	0.02	2e-05
	3	6000	600	10	30000	0.03	3e-05
	4	8000	800	10	40000	0.04	4e-05
Sample 4	1	2500	250	10	12500	0.0125	1.25e-05
	2	5000	500	10	25000	0.025	2.5e-05
	3	7500	750	10	37500	0.0375	3.75e-05
	4	10000	1000	10	50000	0.05	5e-05
Sample 5	1	3000	300	10	15000	0.015	1.5e-05
	2	6000	600	10	30000	0.03	3e-05
	3	9000	900	10	45000	0.045	4.5e-05
	4	12000	1200	10	60000	0.06	6e-05
Sample 6	1	3500	350	10	17500	0.0175	1.75e-05
	2	7000	700	10	35000	0.035	3.5e-05
	3	10500	1050	10	52500	0.0525	5.25e-05
	4	14000	1400	10	70000	0.07	7e-05
Sample 7	1	4000	400	10	20000	0.02	2e-05
	2	8000	800	10	40000	0.04	4e-05
	3	12000	1200	10	60000	0.06	6e-05
	4	16000	1600	10	80000	0.08	8e-05
Sample 8	1	4500	450	10	22500	0.0225	2.25e-05
	2	9000	900	10	45000	0.045	4.5e-05
	3	13500	1350	10	67500	0.0675	6.75e-05
	4	18000	1800	10	90000	0.09	9e-05

Lanes, Volumes, Timings
3: Sprauge Ln & Old Farmington Rd

AM Peak
07/09/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖	↗	↖
Traffic Volume (vph)	10	10	3	16	28	10
Future Volume (vph)	10	10	3	16	28	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fr _t	0.932				0.964	
Fit Protected				0.993	0.965	
Satd. Flow (prot)	1736	0	0	1850	1733	0
Fit Permitted				0.993	0.965	
Satd. Flow (perm)	1736	0	0	1850	1733	0
Link Speed (mph)	20			20	20	
Link Distance (ft)	187			488	806	
Travel Time (s)	6.4			16.6	27.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	11	11	3	17	30	11
Shared-Lane Traffic (%)						
Lane Group Flow (vph)	22	0	0	20	41	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 13.4%

ICU Level of Service A

Analysis Period (min) 15

Lanes, Volumes, Timings
4: AP2 & Old Farmington Rd

AM Peak
07/09/2024













	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↘			↖	↗	
Traffic Volume (vph)	18	2	12	12	7	34
Future Volume (vph)	18	2	12	12	7	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.988				0.889	
Flt Protected				0.976	0.991	
Satd. Flow (prot)	1840	0	0	1818	1641	0
Flt Permitted				0.976	0.991	
Satd. Flow (perm)	1840	0	0	1818	1641	0
Link Speed (mph)	20			20	30	
Link Distance (ft)	488			319	160	
Travel Time (s)	16.6			10.9	3.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	20	2	13	13	8	37
Shared Lane Traffic (%)						
Lane Group Flow (vph)	22	0	0	26	45	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type: Other
 Control Type: Unsignalized
 Intersection Capacity Utilization 18.0% ICU Level of Service A
 Analysis Period (min) 15

Lanes, Volumes, Timings
5: Holland Dr & Old Farmington Rd

AM Peak
07/09/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	53	23	8	2	8	2	3	81	32	0	19	18
Future Volume (vph)	53	23	8	2	8	2	3	81	32	0	19	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.987			0.979			0.962			0.934	
Flt Protected		0.969			0.992			0.999				
Satd. Flow (prot)	0	1782	0	0	1809	0	0	1790	0	0	1740	0
Flt Permitted		0.969			0.992			0.999				
Satd. Flow (perm)	0	1782	0	0	1809	0	0	1790	0	0	1740	0
Link Speed (mph)		20			20			25			25	
Link Distance (ft)		584			540			1225			529	
Travel Time (s)		19.9			18.4			33.4			14.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	58	25	9	2	9	2	3	88	35	0	21	20
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	92	0	0	13	0	0	126	0	0	41	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type: Other
 Control Type: Unsignalized
 Intersection Capacity Utilization 26.7% ICU Level of Service A
 Analysis Period (min) 15

Lanes, Volumes, Timings
8: AP3 & Old Farmington Rd

AM Peak
07/09/2024










	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↘			↖	↗	
Traffic Volume (vph)	50	2	12	17	7	34
Future Volume (vph)	50	2	12	17	7	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.995				0.889	
Flt Protected				0.979	0.991	
Satd. Flow (prot)	1853	0	0	1824	1641	0
Flt Permitted				0.979	0.991	
Satd. Flow (perm)	1853	0	0	1824	1641	0
Link Speed (mph)	20			20	30	
Link Distance (ft)	319			584	169	
Travel Time (s)	10.9			19.9	3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	54	2	13	18	8	37
Shared Lane Traffic (%)						
Lane Group Flow (vph)	56	0	0	31	45	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type: Other
 Control Type: Unsignalized
 Intersection Capacity Utilization 18.2% IGV Level of Service A
 Analysis Period (min) 15

Lanes, Volumes, Timings
11: Holland Dr & AP4

AM Peak
07/09/2024

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	34	7	2	82	17	12
Future Volume (vph)	34	7	2	82	17	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.976				0.943	
Flt Protected	0.961			0.999		
Satd. Flow (prot)	1747	0	0	1861	1757	0
Flt Permitted	0.961			0.999		
Satd. Flow (perm)	1747	0	0	1861	1757	0
Link Speed (mph)	30			25	25	
Link Distance (ft)	170			76	1225	
Travel Time (s)	3.9			2.1	33.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	37	8	2	89	18	13
Shared Lane Traffic (%)						
Lane Group Flow (vph)	45	0	0	91	31	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	15.9%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings
12: Sprague Ln & AP1

AM Peak
07/09/2024

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙		↑			↘
Traffic Volume (vph)	0	14	24	0	5	8
Future Volume (vph)	0	14	24	0	5	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.865					
Flt Protected						0.982
Satd. Flow (prot)	1611	0	1863	0	0	1829
Flt Permitted						0.982
Satd. Flow (perm)	1611	0	1863	0	0	1829
Link Speed (mph)	30		20			20
Link Distance (ft)	306		398			806
Travel Time (s)	7.0		13.6			27.5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	15	26	0	5	9
Shared Lane Traffic (%)						
Lane Group Flow (vph)	15	0	26	0	0	14
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary

Area Type: Other
 Control Type: Unsignalized
 Intersection Capacity Utilization 14.9% ICU Level of Service A
 Analysis Period (min) 15

Lanes, Volumes, Timings
3: Sprague Ln & Old Farmington Rd

PM Peak
07/09/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↑	
Traffic Volume (vph)	27	22	9	12	17	7
Future Volume (vph)	27	22	9	12	17	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.939				0.958	
Flt Protected				0.979	0.967	
Satd. Flow (prot)	1749	0	0	1824	1726	0
Flt Permitted				0.979	0.967	
Satd. Flow (perm)	1749	0	0	1824	1726	0
Link Speed (mph)	20			20	20	
Link Distance (ft)	187			488	806	
Travel Time (s)	6.4			16.6	27.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	29	24	10	13	18	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	53	0	0	23	26	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9		15	15		9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	17.8% ICU Level of Service A
Analysis Period (min)	15

Lanes, Volumes, Timings
4: AP2 & Old Farmington Rd

PM Peak
07/09/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↘			↙	↖	
Traffic Volume (vph)	20	6	32	19	4	22
Future Volume (vph)	20	6	32	19	4	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.967				0.884	
Flt Protected				0.970	0.993	
Satd. Flow (prot)	1801	0	0	1807	1635	0
Flt Permitted				0.970	0.993	
Satd. Flow (perm)	1801	0	0	1807	1635	0
Link Speed (mph)	20			20	30	
Link Distance (ft)	488			319	160	
Travel Time (s)	16.6			10.9	3.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	22	7	35	21	4	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	29	0	0	56	28	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type: Other
 Control Type: Unsignalized
 Intersection Capacity Utilization 19.4% ICU Level of Service A
 Analysis Period (min) 15

Lanes, Volumes, Timings
5: Holland Dr & Old Farmington Rd

PM Peak
07/09/2024

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Volume (vph)	33	15	9	22	25	1	6	27	7	2	68	47
Future Volume (vph)	33	15	9	22	25	1	6	27	7	2	68	47
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.978			0.997			0.975			0.946	
Flt Protected		0.972			0.977			0.992			0.999	
Satd. Flow (prot)	0	1771	0	0	1814	0	0	1802	0	0	1760	0
Flt Permitted		0.972			0.977			0.992			0.999	
Satd. Flow (perm)	0	1771	0	0	1814	0	0	1802	0	0	1760	0
Link Speed (mph)		20			20			25			25	
Link Distance (ft)		584			540			1025			529	
Travel Time (s)		19.9			18.4			28.0			14.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	36	16	10	24	27	1	7	29	8	2	74	51
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	62	0	0	52	0	0	44	0	0	127	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 17.9% ICU Level of Service A

Analysis Period (min) 15

Lanes, Volumes, Timings
8: AP3 & Old Farmington Rd

PM Peak
07/09/2024

	→	↘	↙	←	↖	↗
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Volume (vph)	36	6	31	47	4	21
Future Volume (vph)	36	6	31	47	4	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.979				0.885	
Flt Protected				0.980	0.993	
Satd. Flow (prot)	1824	0	0	1825	1637	0
Flt Permitted				0.980	0.993	
Satd. Flow (perm)	1824	0	0	1825	1637	0
Link Speed (mph)	20			20	30	
Link Distance (ft)	319			584	169	
Travel Time (s)	10.9			19.9	3.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	39	7	34	51	4	23
Shared Lane Traffic (%)						
Lane Group Flow (vph)	46	0	0	85	27	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type: Other
 Control Type: Unsignalized
 Intersection Capacity Utilization 20.9% ICU Level of Service A
 Analysis Period (min) 15

Lanes, Volumes, Timings
11: Holland Dr & AP4

PM Peak
07/09/2024



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘			↕	↗	
Traffic Volume (vph)	22	4	6	18	67	32
Future Volume (vph)	22	4	6	18	67	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.981				0.956	
Flt Protected	0.959			0.987		
Satd. Flow (prot)	1752	0	0	1839	1781	0
Flt Permitted	0.959			0.987		
Satd. Flow (perm)	1752	0	0	1839	1781	0
Link Speed (mph)	30			25	25	
Link Distance (ft)	205			196	1025	
Travel Time (s)	4.7			3.7	28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	24	4	7	20	73	35
Shared Lane Traffic (%)						
Lane Group Flow (vph)	28	0	0	27	108	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 16.2%

ICU Level of Service A

Analysis Period (min) 15

Lanes, Volumes, Timings
12: Sprauge Ln & AP1

PM Peak
07/09/2024



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘		↗			↖
Traffic Volume (vph)	0	8	16	0	12	19
Future Volume (vph)	0	8	16	0	12	19
Ideal Flow (vphpl)	1900	900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fit	0.865					
Fit Protected						0.981
Satd. Flow (prot)	1611	0	1863	0	0	1827
Fit Permitted						0.981
Satd. Flow (perm)	1611	0	1863	0	0	1827
Link Speed (mph)	30		20		20	
Link Distance (ft)	306		398		806	
Travel Time (s)	7.0		13.6		27.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	9	17	0	13	21
Shared Lane Traffic (%)						
Lane Group Flow (vph)	9	0	17	0	0	34
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0		0	
Link Offset(ft)	0		0		0	
Crosswalk Width(ft)	16		16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free		Free	

Intersection Summary

Area Type: Other
 Control Type: Unsignalized
 Intersection Capacity Utilization 18.3% ICU Level of Service A
 Analysis Period (min) 15

OWN
Engineering Division

3311 W VILLAGE PKWY
RUGEN AR 72758
479.385.8181
WEAR@OWN.COM

DRAWING INFO

DATE	10/11/17
BY	MMW
CHECKED BY	MMW
DATE	10/11/17
PROJECT NO.	17-00001
DATE	10/11/17
PROJECT	OWN

REVISIONS

NO.	DESCRIPTION

SCHUBER MITCHELL HOMES, LLC

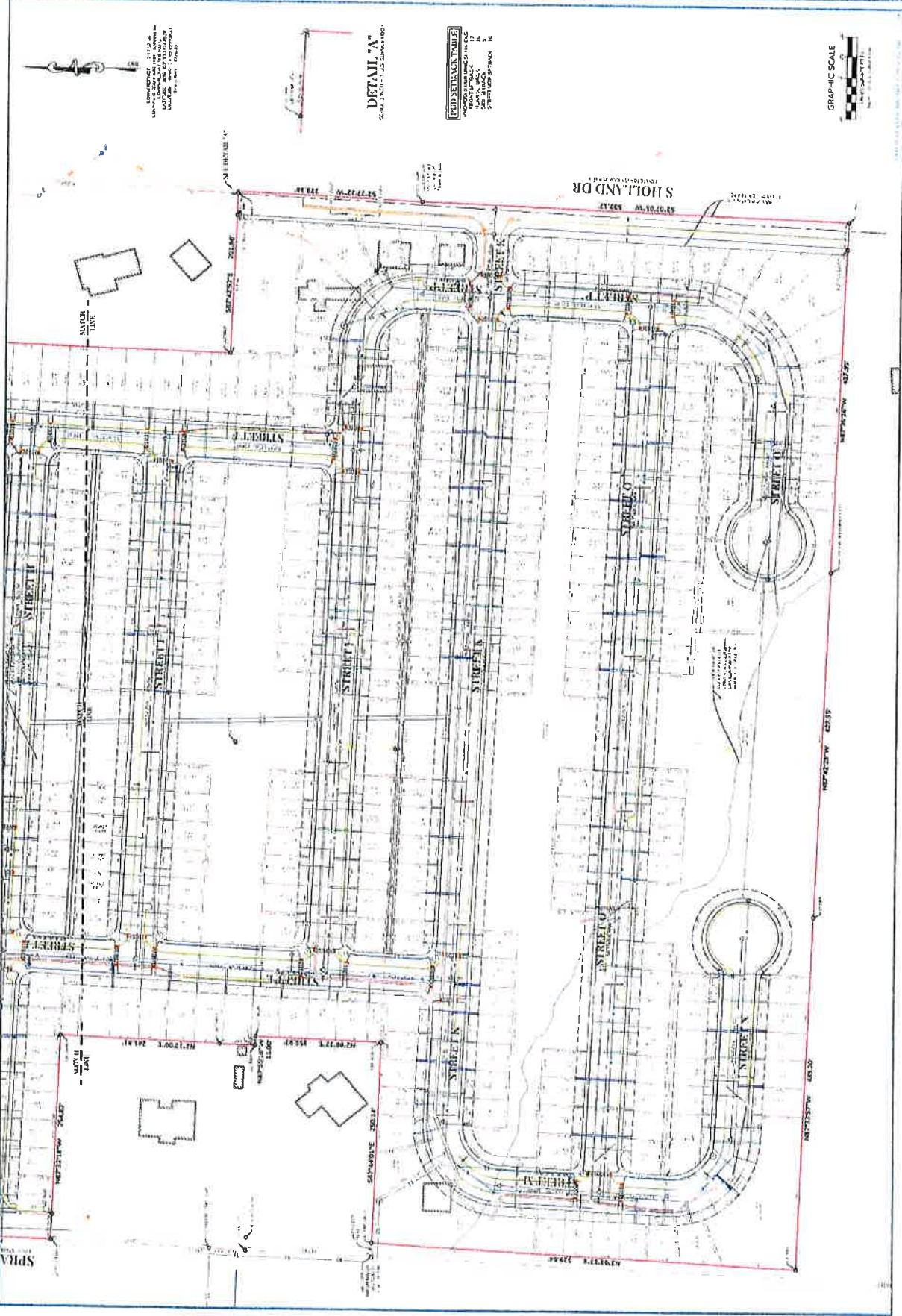
PUD SITE PLAN

DUNN SUBDIVISION

CITY OF FARMINGTON
WASHINGTON COUNTY, ARKANSAS

PARCELS: 760-02974-000, 760-02960-000, AND 760-02975-000
760-02974-000, 760-02960-000, AND 760-02975-000

DRAWING NO. NWA-100-0406
SHEET NUMBER 6 OF 6





 5311 W. VILLAGE PKWY.

 ROGERS, AR 72758

 WEAROWN.COM

 Engineering Agency

DRAWING INFO

PROJECT NO.	11110000
DATE	08/18/2024
CLIENT	1111
DRAWN BY	RSV
CHECKED BY	RSV
DATE	08/18/2024
PROJECT NO.	11110000

SCHUBERT MITCHELL HOMES, LLC

 PUD SITE PLAN

 DUNN SUBDIVISION

 CITY OF FARMINGTON

 WASHINGTON COUNTY, ARKANSAS

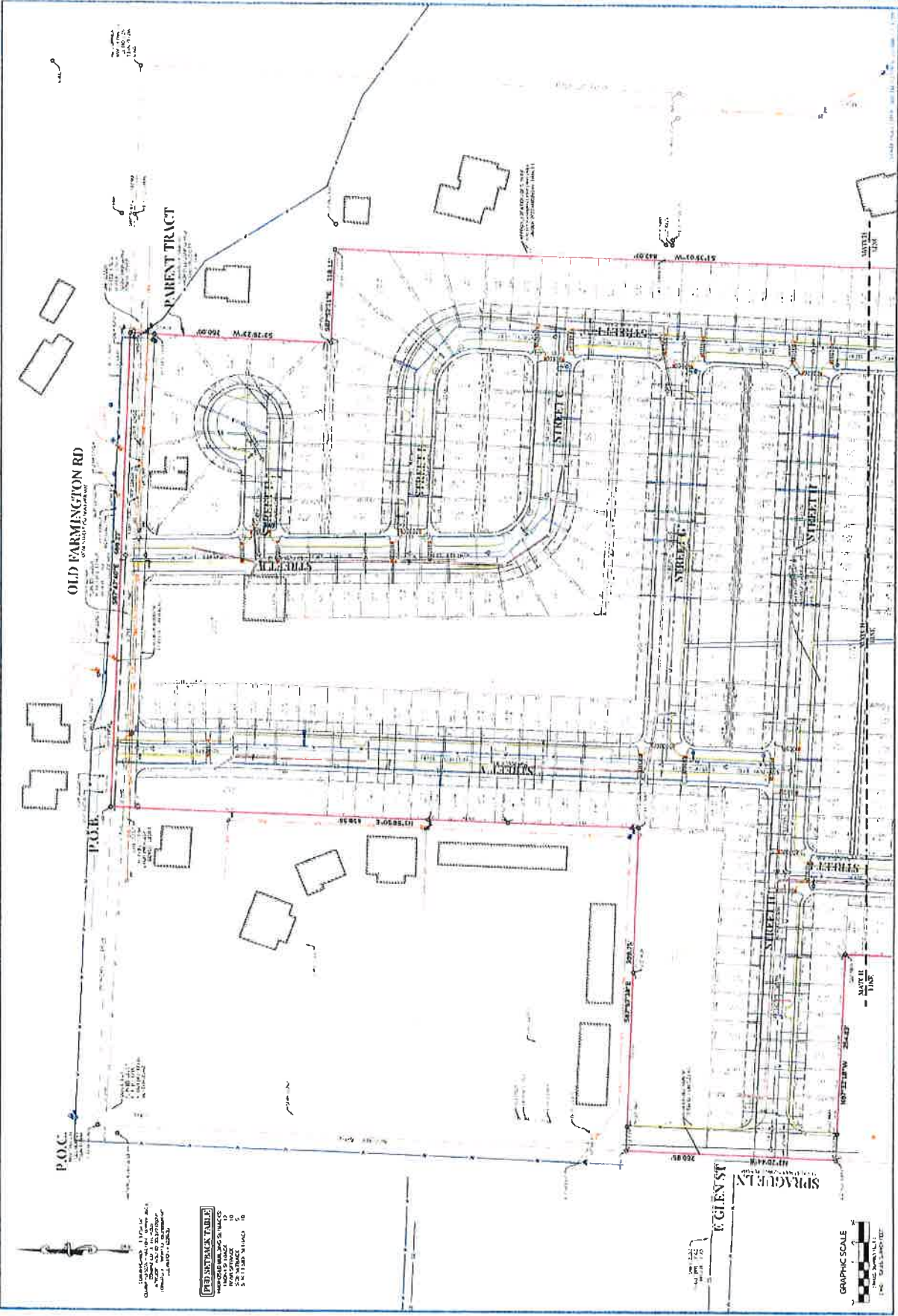
 PARCELS: 760-02971-000, 760-02970-000

 760-02974-000, 760-02968-000, 760-02976-000

DRAWING NO. NWA-100-0406

 SHEET NUMBER 5

 OF 6



PUD SITE PLAN TABLE

 1. ALL DIMENSIONS ARE IN FEET AND INCHES.

 2. DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.

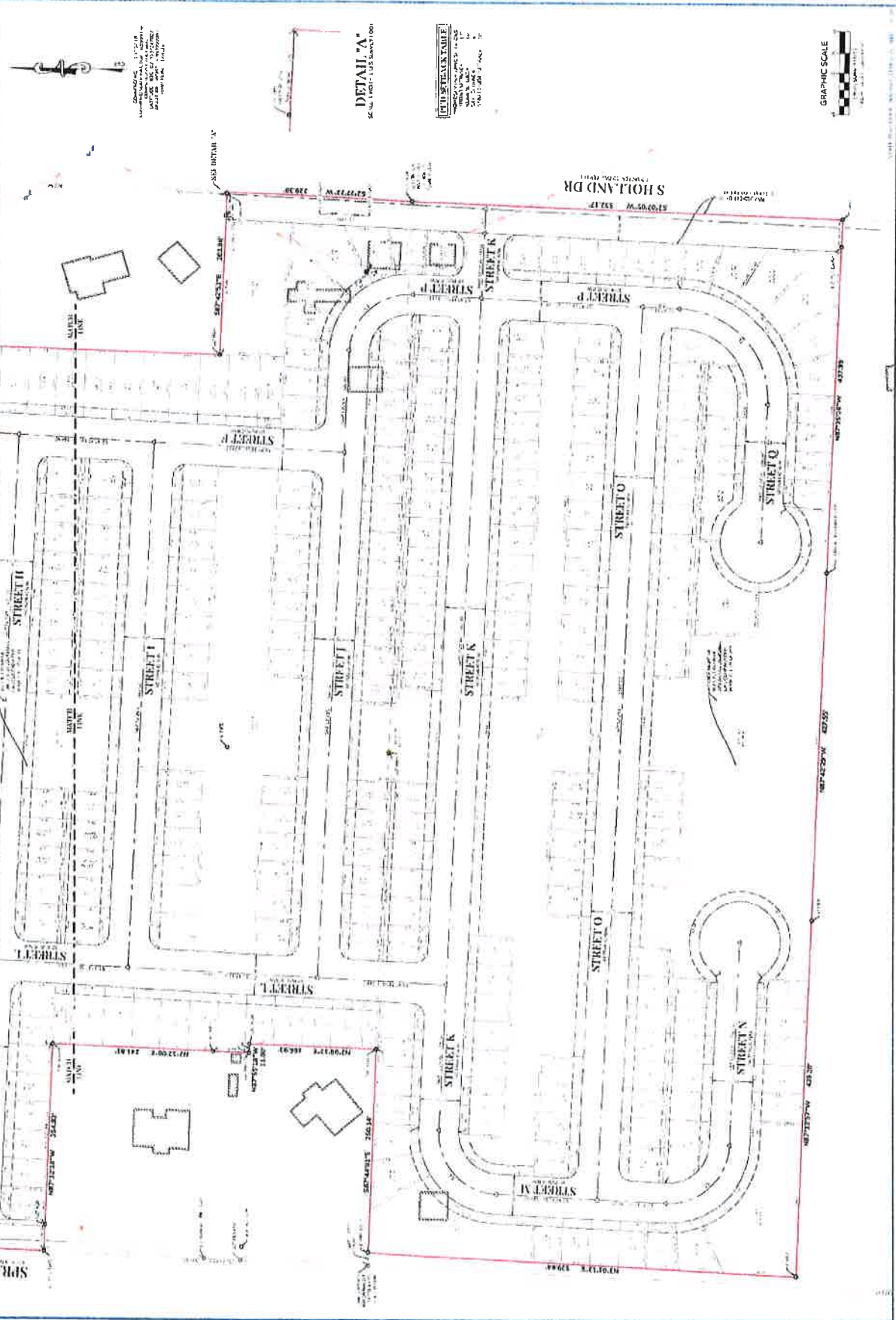
 3. DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.

 4. DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.

OWN
 Engineering Group
 5311 W VILLAGE PKWY
 ROGERS AR 72758
 479.288.8161
 WEAR@OWN.COM

NO.	DATE	DESCRIPTION
01	12/13	ISSUED FOR PERMITS
02	01/14	REVISIONS

DRAWING NO. NWA-100-0405
 SHEET NUMBER 4 OF 6
PUD SITE PLAN
DUNN SUBDIVISION
 SCHUBERT MITCHELL HOMES, LLC
 WASHINGTON COUNTY, ARKANSAS
 PARCELS: 760-02972, 000-760-03970-000
 760-02974-000, 760-02975-000 AND 760-02976-000
 CITY OF FARMINGTON



OWN
Engineering Beyond

3311 W. WILLAGI PKWY
ROGERS AR 72758
479.786.8181
WEA@OWN.COM

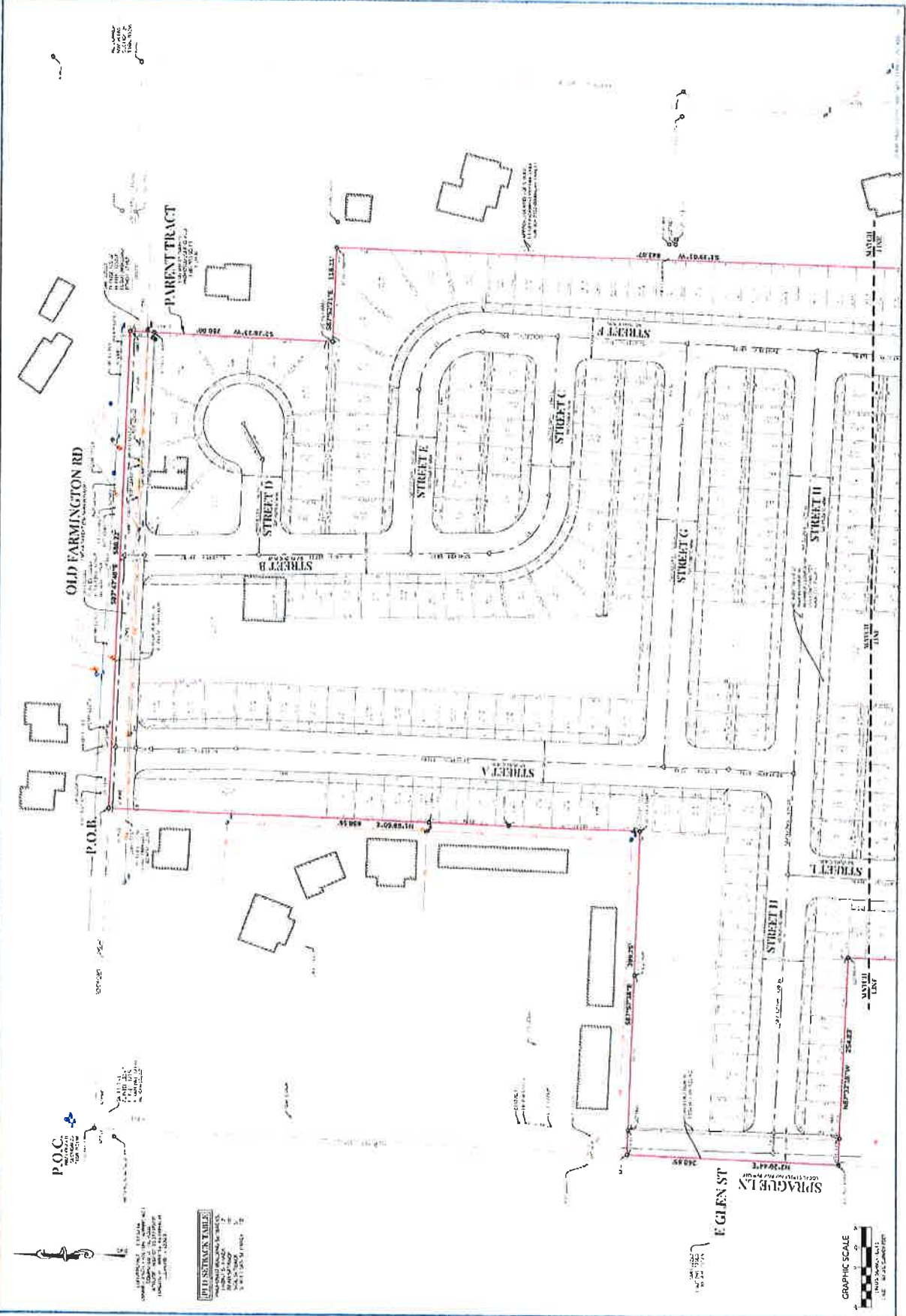
NO.	REVISIONS
1	DRAWING INFO
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

DRAWING NO. NWA-100-0406
SHEET NUMBER 3 OF 5

SCHUBER MITCHELL HOMES, LLC
PUD SITE PLAN
DUNN SUBDIVISION

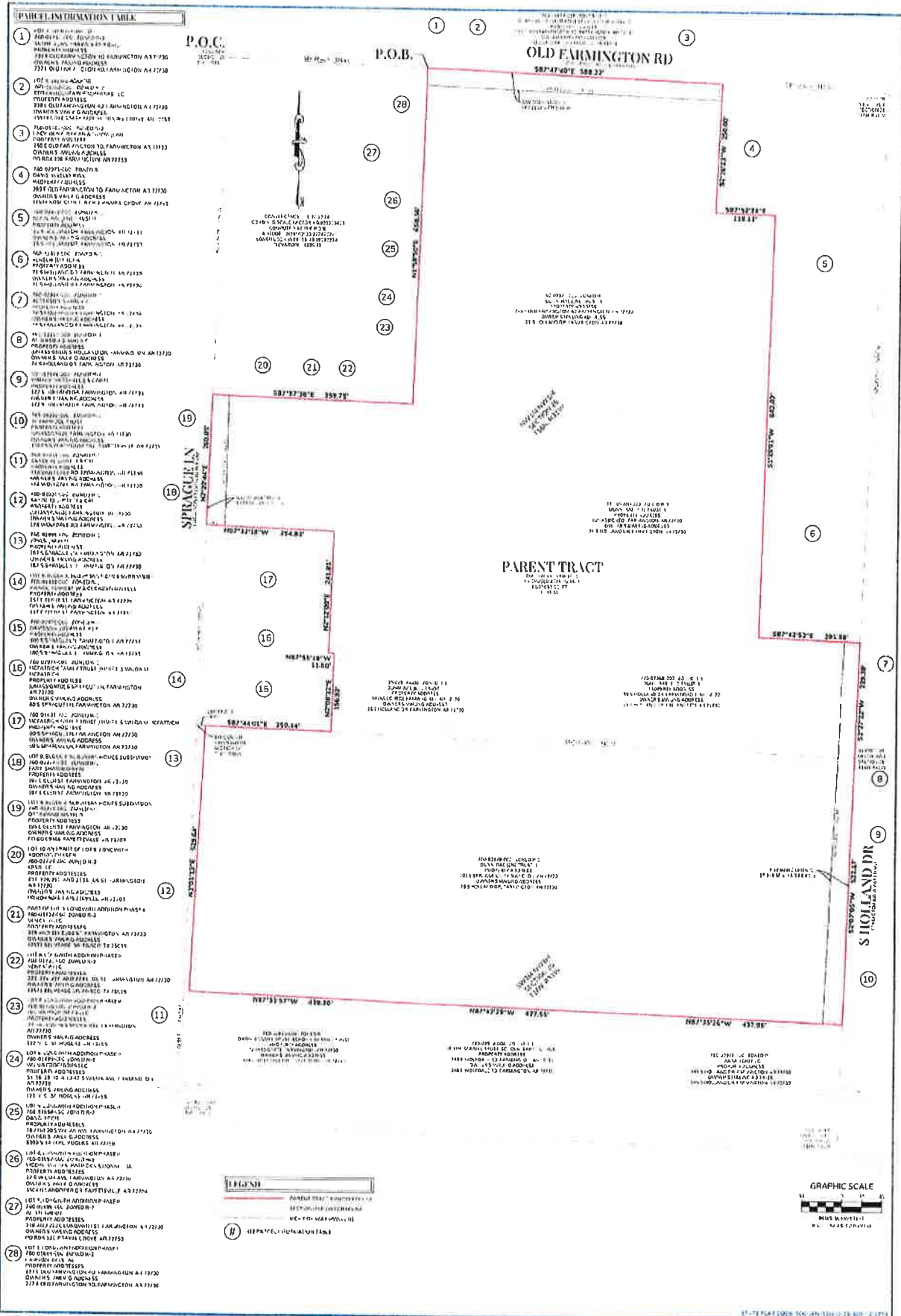
CITY OF FARMINGTON
WASHINGTON COUNTY, ARKANSAS

PARCELS: 760-0292, 000 760-02970-000
760-02970-000 AND 760-02970-000



P.O.C. (Point of Contact) information and other site-specific notes.

PUD SUBTRACT TABLE:
 1. PUD SUBTRACT TABLE
 2. PUD SUBTRACT TABLE
 3. PUD SUBTRACT TABLE
 4. PUD SUBTRACT TABLE
 5. PUD SUBTRACT TABLE
 6. PUD SUBTRACT TABLE
 7. PUD SUBTRACT TABLE
 8. PUD SUBTRACT TABLE
 9. PUD SUBTRACT TABLE
 10. PUD SUBTRACT TABLE



DRAWING NO
NWA-100-0406

SHEET NUMBER
2
OF 6

SCHUBER MITCHELL HOMES, LLC

**PUD SITE PLAN
DUNN SUBDIVISION**

PARCELS 6760-02974-000 760-02970-000
760-02974-000, 760-02968-000, AND 760-02975-000

CITY OF FARMINGTON
WASHINGTON COUNTY, ARKANSAS

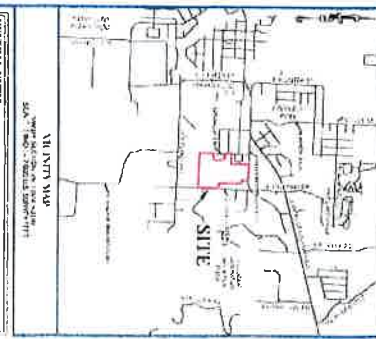
NO	REVISIONS	BY	DATE

DRAWING INFO	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
DATE	
BY	

3311 W VILLAGE PKWY
ROGERS, AR 72758
479 286 8181
WEAREOWN.COM

Engineering to build

ST-78 PLAN CODE: 000-149-1310-0-28-000-21774



PUD PRELIMINARY DEVELOPMENT PLAN REVIEW

SITE PLAN OF DUNN SUBDIVISION

CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS

CREATING LOTS 1-363 AND OUTLOTS A-R

PARENT TRACTS EXISTING PARCEL NUMBERS: 760-02971-000, 760-02970-000,
760-02974-000, 760-02968-000, AND 760-02976-000

TABLE OF CONTENTS

1. INTRODUCTION

2. PROJECT DESCRIPTION

3. REGULATORY FRAMEWORK

4. SITE ANALYSIS

5. DEVELOPMENT PLAN

6. CONCLUSIONS

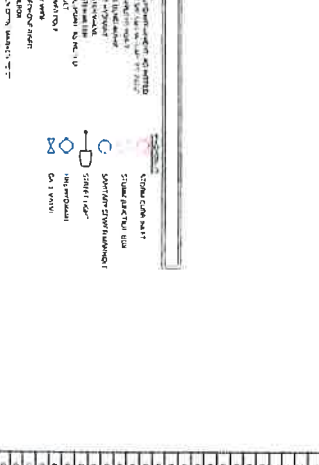
7. APPENDICES

1. INTRODUCTION

The purpose of this Preliminary Development Plan Review is to evaluate the proposed development plan for the Dunn Subdivision, Washington County, Arkansas. The plan includes the creation of 363 lots and Outlots A-R. The project is located on the east side of Military Road, south of the intersection with Dunn Road. The site is currently undeveloped and is zoned for residential use. The proposed development is consistent with the zoning regulations and the Comprehensive Zoning Ordinance of the City of Farmington. The plan includes a detailed site plan showing the layout of the lots, the location of the roads, and the proposed improvements. The plan also includes a description of the proposed development, including the number of lots, the size of the lots, and the proposed improvements. The plan is submitted for review and approval by the City of Farmington. The City of Farmington is the lead agency for the review and approval of the plan. The City of Farmington is responsible for ensuring that the plan complies with the zoning regulations and the Comprehensive Zoning Ordinance. The City of Farmington is also responsible for ensuring that the plan is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance. The City of Farmington is the lead agency for the review and approval of the plan. The City of Farmington is responsible for ensuring that the plan complies with the zoning regulations and the Comprehensive Zoning Ordinance. The City of Farmington is also responsible for ensuring that the plan is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance.

2. PROJECT DESCRIPTION

The project consists of the creation of 363 lots and Outlots A-R. The lots are located on the east side of Military Road, south of the intersection with Dunn Road. The lots are approximately 1/4 acre in size. The Outlots A-R are located on the east side of Military Road, south of the intersection with Dunn Road. The Outlots A-R are approximately 1/4 acre in size. The project is located on the east side of Military Road, south of the intersection with Dunn Road. The project is approximately 1/4 mile in length and 1/4 mile in width. The project is located on the east side of Military Road, south of the intersection with Dunn Road. The project is approximately 1/4 mile in length and 1/4 mile in width. The project is located on the east side of Military Road, south of the intersection with Dunn Road. The project is approximately 1/4 mile in length and 1/4 mile in width.



3. REGULATORY FRAMEWORK

The project is subject to the following regulatory framework:

- City of Farmington Comprehensive Zoning Ordinance
- Washington County Comprehensive Zoning Ordinance
- Arkansas Statewide Zoning Ordinance

APPROXIMATE AREA BY LOT/OUTLOT QUANTITIES

Lot/Outlot	Area (sq. ft.)	Area (acres)
1-363	150,000	3.43
A-R	10,000	0.23
Total	160,000	3.66

TABLE OF LOTS AND OUTLOTS

Lot/Outlot	Area (sq. ft.)	Area (acres)
1	1,000	0.023
2	1,000	0.023
...
363	1,000	0.023
A	1,000	0.023
B	1,000	0.023
...
R	1,000	0.023

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2023	Initial Issue
2	02/01/2023	City Review
3	02/15/2023	City Approval

DUNN SITE PLAN

SCHUBER MITCHELL HOMES, LLC

PARCELS: 760-02971-000, 760-02970-000, 760-02974-000, 760-02968-000, AND 760-02976-000

CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS

DRAWING INFO

PROJECT NO: NWA-100-0406

SHEET NO: 1 OF 6

DATE: 01/15/2023

OWN

Engineering Beyond

5311 W VILLAGE PKWY
ROGERS AR 72758
479.205.0181
WEAREOWN.COM

GENERAL NOTES

1. THE CITY OF FARMINGTON IS THE LEAD AGENCY FOR THE REVIEW AND APPROVAL OF THIS PLAN.
2. THE CITY OF FARMINGTON IS RESPONSIBLE FOR ENSURING THAT THE PLAN COMPLIES WITH THE ZONING REGULATIONS AND THE COMPREHENSIVE ZONING ORDINANCE.
3. THE CITY OF FARMINGTON IS ALSO RESPONSIBLE FOR ENSURING THAT THE PLAN IS CONSISTENT WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE COMPREHENSIVE ZONING ORDINANCE.
4. THE CITY OF FARMINGTON IS THE LEAD AGENCY FOR THE REVIEW AND APPROVAL OF THIS PLAN.
5. THE CITY OF FARMINGTON IS RESPONSIBLE FOR ENSURING THAT THE PLAN COMPLIES WITH THE ZONING REGULATIONS AND THE COMPREHENSIVE ZONING ORDINANCE.
6. THE CITY OF FARMINGTON IS ALSO RESPONSIBLE FOR ENSURING THAT THE PLAN IS CONSISTENT WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE COMPREHENSIVE ZONING ORDINANCE.

PLANNING

The City of Farmington is the lead agency for the review and approval of this plan. The City of Farmington is responsible for ensuring that the plan complies with the zoning regulations and the Comprehensive Zoning Ordinance. The City of Farmington is also responsible for ensuring that the plan is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance.

CONCLUSIONS

The proposed development plan for the Dunn Subdivision, Washington County, Arkansas, is consistent with the zoning regulations and the Comprehensive Zoning Ordinance of the City of Farmington. The plan includes a detailed site plan showing the layout of the lots, the location of the roads, and the proposed improvements. The plan also includes a description of the proposed development, including the number of lots, the size of the lots, and the proposed improvements. The plan is submitted for review and approval by the City of Farmington. The City of Farmington is the lead agency for the review and approval of the plan. The City of Farmington is responsible for ensuring that the plan complies with the zoning regulations and the Comprehensive Zoning Ordinance. The City of Farmington is also responsible for ensuring that the plan is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance.

APPENDICES

The plan includes the following appendices:

- Appendix A: Site Plan
- Appendix B: Description of Proposed Development
- Appendix C: Regulatory Framework

DRAWING NO
NWA-100-0406

SHEET NUMBER
1
OF 6

Informational Items



354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)
City Business Manager Report
September 2024
City Council Meeting

- Steven Standefer has 2 years with the City this month. Thank him all for his service!
- The Planning Commission will have a work session on Monday, September 16, 2024. The regular Planning Commission meeting is Monday, September 23, 2024.
- For the Creekside Trail project, we are working on acquisition. We have met with a few owners and are planning to meet with others. We should have appraisals soon so that we can begin negotiations in earnest. We are working through this hurdle.
- The Chamber's annual golf tournament will be held September 10, 2024. It will be an afternoon flight. Please mark your calendars and plan to attend.
- The Chamber has set a date for their annual meeting. It will be held October 10, 2024. More details will come at a later date.
- There is a new sheet in your financials. This represents what ArDot has reimbursed us, to date, regarding the Hwy 170 project. If anyone has questions, please let us know.
- The contractor began work on the pickleball courts last week. They seem to be making good progress. If you have questions about this project, please let Floyd know.

*"Do not follow where the path may lead.
Go instead where there is no path and leave a trail."
~Ralph Waldo Emerson*


WASHINGTON COUNTY DISTRICT COURT FARMINGTON DEPARTMENT MONTHLY DISTRIBUTION WORKSHEET AUGUST 2024

ADMIN OF JUSTICE FUND	Check 1	Dept. of Finance and Administration	Total for Check 1	\$ 2,139.40	Chk# 2289
	Check 2	General Fund	Total for Check 2	\$ 1,814.85	Chk# 2290
	Check 3	Washington County Treasurer (Act 1256)	Total for Check 3	\$ 1,532.75	Chk# 2291
Total Checks Admin of Justice					\$5,487.00

COURT COST & FINE	Check 4	Administration of Justice Fund				
		CCCR- Court Cost-Criminal	\$	966.00		
		CCDWI-Court Cost DWI	\$	545.00		
		CCTR- Court Cost-Traffic	\$	2,211.00		
		CCTRO- Court Cost-Traffic Ordinance	\$	1,430.00		
		CCFTPI - Court Cost Insurance	\$	335.00		
		Total for Check 4		Chk# 4060	\$5,487.00	
	Check 5	General Fund				
		FINE- Fines Collected	\$	6,633.69		
		WF - Warrant Fee	\$	315.00		
		FTPRFL-FTPR+60 Days Fines-Local	\$	425.00		
		NLIFL-No Liability Ins. Fines-Local	\$	1,156.00		
		MLGF-Mileage Fee				
		FTPIPFL- Failure to present Ins Proof 20% Local	\$	5.00		
	Total for Check 5		Chk# 4061	\$8,534.69		
Check 6	Court Automation Fund					
	CFEE-Local Court Automation	\$	1,055.00			
	Total for Check 6		Chk# 4062	\$1,055.00		
Check 7	Department of Finance & Administration					
	CFEES - State Court Automation Fee	\$	1,029.00			
	DGSAF - Drug Crime Special Assess Fee	\$	10.00			
	NIFS - New Installment Fee - State	\$	2,085.00			
	Total for Check 7		Chk# 4059	\$3,124.00		
Check 8	Arkansas State Treasury					
	FTPIPFS - Arkansas First Responder Fund 80%	\$	35.00			
	MVLF- Motor Vehicle Liability Fine	\$	45.00			
	Total for Check 8		Chk# 4063	\$80.00		
Check 9	Washington County Treasurer					
	JBAF - Jail Booking and Admin Fee	\$	80.33			
	CJF - County Jail Fee	\$	1,321.60			
	Total for Check 9		Chk# 4064	\$1,401.93		
Check 10	RF - Restitution Fee					
	Arvest Bank/Haley Phelan CR-22-659	\$	35.00			
	Total for Check 10		Chk# 4065	\$35.00		
Check 11	RF - Restitution Fee					
	Julian M. Cameron/Elijah Matthew Fisk CR-23-150	\$	35.00			
	Total for Check 11		Chk# 4066	\$35.00		
Check 12	RF - Restitution Fee					
	Ethan Lee Gazaway/Michael Paul Clark CR-19-1092	\$	10.00			
	Total for Check 12		Chk# 4067	\$10.00		
Check 13	RF - Restitution Fee					
	Jacob Christianson/Megan Haley OR-21-93	\$	200.00			
	Total for Check 13		Chk# 4068	\$200.00		
Check 14	RF - Restitution Fee					
	Clifton Wade Holcomb/Mason Womac CR-15-181	\$	45.00			
	Total for Check 14		Chk# 4069	\$45.00		

Monthly Total	\$20,007.62
Year to Date	\$241,372.41

Ernie Penn, Mayor _____ Date



 Kim Bentley, Chief Court Clerk

Graham Nations, District Judge _____ Date

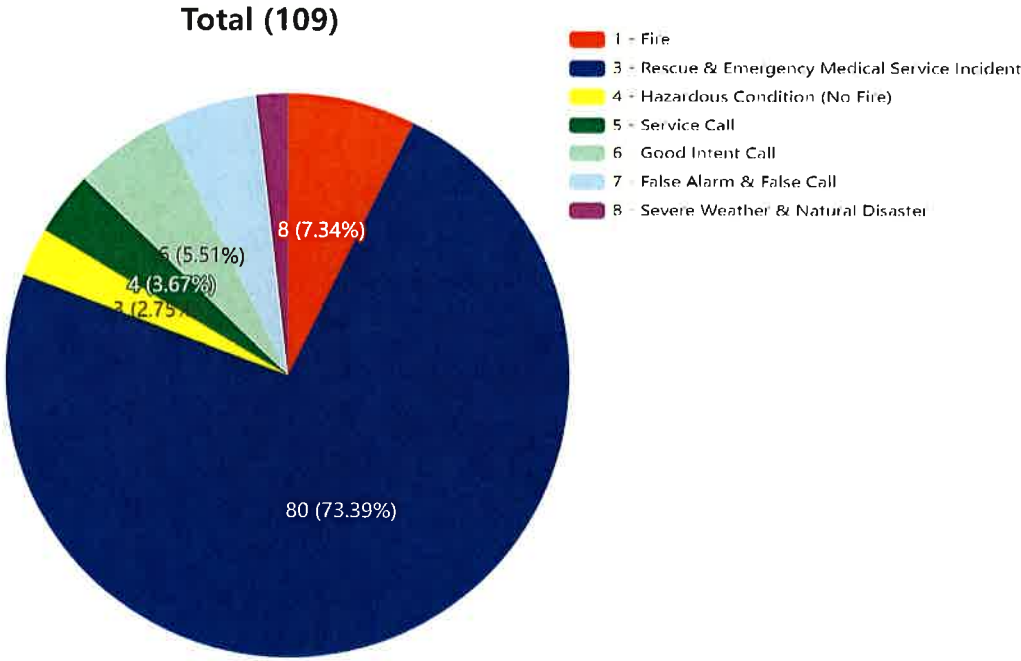
_____ Date

Fire Department



Sept. 2024 Monthly Report for the Mayor and City Council

Two personnel completed the Scott SCBA Technician course.
Three personnel completed the Arkansas Fire Academy Driver Operator Course.
Crews worked with Farmington Schools on football player injuries and treatment.



Fire Department



Farmington Police Dept.

Incidents Assigned by Officer and Month for 2024

9/3/2024 9:31:41 AM

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bertorello, James	1	3	0	1	6	0	1	4	0	0	0	0	16
Bocchino, Justin	1	1	4	3	2	1	2	1	0	0	0	0	15
Brotherton, James	9	10	4	8	7	3	5	6	0	0	0	0	52
Burnett, Nicholas	1	5	3	4	4	1	3	0	0	0	0	0	21
Cavin, James	1	0	3	3	0	1	2	0	0	0	0	0	10
Collins, Justin	2	2	3	1	1	0	0	1	0	0	0	0	10
Cooper, Jason	3	11	8	5	3	5	5	3	1	0	0	0	44
Dtf, Dtf	0	0	0	0	0	1	0	0	0	0	0	0	1
Edge, Logan	5	6	8	8	5	5	3	2	2	0	0	0	44
Howerton, Joshua	1	0	1	2	0	0	4	1	0	0	0	0	9
James, Jacob	2	2	5	4	5	3	7	5	0	0	0	0	33
Keenan, Nathan	1	8	4	5	0	0	4	1	0	0	0	0	23
Lisko, Jonathan	3	2	5	5	1	0	2	7	0	0	0	0	25

Copyright Relativity Inc.® - RPS(Relativity Public Safety)

9/3/2024 9:31:41 AM

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Long, Dustin	2	4	6	6	2	1	6	3	0	0	0	0	30
Mahone, Taron	0	1	0	1	1	0	1	4	1	0	0	0	9
Mcghee, Braxton	0	0	0	0	0	0	2	4	0	0	0	0	6
Standefer, Steven	0	3	1	0	1	0	0	2	0	0	0	0	7
Talley, Taylor	2	1	0	2	0	1	2	1	0	0	0	0	9
Thomas, Ryan	4	1	4	2	1	0	5	1	0	0	0	0	18
Virgin, Billie	11	14	11	7	4	0	0	0	0	0	0	0	47
Williamson, Brandon	3	3	7	4	8	0	0	0	0	0	0	0	25
Totals:	52	77	77	71	51	22	54	46	4	0	0	0	454

Farmington Police Dept.

Officer Incident Activity Statistics for 8/1/2024 to 8/31/2024

Name	Agency	Incident Reporting Officer			Incident Reports			Arrests						
		Felony	Misd.	Other	Total	Assists	Narratives	Approve	Review	Felony	Misd	DWI	Other	Total
Bertorello, James	FPD	0	4	0	4	0	4	0	0	0	4	0	0	4
Bocchino, Justin	FPD	2	3	0	5	0	6	0	0	2	3	0	0	5
Brotherton, James	FPD	0	6	2	8	0	9	0	45	0	6	0	0	6
Cavin, James	FPD	0	2	0	2	0	6	0	0	0	0	0	0	0
Collins, Justin	FPD	0	3	0	3	0	4	1	24	0	3	0	0	3
Cooper, Jason	FPD	1	1	0	2	0	3	0	0	2	1	0	0	3
Edge, Logan	FPD	1	8	0	9	0	10	0	0	1	4	1	1	6
Howerton, Joshua	FPD	0	1	0	1	0	1	0	0	0	1	0	0	1
James, Jacob	FPD	0	5	0	5	0	6	0	0	0	5	0	0	5
Keenan, Nathan	FPD	1	2	0	3	0	4	0	0	1	2	1	0	3
Lisko, Jonathan	FPD	0	9	0	9	0	9	0	0	0	8	0	0	8
Long, Dustin	FPD	1	6	0	7	0	10	0	0	0	3	0	0	3
Mahone, Taron	FPD	0	6	0	6	0	7	0	0	0	4	0	0	4
McGhee, Braxton	FPD	0	6	0	6	0	8	0	0	0	5	0	0	5
Standefer, Steven	FPD	0	2	0	2	0	2	0	0	0	2	0	0	2
Talley, Taylor	FPD	0	1	0	1	0	1	0	0	0	0	0	0	0
Thomas, Ryan	FPD	0	3	0	3	0	3	0	0	0	1	0	0	1
FPD	Sub Totals	6	68	2	76	0	93	1	69	6	52	2	1	59

All Agencies Total	6	68	2	76	0	93	1	69	6	52	2	1	59
---------------------------	---	----	---	----	---	----	---	----	---	----	---	---	----

	Citation	Warning	Warrant	Total
Bertorello - James	0	1	1	2
Bocchino - Justin	5	19	1	25
Burnett - Nicholas	1	1	0	2
Edge - Logan	23	40	1	64
Howerton - Joshuah	2	0	1	3
James - Jacob	8	4	0	12
Keenan - Nathan	5	3	1	9
Lisko - Jonathan	10	24	0	34
Long - Dustin	3	8	0	11
Mahone - Taron	19	6	1	26
McGhee - Braxton	6	31	0	37
Standefer - Steven	0	2	0	2
Thomas - Ryan	9	26	0	35
<u>Totals</u>	<u>91</u>	<u>165</u>	<u>6</u>	<u>262</u>
<u>Averages</u>	<u>7</u>	<u>12.69</u>	<u>0.46</u>	<u>20.15</u>

Farmington Police Dept.

Offenses for Month 8/2023 and 8/2024

9/3/2024 9:30:57 AM

	<u>2023</u>	<u>2024</u>
AGGRAVATED ASSAULT	0	3
ASSAULT ON FAMILY OR HOUSEHOLD MEMBER - 2ND DEGREE / RISK OF PHYSICAL INJUR	0	1
ASSAULT ON FAMILY OR HOUSEHOLD MEMBER - 3RD DEGREE / APPREHENSION OF IMMINE	2	1
BATTERY - 2ND DEGREE / INJURE POLICE, FIRE, CODE ENFORCE, CORRECTIONAL IN LINE OF DUTY	0	3
Breaking or Entering/Vehicle	1	0
BURGLARY, RESIDENTIAL	1	0
COMPUTER EXPLOITATION OF A CHILD 1ST DEGREE	1	0
CONTEMPT	23	18
CRIMINAL MISCHIEF - 1ST DEGREE PROPERTY OF ANOTHER VALUE \$500 OR LESS	0	2
CRIMINAL MISCHIEF - 2ND DEGREE / RECKLESSLY DESTROYS	0	2
CRIMINAL TRESPASS IN OR ON A VEHICLE OR STRUCTURE / PREMISES	0	1
DISORDERLY CONDUCT	0	2
DISORDERLY CONDUCT / UNREASONABLE OR EXCESSIVE BEHAVIOR	0	1
DOMESTIC BATTERING - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY	1	1
DRIVING ON SUSPENDED LICENSE	1	1
DWI (UNLAWFUL ACT)	0	1
DWI (UNLAWFUL ACT)	1	1
DWI - OPERATION OF VEHICLE DURING DWI LICENSE SUSPENSION OR REVOCATION	1	1
ENDANGER WELFARE OF MINOR-1ST DEGREE-RISK OF DEATH / PHYSICAL INJURY-DESERT UNDER 10	0	2
ENDANGERING THE WELFARE OF MINOR - 3RD DEGREE		

	<u>2023</u>	<u>2024</u>
Expired Tags	4	1
FAILURE TO APPEAR	1	1
FLEEING	29	28
FRAUDULENT USE OF A CREDIT CARD / CARD OR ACCOUNT NUMBER ARE FORGED	0	1
HARASSING COMMUNICATIONS / TELEPHONE, TELEGRAPH, MAIL, OR ANY WRITTEN FORM	0	1
Ignition Interlock Devices Violation	2	0
INDECENT EXPOSURE	0	1
Info Only	1	0
Leaving Scene of Accident/Property Damage	6	4
LOST AND FOUND	0	1
No Proof Insurance	0	2
OBSTRUCTING GOVERNMENTAL OPERATIONS / OBSTRUCTS, IMPAIRS, HINDERS, THE PER	0	1
OPEN ALCHOLIC CONTAINER	1	0
POSSESSING INSTRUMENTS OF CRIME	1	1
POSSESSION OF DRUG PARAPHERNALIA	2	0
POSSESSION OF DRUG PARAPHERNALIA - FELONY	0	1
POSSESSION OF FIREARM BY CERTAIN PERSONS	0	1
POSSESSION OF METH OR COCAINE LT 2GM	0	1
PUBLIC INTOXICATION / DRINKING IN PUBLIC	1	0
RAPE	1	2
RESISTING ARREST - REFUSAL TO SUBMIT TO ARREST / ACTIVE OR PASSIVE REFUSAL	1	0
Run Stop Sign	0	1
RUNAWAY	0	1

	<u>2023</u>	<u>2024</u>
SEXUAL ASSAULT - 2ND DEGREE	1	2
SEXUAL INDECENCY WITH A CHILD	0	2
TERRORISTIC THREATENING	1	0
TERRORISTIC THREATENING/2nd Degree	1	0
THEFT \$1,000 OR LESS - FROM BUILDING	1	0
THEFT \$1,000 OR LESS - FROM VEHICLE	1	1
THEFT BY DECEPTION	2	0
THEFT BY RECEIVING \$1,000 OR LESS	0	1
THEFT OF PROPERTY / ALL OTHER	1	0
THEFT OF VEHICLE VALUED AT LESS THAN \$25,000 BUT GREATER THAN \$5,000	1	0
VIOLATION OF A PROTECTION ORDER- MISDEMEANOR	1	0
VIOLATION OF IMPLIED CONSENT	1	0
	0	1
Totals:	93	97

08/01/2024 - 08/31/2024

Permit #	Permit Date	Site Address	Permit Type	Description of Work	Square Foot	Contractor	Material & Labor	Total Fees
8644	8/27/2024	204 Yona	Mechanical	HVAC for new house	1,945	Anderson Air	8,709	\$55.00
8643	8/27/2024	294 Anser	Mechanical	HVAC for new house	1,945	Anderson Air	8,709	\$55.00
8642	8/27/2024	305 Anser	Mechanical	HVAC for new house	1,945	Anderson Air	10,375	\$65.00
8641	8/27/2024	187 Yona	Mechanical	HVAC for new house	1,945	Anderson Air	10,375	\$65.00
8640	8/27/2024	558 Branta	Mechanical	HVAC for new house	1,945	Anderson Air	9,550	\$60.00
8639	8/27/2024	546 Branta	Mechanical	HVAC for new house	1,945	Anderson Air	9,550	\$60.00
8638	8/27/2024	11200 Spring Mountain	Electric	Electric for new pool house	988	Anderson Electric	5,500	\$40.00
8637	8/27/2024	168 Adler	Mechanical	HVAC for new house	2,815	Poole's Refrigeration	10,500	\$65.00
8636	8/27/2024	156 Adler	Mechanical	HVAC for new house	2,815	Poole's Refrigeration	9,500	\$60.00
8635	8/27/2024	191 Sheep Dog	Mechanical	HVAC for new house	2,815	Poole's Refrigeration	9,500	\$60.00
8634	8/27/2024	215 Sheep Dog	Mechanical	HVAC for new house	2,815	Poole's Refrigeration	9,500	\$60.00
8633	8/27/2024	227 Sheep Dog	Mechanical	HVAC for new house	2,815	Poole's Refrigeration	9,500	\$60.00
8632	8/27/2024	169 Adler	Plumbing/Gas	Plumbing for new house	2,850	Jason Humphrey Plumbing	10,000	\$60.00
8631	8/27/2024	177 Adler	Plumbing/Gas	Plumbing for new house	2,850	Jason Humphrey Plumbing	10,000	\$60.00

8630	8/27/2024	133 Adler	Plumbing/Gas	Plumbing for new house	2,850	Jason Humphrey Plumbing	10,000	\$60.00
8629	8/27/2024	145 Adler	Plumbing/Gas	Plumbing for new house	2,850	Jason Humphrey Plumbing	10,000	\$60.00
8628	8/27/2024	157 Adler	Plumbing/Gas	Plumbing for new house	2,850	Jason Humphrey Plumbing	10,000	\$60.00
8625	8/27/2024	180 Adler	Plumbing/Gas	Plumbing for new house	2,850	Jason Humphrey Plumbing	10,000	\$60.00
8624	8/26/2024	12382 Hwy 62	Mechanical	Mechanical for remodel	3,600	Adonai Air	7,000	\$45.00
8623	8/26/2024	12382 Hwy 62	Electric	Electrical for remodel	3,600	Burl Smith Electric	20,000	\$110.00
8622	8/23/2024	177 Pits	Electric	Electric for new house	2,850	Cody Riddle Electric	10,000	\$60.00
8621	8/23/2024	133 Adler	Electric	Electric for new house	2,850	Cody Riddle Electric	10,000	\$60.00
8620	8/23/2024	145 Adler	Electric	Electric for new house	2,850	Cody Riddle Electric	10,000	\$60.00
8619	8/23/2024	157 Adler	Electric	Electric for new house	2,850	Cody Riddle Electric	10,000	\$60.00
8618	8/23/2024	169 Adler	Electric	Electric for new house	2,850	Cody Riddle Electric	10,000	\$60.00
8617	8/23/2024	180 Adler	Electric	Electric for new house	2,850	Cody Riddle Electric	10,000	\$60.00
8616	8/22/2024	401 S Hunter	Mechanical	HVAC change out	0	Airco Services	11,000	\$65.00
8615	8/22/2024	695 Rheas Mill	Mechanical	HVAC change out	0	Paschal	17,000	\$95.00
8614	8/22/2024	257 Sundown	Mechanical	HVAC change out	0	Paschal	18,000	\$100.00
8613	8/21/2024	321 Otoe	Plumbing/Gas	RPZ	2,429	Edge Plumbing	300	\$20.00

8612	8/20/2024	994 Woodbridge	Electric	Electric for new house	3,319	Kimbel Mechanical	10,000	\$60.00
8611	8/20/2024	994 Woodbridge	Mechanical	Mechanical for new house	3,319	Kimbel Mechanical	10,000	\$60.00
8610	8/20/2024	994 Woodbridge	Plumbing/Gas	Plumbing for new house	3,319	Kimbel Mechanical	15,000	\$85.00
8609	8/20/2024	355 Southwinds	Building	Changing kitchen to commercial kitchen	0	McBurnett Construction	50,000	\$260.00
8608	8/20/2024	855 Hillcrest	Electric	Electric for new house	3,319	Kimbel Mechanical	10,000	\$60.00
8607	8/20/2024	180 Adler	Building	New House	2,850	Vision	478,000	\$1,594.00
8606	8/15/2024	855 Hillcrest	Mechanical	Mechanical for new house	3,319	Kimbel Mechanical	10,000	\$60.00
8605	8/15/2024	855 Hillcrest	Plumbing/Gas	Plumbing for new house	3,319	Kimbel Mechanical	15,000	\$85.00
8604	8/15/2024	419 Snow Bend	Electric	Electric for new house	2,077	Fast Electric	5,000	\$35.00
8603	8/15/2024	157 Adler	Building	New House	2,459	Vision	412,000	\$1,396.00
8602	8/15/2024	455 Orchard Creek	Pool	New Pool	3,121	Burton Holdings	70,000	\$340.00
8601	8/15/2024	157 Angus	Plumbing/Gas	Plumbing for remodel	0	Rhodes Plumbing	9,500	\$60.00
8600	8/15/2024	133 Adler	Building	New House	2,342	Vision	392,000	\$1,336.00
8599	8/15/2024	145 Adler	Building	New House	2,815	Vision	472,000	\$1,576.00
8598	8/15/2024	169 Adler	Building	New House	2,950	Vision	494,000	\$1,642.00
8597	8/15/2024	75 Watson	Plumbing/Gas	Plumbing for new house	3,099	Jason Humphrey Plumbing	10,000	\$60.00
8596	8/12/2024	496 N Double Springs	Mechanical	HVAC change out	0	Airco	14,000	\$80.00
8595	8/12/2024	2262 Overlook Way	Building	New House	2,692	Schuber Mitchell Homes	451,000	\$1,513.00

8594	8/12/2024	2278 Overlook Way	Building	New House	3,507	Schuber Mitchell Homes	587,000	\$1,774.00
8593	8/9/2024	10815 Blue Sky	Mechanical	Replace AC and coil	0	Franklin Heating and Air	7,081	\$50.00
8592	8/9/2024	617 Cactus Wren	Plumbing/Gas	Plumbing for new house	5,215	Exocon	6,000	\$40.00
8591	8/9/2024	603 Cactus Wren	Plumbing/Gas	Plumbing for new house	5,215	Exocon	42,000	\$220.00
8590	8/9/2024	617 Cactus Wren	Electric	Electric for new housw	5,215	Big Red Electric	35,000	\$185.00
8589	8/9/2024	603 Cactus Wren	Electric	Electric for new housw	5,215	Big Red electric	8,000	\$50.00
8588	8/8/2024	320 W Main	Sign	Sign for Dominos	49	Signararma	9,055	\$49.00
8587	8/8/2024	396 Yona	Mechanical	HVAC for new house	1,967	Anderson Air	9,528	\$60.00
8586	8/8/2024	324 Yona	Mechanical	HVAC for new house	1,967	Anderson Air	8,709	\$55.00
8585	8/8/2024	352 Gaggale	Mechanical	HVAC for new house	1,967	Anderson Air	8,890	\$55.00
8584	8/8/2024	384 Yona	Mechanical	HVAC for new house	1,967	Anderson Air	9,550	\$60.00
8583	8/8/2024	300 Yona	Mechanical	HVAC for new house	1,967	Anderson Air	9,550	\$60.00
8582	8/8/2024	379 Yona	Mechanical	HVAC for new house	1,967	Anderson Air	9,550	\$60.00
8581	8/8/2024	400 Gaggale	Mechanical	HVAC for new house	1,967	Anderson Air	9,550	\$60.00
8580	8/8/2024	412 Gaggale	Mechanical	HVAC for new house	1,967	Anderson Air	10,375	\$65.00
8579	8/8/2024	312 Yona	Mechanical	HVAC for new house	1,967	Anderson Air	8,709	\$55.00
8578	8/8/2024	216 Yona	Electric	Electric for new house	2,077	Fast electric	5,000	\$35.00

8577	8/8/2024	120 Yona	Electric	Electric for new house	2,077	Fast electric	5,000	\$35.00
8576	8/8/2024	617 Cactus Wren	Building	New House	1,092	Southern Blue Builders	183,000	\$709.00
8574	8/7/2024	128 Southwinds	Sign	Sign for business	12	N/A	50	\$12.00
8573	8/7/2024	847 Hillcrest	Plumbing/Gas	Plumbing for new house	3,367	Kimbell Mechanical	15,000	\$85.00
8572	8/7/2024	847 Hillcrest	Electric	Electric for new house	3,367	Kimbell Mechanical	10,000	\$60.00
8571	8/7/2024	847 Hillcrest	Mechanical	Hvac for new house	3,367	Kimbell Mechanical	10,000	\$60.00
8570	8/6/2024	422 Kay	Mechanical	HVAC change out	0	Bud Anderson	17,608	\$100.00
8569	8/6/2024	278 Greenfield	Plumbing/Gas	Replace water line	0	Masters of Disaster	3,800	\$30.00
8568	8/6/2024	512 W Main	Sign	Sign for Brand New Church	365	Sign Planet	15,000	\$365.00
8567	8/5/2024	231 Lossing	Building	New Communication Tower	0	Heartland Contracting Services	95,000	\$487.50
8566	8/5/2024	301 Elkins	Electric	Electric for garage	0	Sheldon Jones Electric	10,000	\$60.00
8565	8/5/2024	75 Watson	Electric	Electric for new house	3,099	Cody Riddle Electric	9,500	\$60.00
8564	8/2/2024	19 W Main	Sign	New wall sign	15	Sign studio	1,000	\$15.00
8563	8/1/2024	187 Yona	Electric	Electric for new house	2,537	Fast Electric	5,000	\$35.00
8562	8/1/2024	177 Pitts	Building	New House	3,007	Vision	505,000	\$1,610.00
8561	8/1/2024	75 Watson	Building	New House	3,099	Vision	519,000	\$1,638.00
8560	8/1/2024	603 Cactus Wren	Building	New House	5,215	Southern Blue Builders	874,000	\$2,348.00
								\$22,804.50

Total Records: 82

9/3/2024

Library

Circulation and Patron Services

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Total Check Outs	4,698	5,155	5,351	5,214	5,133	6,321	6,641	5,216				
YTD Check Outs	4,698	9,853	15,204	20,418	25,551	31,872	38,513	43,729				
Total Check In	2,743	2,725	2,859	2,924	2,927	3,354	4,115	3,089				
YTD Check In	2,743	5,468	8,327	11,251	14,178	17,532	21,647	24,736				
Holds Satisfied	547	469	503	422	493	382	448	513				
YTD Hold Satisfied	547	1,016	1,519	1,941	2,434	2,816	3,264	3,777				
PAC Logins	470	426	435	357	487	390	419	474				
YTD PAC Logins	470	896	1,331	1,688	2,175	2,565	2,984	3,458				
New Cardholders	45	47	47	49	49	63	59	39				
YTD New Cardholders	45	92	139	188	237	300	359	398				
eMedia Circulation	613	596	503	576	597	656	671	629				
YTD eMedia Circulation	613	1,209	1,712	2,288	2,885	3,541	4,212	4,841				
2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Total Check Outs	4,478	4,411	4,973	4,498	4,673	5,089	5,840	5,053	5,060	5,814	4,979	4,326
YTD Check Outs	4,478	8,889	13,862	18,360	23,033	28,122	33,962	39,015	44,075	49,889	54,868	59,194
Total Check In	2,091	2,480	2,743	2,408	2,808	2,779	3,268	2,921	2,702	3,113	2,672	2,406
YTD Check In	2,091	4,571	7,314	9,722	12,530	15,309	18,577	21,498	24,200	27,313	29,985	32,391
Holds Satisfied	454	429	527	432	488	399	399	475	433	433	441	375
YTD Hold Satisfied	454	883	1,410	1,842	2,330	2,729	3,128	3,603	4,036	4,469	4,910	5,285
PAC Logins	481	391	425	433	468	529	550	500	407	383	399	332
YTD PAC Logins	481	872	1,297	1,730	2,198	2,727	3,277	3,777	4,184	4,567	4,966	5,298
New Cardholders	34	37	51	31	32	68	51	40	68	57	37	31
YTD New Cardholders	34	71	122	153	185	253	304	344	412	469	506	537
eMedia Circulation	411	355	409	340	383	434	446	471	494	469	473	506
YTD eMedia Circulation	411	766	1,175	1,515	1,898	2,332	2,778	3,249	3,743	4,212	4,685	5,191

Library

Computer Use

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2024												
Early Literacy Station Users	102	107	128	129	136	164	156	114				
YTD Early Literacy Station Users	102	209	337	466	602	766	922	1,036				
Users	153	164	155	145	132	111	175	162				
YTD Users	153	317	472	617	749	860	1,035	1,197				
2023												
Early Literacy Station Users	130	157	187	172	127	207	168	116	163	129	130	113
YTD Early Literacy Station Users	130	287	474	646	773	980	1,148	1,264	1,427	1,556	1,686	1,799
Users	146	148	196	158	158	139	139	143	133	119	161	128
YTD Users	146	294	490	648	806	945	1,084	1,227	1,360	1,479	1,640	1,768

Library

Miscellaneous Services

2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Color Print Services	5	22	10	15	43	30	3	48				
YTD Color Print Services	5	27	37	52	95	125	128	176				
Copy/Print Services	1,036	1,479	1,775	2,114	1,206	1,122	1,292	1,651				
YTD Copy/Print Services	1,036	2,515	4,290	6,404	7,610	8,732	10,024	11,675				
Fax Services	57	60	49	97	38	64	62	81				
YTD Fax Services	57	117	166	263	301	365	427	508				
Notary Services	0	0	0	0	0	0	0	0				
YTD Notary Services	0	0	0	0	0	0	0	0				
Reference Transactions	158	227	299	155	187	89	285	364				
YTD Reference Transactions	158	385	684	839	1,026	1,115	1,400	1,764				
Scanning Services	211	24	253	128	96	155	110	161				
YTD Scanning Services	211	235	488	616	712	867	977	1,138				
Staff Supervised Volunteer Hours	12	25	20	15	23	22	15	23				
YTD Staff Supervised Volunteer Hour	12	37	57	72	95	117	132	155				
2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Color Print Services	58	53	78	13	104	155	65	85	46	46	26	26
YTD Color Print Services	58	111	189	202	306	461	526	611	657	703	729	755
Copy/Print Services	1,697	1,760	1,892	2,166	1,426	1,399	1,195	1,271	1,482	1,489	1,249	1,131
YTD Copy/Print Services	1,697	3,457	5,349	7,515	8,941	10,340	11,535	12,806	14,288	15,777	17,026	18,157
Fax Services	40	41	79	64	26	66	36	32	105	37	132	33
YTD Fax Services	40	81	160	224	250	316	352	384	489	526	658	691
Notary Services	13	11	18	17	7	20	0	0	0	0	0	0
YTD Notary Services	13	24	42	59	66	86	86	86	86	86	86	86
Reference Transactions	233	247	288	211	143	170	145	217	532	304	363	246
YTD Reference Transactions	233	480	768	979	1,122	1,292	1,437	1,654	2,186	2,490	2,853	3,099
Scanning Services	36	101	139	58	43	570	226	78	72	94	39	426
YTD Scanning Services	36	137	276	334	377	947	1,173	1,251	1,323	1,417	1,456	1,882
Staff Supervised Volunteer Hours	16	24	13	9	25	36	21	24	23	36	25	13
YTD Staff Supervised Volunteer Hour	16	40	53	62	87	123	144	168	191	227	252	265

Library

Programs and Meetings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2024												
Book Clubs	12	17	20	15	22	80	55	19				
Community Story Time	33	87	69	74	56	74	81					
Kid's Corner	41	115	52	94	98							
Meeting Room Use	132	82	110	93	251	37	35	43				
Movie Showing		1	24	2	1	19	18	3				
Outreach			45			144						
Study Room Use	59	69	72	85	72	53	65	40				
Summer Reading Special Events						188	339					
Technology Instruction Session		1		2	12	3	6	2				
Teen Programs	2	15		5								
Tween Time	27	87	39	48	49	7	6					
Total Monthly Program Attendance	172	362	242	291	453	375	506	29				
Number of General Interest Programs	1	2	5	3	3	8	4	3				
Number of Juvenile Programs	7	13	13	12	13	16	18					
Number of Young Adult Programs	1	4	1	2		2	2					
Number of Adult Programs	2	2	2	3	4	2	2	2				
Number of Non-library Meeting Room Events	11	11	5	5	9	3	2	6				

Library

Daily Visitors

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2024												
Visits	1,584	2,053	1,860	2,337	2,298	2,348	2,744	1,831				
YTD Visits	1,584	3,637	5,497	7,834	10,132	12,480	15,224	17,055				
2023												
Visits	1,441	1,670	2,102	1,982	1,887	2,375	2,245	1,764	1,817	2,135	1,574	1,942
YTD Visits	1,441	3,111	5,213	7,195	9,082	11,457	13,702	15,466	17,283	19,418	20,992	22,934

Planning Commission Minutes
July 22, 2024, at 6 PM

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

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

ABSENT –

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant

Chairman Robert Mann stated that agenda item 1B. **Rezoning – From A-1 to MF-2, Property owned by MRS Enterprises, LLC. Location –229 N. Broyles St., Presented by Engineering Services** has been removed from tonight’s agenda.

2. **Approval of Minutes:** The June 24, 2024, minutes were unanimously approved as written.

3. **Comments from Citizens:**

Phyllis Young - 546 Goose Creek wanted to let those who were in attendance know the background of what was happening to her property. She stated that since December 17, 2021, her property floods almost every time it rains. The City of Farmington has a storm water drainage manual that they are supposed to go by stating that they cannot build a detention pond upstream from where it is going to cause erosion. The subdivision that is being built is causing major erosion to her land and she can’t get anyone to do anything about it. Ms. Young said, “she has asked repeatedly for the commissioners to come look at her property, but no one has”. Mr. Mann told her before they ever started building that the contractors could not cause more runoff on her property, and it has caused more runoff and destroying her land. Ms. Young asked the commissioners to think about the Bella Vista article that came out this week talking about a developer that built a house outside of the area it was supposed to and presented it to the City of Bella Vista, the city is letting them finish the houses that they have approved but banning the developer for three years. Ms. Young said, “why do we need a court for something that we already have rules”.

City Attorney Jay Moore stated that for those who were in attendance that didn’t know the city is no longer involved in the lawsuit with Ms. Young, but the city engineer is and that is why we are not speaking to Ms. Young about it and why we are not going out to her place and that is why we are letting it play out in court.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Unfinished Business

1A. Rezoning – From R-1 & R-2 to R-3, Property owned by DRP Holdings. Location –North side of Wilson Street, Presented by Jorgensen & Associates

No one from Jorgensen & Associates showed up. City Attorney Jay Moore said to move it to the end of the meeting to give them time to show up.

Public Hearings

2B. Rezoning – From A-1 to MF-2, Property owned by MRS Enterprises, LLC. Location –229 N. Broyles St., Presented by Engineering Services

This item has been removed from the agenda.

3B. Rezoning – From R-1 to PUD, Property owned by Schuber Mitchell Homes, Location –275 E. Old Farmington Rd., Presented by Schuber Mitchell Homes.

Tyler Merriott, Schuber Mitchell Homes; Mr. Merriott handed out a brochure to the Planning Commission. Schuber Mitchell Homes is requesting a PUD for the Dunn property at S. Holland Dr. and Old Farmington Rd. Mr. Merriott gave a presentation with information about the Silo Trails community.

Mr. Merriott introduced Laura Beckelman with Robson Properties, a management group who will manage the HOA with Silo Trails Community. Chairman Robert Mann stated to the Commissioners this is about rezoning, we are not deciding on a PUD tonight. City Business Manager, Melissa McCarville said yes you are deciding tonight, Schubert Mitchell Homes must meet all the criteria they are suggesting. The Preliminary Plat will be questions about the infrastructure, tonight you are discussing the rezoning, setbacks and these types of questions.

Laura Beckelman, Robson Properties Management; Ms. Beckelman stated that Robson Properties will manage the Silo Trails Community HOA and will help in the early stages of development. Ms. Beckelman stated that it is Robson's job as a managing agency to inspect the property and uphold all the convenance of the property.

Judy Horne asked where their property management office for NWA was located. Ms. Beckelman stated that they currently have just started partnering with Schuber Mitchell and as of now they are in Tulsa but plan on expanding to Missouri, Oklahoma and Arkansas.

Josh Oathout, OWN Engineering, Mr. Oathout stated that they have contracted with CJW to perform a traffic assessment on 363 units. They wanted to understand the potential impact on the roadway six intersections and four of the intersections are proposed connections, Sprague Lane, Old Farmington Road and Holland Drive. The Traffic team went out between the hours of 7am-9am and 4pm-6pm to obtain counts and analyze peak time traffic flow. A study for level of service from A (being the best) to F, this would tell if turn lane improvements were needed. The study showed that all these intersections behave and operate at a level of service A. No traffic concern at these intersections and no turning lane needed. Gerry Harris asked when this study was conducted, and Mr. Oathout answered February 2024. Mr. Oathout stated that the study did find that improvements were needed at Old Farmington Road and recommended widening the road and making those improvements with curb and gutter. They will be widening Holland Drive with curb and gutter. Norm Toering asked how many cars will be going in and out of the development, Mr. Oathout answered approximately 2,716 trip events, 1100 leaving the community and 1100 returning.

Tyler Merriott stated 42% of citizens in Farmington make less than \$75,000, as of June 14, zero homes were available in Farmington under \$250,000. Medium rent is \$1650 a month, and in Silo Trails the mortgage rate will be \$1575. Schuber Mitchell wants to provide affordable luxury housing that residents can afford. Gerry Harris said "\$1575 a month for mortgage, plus \$75 for yard maintenance, and \$200 a month for HOA dues". She went on to say that she went to Centerton to see the

development Schuber Mitchell has that is comparable to Silo Trails and there were no play structures for kids, no fence around the detention pond, and no place to park. There is a sidewalk out the backdoor and there is no place to put a grill to BBQ. Gerry Harris went on to say that she is afraid this is going to become college housing, or rentals or Airbnb's. She said that she spoke with a lady that owned an Airbnb but personally wouldn't live there. We understand affordable housing but not this dense of housing here in Farmington.

Chad Ball said we don't see the sidewalks that you said would be in the front of the houses, but we see every vehicle at the curb, will the sidewalk be obstructed? Mr. Merriott answered not every home will have a front sidewalk, majority of the homes will have a backdoor sidewalk. Chad Ball stated our Land Use Plan has this as an R-1, 10,000 square foot lot, this is less than 2,000 square foot lots and the current zoning is R-1. The future of Farmington as we look at the Land Use Plan zoning and does it fit the high density 8.77 acre and this is why I can't support this, with the high density.

Norm Toering said with parking spaces at each additional home that would make 263 additional spaces and that is not counting the two spaces at the pads, is that what you are proposing? Mr. Merriott said they will be strategically placed throughout the community. Kit Akard with OWN said there will be 249 additional parking spaces.

Keith Macedo asked City Engineer, Chris Brackett about the traffic study and Chris said that he reviewed it and agreed with their finding.

Chairman Robert Mann asked if the city had any questions. City Attorney, Jay Moore said to the commissioners to ask questions about rezoning, does it fit with the Land Use Plan and is it stair stepping from C-2 to R-1.

Keith Macedo asked Fire Chief, Bill Hellard how he felt about the 20-foot roads. Bill Hellard answered there will be no public parking on either side of the streets and asked if the property management would be the ones handling that or will it become a police matter and if no parking the width was fine.

Comments from Citizens:

Jill Toering, 306 Claybrook Drive; Went and saw the development in Centerton and it did not seem family friendly. The sidewalk is 2 feet in front of the house, someone had a BBQ grill right next to their house. Where will the children put their bikes, scooters and other toys. The inside of the house was wonderful.

Phyllis Young, 546 Goose Creek; I would not want my car parked down the road and away from my house. I agree with Gerry Harris, I believe it will turn into a college town.

Stephanie Ouyoumjian, 92 Wesley Stevens; My daughter found the community in Centerton, and we (parents) advised against it for the same reason the commission is against it. It won't appeal to everyone but will appeal to some, ultimately ask the builder to build more space.

Wesley Davis, 289 Old Farmington Road; Will they widen the whole road or just the part of the road, this is my biggest concern.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Chairman Robert Mann said if the commission votes no, Schuber Mitchell is done for a year. City Business Manager Melissa McCarville said that Schuber Mitchell could appeal to the City Council. Chairman Mann told Mr. Merriott that if they wanted to rework the plan and table it.

Bobby Wilson made a motion to table until the Aug. 26th meeting. Keith Macedo seconded the motion. Passed 6-1 Judy Horne voting no.

2D. Conditional Use Permit – Telecommunications Tower, Property owned by J-Z Farmington, LLC. Location –231 Lossing Street, Presented by Greg Farris

Greg Farris, SCI Wireless and Tillman Infrastructure, Mr. Farris stated that the conditional use permit went before the commission a couple of years ago. We originally asked for a monopole, but the commission said no you can only do what the code allows, internal mounted pole tree or a stealth application and doing this as a monopole tree was approved by the commission. We went through the process with the FCC, we always get local approval first then approval from the FAA, the SEC, in doing so it exceeded the time limit and now we are back asking for Conditional Use Permit to build communications tower.

Chairman Robert Mann said for the record the reason they are back is because the FCC held them up. Mr. Farris went on to say that it is a very wooded piece of property, and they would build an access road from the city road on the far west side up against the school's property. The nearest residents are 195 feet to the north and the rest of the residential property is a significant distance away. The conditional use permit meets code 100 percent with regulations that we have. Mr. Farris said that he wanted to remind the commission according to FCC regulations that if they demonstrate that they have a need for the cell tower the commission must have an overriding reason for us to not be approved. We have met your code and provided propagation maps that we have that need.

City Business Manager Melissa McCarville mentioned she gave a copy of the minutes from the Dec. 2021 meeting where it was approved to the commissioners. City Attorney Jay Moore stated that it meets all requirements of our ordinance. Chad Ball asked why we need a conditional use permit; Melissa McCarville answered every tower has to have a conditional use permit.

Mr. Farris was asked if he had seen the memo and he had not, City Engineer Chris Brackett said it was the same memo as before. Mr. Brackett read the memo:

The Conditional Use Permit for the SCI Wireless Telecommunications Tower has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments.

1. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
2. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (3) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
3. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Gerry Harris asked how high the cell tower will be above the tree line? Mr. Farris answered 40 feet.

Comments from Citizens:

Guy Von Bergen, 11512 Giles Road, asked if the tower fell, would it be 150 feet from the easement on his house.

Dustin Gamble, 25 Tolman Tree, the tower looks like it is going to be 40 feet above the tree line, what will that look like in the winter. Asked if there would be some kind of confirmation that the tower will go where they are saying it is going to go. He went on to say that when the tower gets built there will be people who will want to go and explore the area, and his biggest concern is why do we need two towers across the street from each other.

Jennie Mills, 68 St. John Place, I am the person who will be looking at this cell tower and is an eye sore inside of Farmington. Ms. Mills said she doesn't like that it will be close to schools with radio frequency radiation. She said her property value will decrease because of the tower. Ms. Mills asked where the access point would be off MLK and in order to build the fence to go around the tower a lot of trees would have to be knocked down. Ms. Mills stated that her neighbor Mr. Hauenstein, an adjacent property owner could not be at the meeting sent Melissa McCarville a letter saying he disapproved of the tower.

Sara Gamble, 25 Tolman Tree, asked about the lighting on the tower, will it have red, white lights, said that is something to think about with it being in her backyard.

Mr. Farris answered the questions that were asked by the citizens.

- The fall zone is 70 feet and towers don't fall from the bottom.
- There was nothing he could do about that, said the tower must be above the tree line so the signal could get through.
- The plans confirm the tower will be where the commission approves the exact location.
- The FAA determines if the area needs to be lit. If under 200 feet it requires no lighting. We plan on having security lighting and it will be motion censored inside the compound.

Chairman Mann asked about the security area and how they will keep people from getting in. City Attorney Jay Moore asked Building Inspector Rick Bramall if the city allows barbed wire on fence tops, Rick Bramall said usually there is a chain link fence with wire on top. Mr. Farris said it would be an eight-foot-tall wood fence with three string barbed wire at the top. There will be no cameras. There will be an access point off Lossing, and the dead end the access road will be built.

Chairman Mann asked City Attorney Moore to refresh the commissioner's memory about where state law, federal law, SEC law and our ordinances where they bump into each other. Mr. Moore said that when Steve Tennant (previous City Attorney) drafted the most recent cell tower ordinance he covered everything in conflict with SEC and brought it up to date two years ago. Everything at this point is up to date and meets our qualifications.

City Business Manager, Melissa McCarville received a phone call from Alan Hauenstein, he is adjacent property owner and is against it.

Keith Macedo made a motion to add light shield to the perimeter to the security fence Chad Ball seconded the motion. upon roll call vote, passed unanimously.

Chairman Mann called for question to approve the Conditional Use Permit, subject to City Attorney Brackett's memo and subject to the telecommunications tower agrees to shield its lighting and stay within the perimeter of fence and upon roll call vote, the CUP passed unanimously.

1A. Rezoning – From R-1 & R-2 to R-3, Property owned by DRP Holdings. Location –North side of Wilson Street, Presented by Jorgensen & Associates

City Business Manager, Melissa McCarville stated Jorgensen & Associates wanted to table to the August 26th meeting. Upon roll call vote, passed 6-1 Bobby Wilson voting no.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.



Chad Ball, Secretary



Robert Mann, Chair

OZARK REGIONAL TRANSIT

Operating Statistics

August 2024

	August 2024				Year To Date			
	This Year	Prior Year	Change	% Chg	This Year	Prior Year	Change	% Chg
FIXED ROUTE								
Passenger Boardings	21,736	14,690	7,046	48.0%	137,181	98,990	38,191	38.6%
Passengers per Hour	7.3	8.9	-1.6	-18.2%	7.6	7.5	0.1	1.8%
Passengers per Day	988	639	349	54.7%	800	597	203	34.0%
ADA Complementary Paratransit	1,149	820	329	40.1%	7,552	5,524	2,028	36.7%
Bike Passengers	930	690	240	34.8%	5,757	3,392	2,365	69.7%
Revenue Hours	2,972	1,644	1,328	80.8%	18,829	13,313	5,515	41.4%
Service Hours	3,219	1,778	1,441	81.0%	20,369	14,098	6,271	44.5%
Revenue Miles	45,929	25,145	20,784	82.7%	289,944	230,118	59,826	26.0%
Service Miles	52,894	28,478	24,416	85.7%	332,245	251,292	80,953	32.2%
ON DEMAND								
Passenger Boardings (Weekdays)	5,251	10,876	-5,625	-51.7%	49,360	59,947	-10,587	-17.7%
Passenger Boardings (Saturdays)	1,001	1,113	-112	-10.1%	7,482	6,643	839	12.6%
Total Passengers	6,252	11,989	-5,737	-47.9%	56,842	66,590	-9,748	-14.6%
Passengers per Hour (Weekdays)	3.4	4.4	-1.0	-21.9%	3.4	3.8	-0.4	-9.4%
Passengers per Hour (Saturdays)	2.7	4.2	-1.5	-35.8%	2.7	3.9	-1.2	-30.0%
Passengers per Day (Weekdays)	239	473	-234	-49.5%	290	356	-66	-18.6%
Passengers per Day (Saturdays)	200	278	-78	-28.1%	200	197	3	1.7%
Bike Passengers	104	361	-257	-71.2%	728	990	-262	-26.5%
Revenue Hours	2,198	3,001	-803	-26.8%	18,657	19,104	-448	-2.3%
Service Hours	2,324	3,230	-906	-28.0%	19,905	20,672	-767	-3.7%
Revenue Miles	30,284	40,770	-10,486	-25.7%	255,792	271,018	-15,226	-5.6%
Service Miles	33,520	46,439	-12,919	-27.8%	287,249	309,283	-22,034	-7.1%
PARATRANSIT								
Passenger Boardings	1,281	1,250	31	2.5%	8,457	8,852	-395	-4.5%
Passengers per Hour	1.6	1.6	-0.1	-3.3%	1.6	1.7	-0.2	-11.1%
Passengers per Day	58	54	4	7.1%	49	53	-4	-7.3%
Revenue Hours	811	765	45	5.9%	5,404	5,067	337	6.7%
Service Hours	985	959	26	2.7%	6,984	6,649	335	5.0%
Revenue Miles	10,262	9,847	414	4.2%	69,176	68,742	434	0.6%
Service Miles	13,255	12,688	567	4.5%	92,522	84,816	7,706	9.1%
TOTAL								
Passenger Boardings (Weekdays)	28,268	26,816	1,452	5.4%	194,998	167,789	27,209	16.2%
Passenger Boardings (Saturdays)	1,001	1,113	-112	-10.1%	7,482	6,643	839	12.6%
Total Passengers	29,269	27,929	1,340	4.8%	202,480	174,432	28,048	16.1%
Charter/Shuttle Passengers	65	14	51	364.3%	1,320	1,465	-145	-9.9%
Grand Total	29,334	27,943	1,391	5.0%	203,800	175,897	27,903	15.9%

	August 2024				Year To Date			
	This Year	Prior Year	Change	% Chg	This Year	Prior Year	Change	% Chg
Weekdays	22	23	-1	-4.3%	171	166	5	3.0%
Saturdays	5	4	1	25.0%	34	33	1	3.0%
Revenue Vehicles	43	33	10	30.3%				
Non-Revenue Vehicles	5	6	-1	-16.7%				
Total Vehicles	48	39	9	23.1%				
Total Miles (All Vehicles)	113,369	97,464	15,905	16.3%	798,910	709,520	89,390	12.6%
Diesel Fuel Consumed	4,710	3,861	849	22.0%	30,830	31,542	-712	-2.3%
Gas Consumed	7,891	7,976	-85	-1.1%	56,585	47,921	8,664	18.1%
Miles Per Gallon	9.0	8.2	0.8	9.3%	9.0	71.8	-62.8	-87.5%
Road calls	1	3	-2	-66.7%	20	16	4	25.0%
Accidents	0	1	-1	-100.0%	11	11	0	0.0%
Operations (Full Time Equivalent)	60	48	12	25.0%				
Maintenance	12	11	1	9.1%				
Administration	13	11	2	18.2%				
Total	85	70	15	21.4%				

Route Summary

August 2024

Fixed Routes (Weekdays)

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
10	22	238.7	5,252	13.0	286.0	162.6	3,578.2	13.5	297.0	173.0	3,807.0
20	22	316.4	6,961	13.5	297.0	186.7	4,106.6	14.5	319.0	206.9	4,551.0
61	22	185.1	4,073	13.0	286.0	178.9	3,936.2	13.5	297.0	189.3	4,165.0
62	22	93.6	2,060	13.3	293.3	171.7	3,777.0	13.8	304.3	177.7	3,909.0
BRX1	22	17.4	383	12.0	264.0	194.0	4,269.0	13.0	286.0	224.0	4,929.0
BRX2	22	17.5	386	12.0	264.0	187.2	4,119.0	13.5	297.0	232.2	5,109.0
BRX3	22	16.9	372	12.0	264.0	190.4	4,188.0	13.0	286.0	220.4	4,848.0
BRX4	22	11.3	249	12.0	264.0	196.4	4,321.0	13.5	297.0	241.4	5,311.0
BRX5	22	15.1	333	12.0	264.0	192.5	4,235.0	13.0	286.0	222.5	4,895.0
BRX6	22	13.7	301	12.0	264.0	189.5	4,170.0	13.5	297.0	234.5	5,160.0
490	22	25.4	559	8.0	176.0	206.5	4,544.0	9.0	198.0	246.5	5,424.0
Total		951.3	20,929	132.8	2,922.3	2,056.5	45,244.0	143.8	3,164.3	2,368.5	52,108.0

Fixed Routes (Saturdays)

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
20	5	161.4	807	10.0	50.0	137.0	685.0	11.0	55.0	157.2	786.0
Total		161.4	807	10.0	50.0	137.0	685.0	11.0	55.0	157.2	786.0

On Demand (Weekday)

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
F1	22	33.8	744	13.4	295.0	184.0	4,047.2	13.9	306.0	194.4	4,276.0
F2	22	38.5	847	13.4	295.0	210.7	4,636.0	14.1	309.7	228.7	5,032.0
F3	22	15.6	343	6.0	132.0	81.5	1,793.0	6.5	143.0	93.5	2,057.0
S1	22	37.8	832	12.8	282.5	132.7	2,920.0	13.0	286.2	140.7	3,096.0
S2	22	40.0	880	12.8	282.5	147.2	3,239.0	13.0	286.2	155.2	3,415.0
R1	22	34.2	752	11.8	260.5	188.2	4,140.0	12.8	282.5	213.2	4,690.0
B1	22	38.8	853	12.8	280.5	229.4	5,046.2	14.1	309.8	259.8	5,715.0
Total		238.7	5,251	83.1	1,828.0	1,173.7	25,821.4	87.4	1,923.3	1,285.5	28,281.0

On Demand (Saturday)

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
F1	5	29.6	148	10.0	50.0	134.8	674.0	10.5	52.5	145.2	726.0
F2	5	26.6	133	10.0	50.0	149.2	746.0	10.7	53.3	167.2	836.0
S1	5	34.6	173	12.0	60.0	97.6	488.0	12.2	60.8	105.6	528.0
S2	5	28.6	143	12.0	60.0	99.4	497.0	12.2	60.8	107.4	537.0
R1	5	8.4	42	6.0	30.0	55.6	278.0	7.0	35.0	80.6	403.0
R2	5	6.4	32	4.0	20.0	52.4	262.0	5.0	25.0	77.4	387.0
B1	5	38.8	194	12.0	60.0	190.6	953.0	13.3	66.7	221.0	1,105.0
B2	5	27.2	136	8.0	40.0	113.0	565.0	9.3	46.7	143.4	717.0
Total		200.2	1,001	74.0	370.0	892.6	4,463.0	80.2	400.8	1,047.8	5,239.0

Paratransit Routes

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
PT1	22	11.0	243	5.8	127.3	85.8	1,887.0	6.1	135.3	94.0	2,069.0
PT2	22	9.0	199	4.9	107.1	66.1	1,454.4	7.1	155.8	103.3	2,272.0
PT3	21	11.1	233	7.2	150.3	94.0	1,973.9	8.3	173.5	106.0	2,226.0
PT4	21	9.6	201	6.8	141.9	76.7	1,611.7	8.3	175.3	106.1	2,228.0
PT5	22	9.4	207	7.0	153.2	74.9	1,647.5	8.5	186.0	116.0	2,551.0
PT6	22	8.9	196	5.9	130.2	76.1	1,673.8	7.1	157.1	84.6	1,861.0
PT7	1	2.0	2	0.8	0.8	13.5	13.5	2.0	2.0	48.0	48.0
PT8	0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total		61.1	1,281	38.2	810.7	487.1	10,261.8	47.4	984.8	658.0	13,255.0

Service Totals

	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
	Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
Fixed Route	951.3	21,736.0	132.8	2,972.3	2,056.5	45,929.0	143.8	3,219.3	2,368.5	52,894.0
On Demand (Week)	238.7	5,251.0	83.1	1,828.0	1,173.7	25,821.4	87.4	1,923.3	1,285.5	28,281.0
On Demand (Sat)	200.2	1,001.0	74.0	370.0	892.6	4,463.0	80.2	400.8	1,047.8	5,239.0
Paratransit	61.1	1,281.0	38.2	810.7	487.1	10,261.8	47.4	984.8	658.0	13,255.0
Grand Total		29,269.0		5,981.0		86,475.2		6,528.3		99,669.0

Route Summary

August 2024

Fixed Routes (Weekdays)

Route	Days	Passengers				Wheel-chairs		Bikes	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
10	22	238.7	5,252	18.4	1.5	1.9	42	12.3	271
20	22	316.4	6,961	23.4	1.7	3.3	72	7.5	165
61	22	185.1	4,073	14.2	1.0	0.1	3	7.6	168
62	22	93.6	2,060	7.0	0.5	0.9	20	3.9	85
BRX1	22	17.4	383	1.5	0.1	0.1	2	0.6	13
BRX2	22	17.5	386	1.5	0.1	0.0	0	1.9	41
BRX3	22	16.9	372	1.4	0.1	0.1	2	1.1	25
BRX4	22	11.3	249	0.9	0.1	0.0	0	1.3	29
BRX5	22	15.1	333	1.3	0.1	0.1	2	1.4	31
BRX6	22	13.7	301	1.1	0.1	0.0	0	1.5	34
490	22	25.4	559	3.2	0.1	0.4	8	2.3	50
		951.3	20,929	73.9	5.3	6.9	151	41.5	912

Fixed Routes (Saturdays)

Route	Days	Passengers				Wheel-chairs		Bikes	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
20	5	161.4	807	16.1	1.2	1.4	7	3.6	18
		161.4	807	16.1	1.2	1.4	7	3.6	18

On Demand (Weekday)

Route	Days	Passengers				Wheel-chairs		Bikes	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
F1	22	33.8	744	2.5	0.2	0.3	6	0.9	20
F2	22	38.5	847	2.9	0.2	1.0	21	1.2	26
F3	22	15.6	343	2.6	0.2	0.2	4	0.7	16
S1	22	37.8	832	2.9	0.3	0.3	6	0.4	9
S2	22	40.0	880	3.1	0.3	0.2	4	0.4	8
R1	22	34.2	752	2.9	0.2	1.0	21	0.5	11
B1	22	38.8	853	3.0	0.2	0.7	16	0.2	5
		238.7	5,251	20.0	1.5	3.5	78	4.3	95

On Demand (Saturday)

Route	Days	Passengers				Wheel-chairs		Bikes	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
F1	5	29.6	148	3.0	0.2	0.0	0	0.6	3
F2	5	26.6	133	2.7	0.2	0.0	0	0.0	0
S1	5	34.6	173	2.9	0.4	0.2	1	0.2	1
S2	5	28.6	143	2.4	0.3	0.0	0	0.2	1
R1	5	8.4	42	1.4	0.2	1.2	6	0.0	0
R2	5	6.4	32	1.6	0.1	0.2	1	0.6	3
B1	5	38.8	194	3.2	0.2	0.2	1	0.0	0
B2	5	27.2	136	3.4	0.2	0.2	1	0.2	1
		200.2	1,001	20.5	1.8	2.0	10	1.8	9

Paratransit Routes

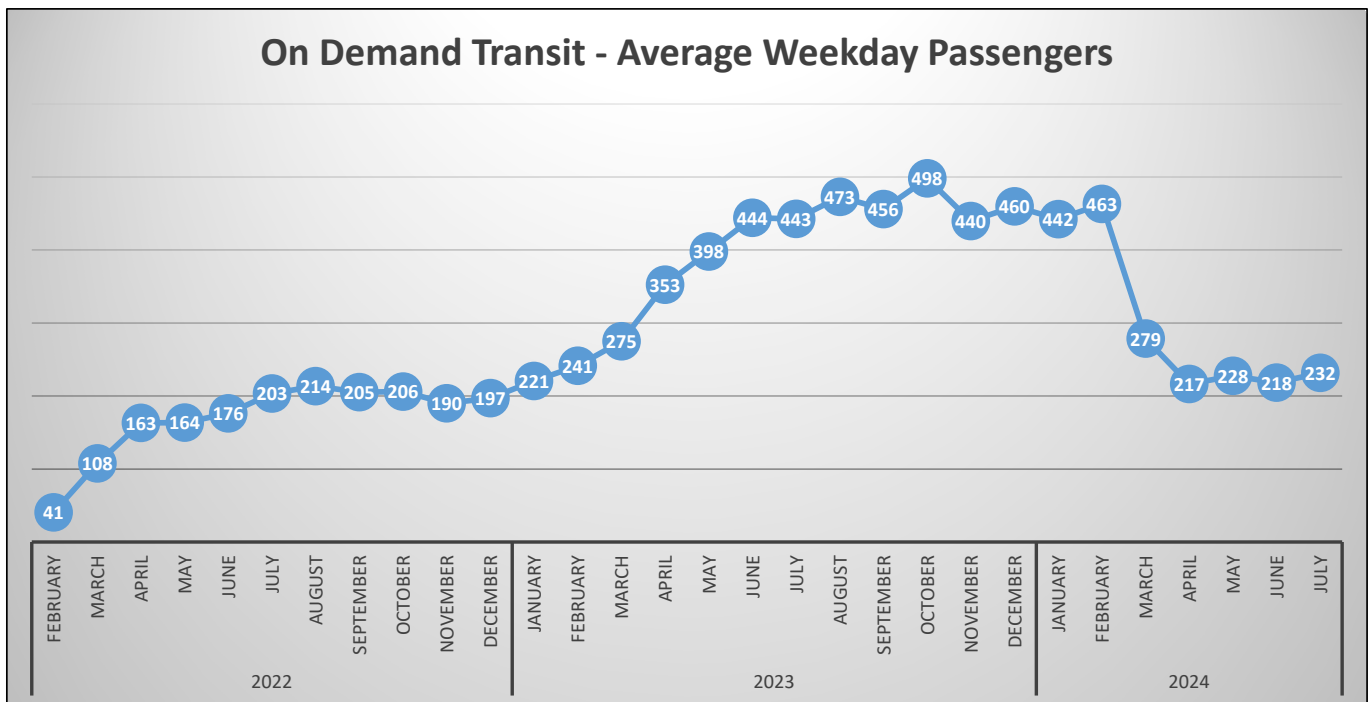
Route	Days	Passengers				Wheel-chairs	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total
PT1	22	11.0	243	1.9	0.1	2.5	55
PT2	22	9.0	199	1.9	0.1	1.5	32
PT3	21	11.1	233	1.6	0.1	0.3	7
PT4	21	9.6	201	1.4	0.1	2.2	47
PT5	22	9.4	207	1.4	0.1	3.1	68
PT6	22	8.9	196	1.5	0.1	2.7	59
PT7	1	2.0	2	2.5	0.1	0.0	0
PT8	0	0.0	0	0.0	0.0	0.0	0
		61.1	1,281	12.1	0.9	12.3	268

Service Totals

	Passengers				Wheel-chairs		Bikes	
	Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
Fixed Route	951.3	21,736	73.9	5.3	6.9	158	41.5	930
On Demand (Week)	238.7	5,251	20.0	1.5	3.5	78	4.3	95
On Demand (Sat)	200.2	1,001	20.5	1.8	2.0	10	1.8	9
Paratransit	61.1	1,281	12.1	0.9	12.3	268		
Grand Total		29,269.0				514.0		1,034.0

	Days of Operations	Customers	Passenger Trips		Seat Unavailable		Unaccepted Proposal		Passengers per Day	Revenue Hours	Passengers per Hour
			Total	Percent	Total	Percent	Total	Percent			
Fayetteville											
Weekdays	22	208	1,934	84%	117	5%	252	11%	88	722	2.7
Saturday	5	90	281	78%	33	9%	46	13%	56	100	2.8
Total	27	298	2,215		150		298			822	
Springdale											
Weekdays	22	180	1,712	88%	59	3%	176	9%	78	565	3.0
Saturday	5	68	316	89%	1	0%	38	11%	63	120	2.6
Total	27	248	2,028		60		214			685	
Rogers											
Weekdays	22	111	752	54%	541	39%	93	7%	34	261	2.9
Saturday	5	28	74	61%	35	29%	13	11%	15	50	1.5
Total	27	139	826		576		106			311	
Bentonville											
Weekdays	22	176	853	39%	1,117	51%	200	9%	39	281	3.0
Saturday	5	80	330	76%	44	10%	61	14%	66	100	3.3
Total	27	256	1,183		1,161		261			381	

Service Totals											
Weekdays	22	675	5,251	67%	1,834	23%	721	9%	239	1,828	2.9
Saturday	5	266	1,001	79%	113	9%	158	12%	200	370	2.6
Total	27	941	6,252		1,947		879			2,198	

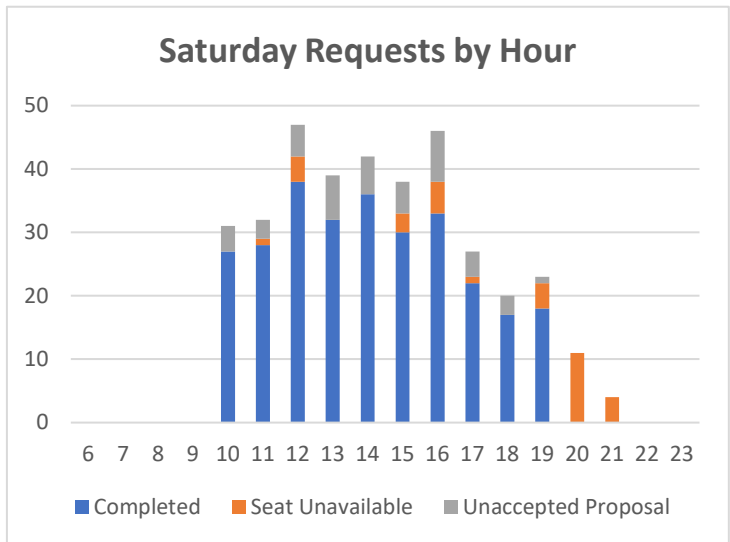
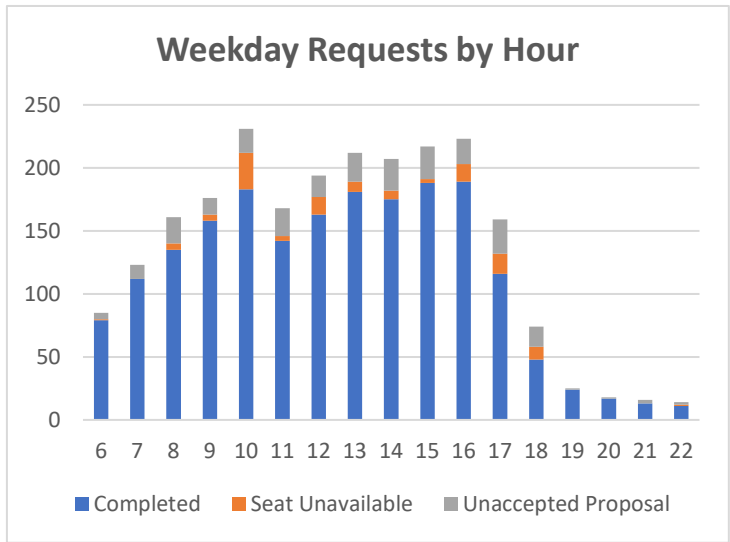


Fayetteville On Demand Transit Service

August 2024

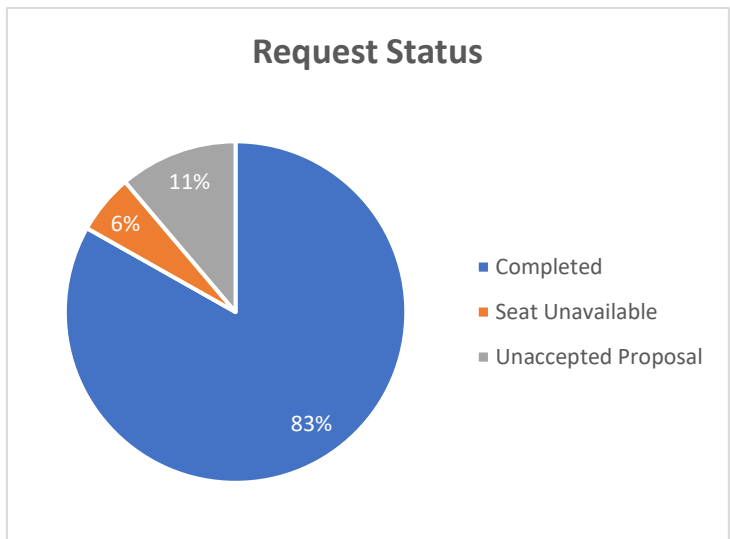
Weekdays

Date	Passenger Trips	Seat Unavailable	Unaccepted Proposal
8/1/2024	96	8	8
8/2/2024	92	6	16
8/5/2024	98	6	6
8/6/2024	100	8	17
8/7/2024	93	2	18
8/8/2024	77	3	4
8/9/2024	103	14	16
8/12/2024	78	2	9
8/13/2024	84	1	11
8/14/2024	82	3	16
8/15/2024	74	4	8
8/16/2024	101	14	13
8/19/2024	78	7	9
8/20/2024	90	5	14
8/21/2024	74	2	14
8/22/2024	74	2	9
8/23/2024	100	6	11
8/26/2024	81	7	13
8/27/2024	91	11	11
8/28/2024	76	3	10
8/29/2024	88	1	9
8/30/2024	104	2	10
Total	1,934	117	252

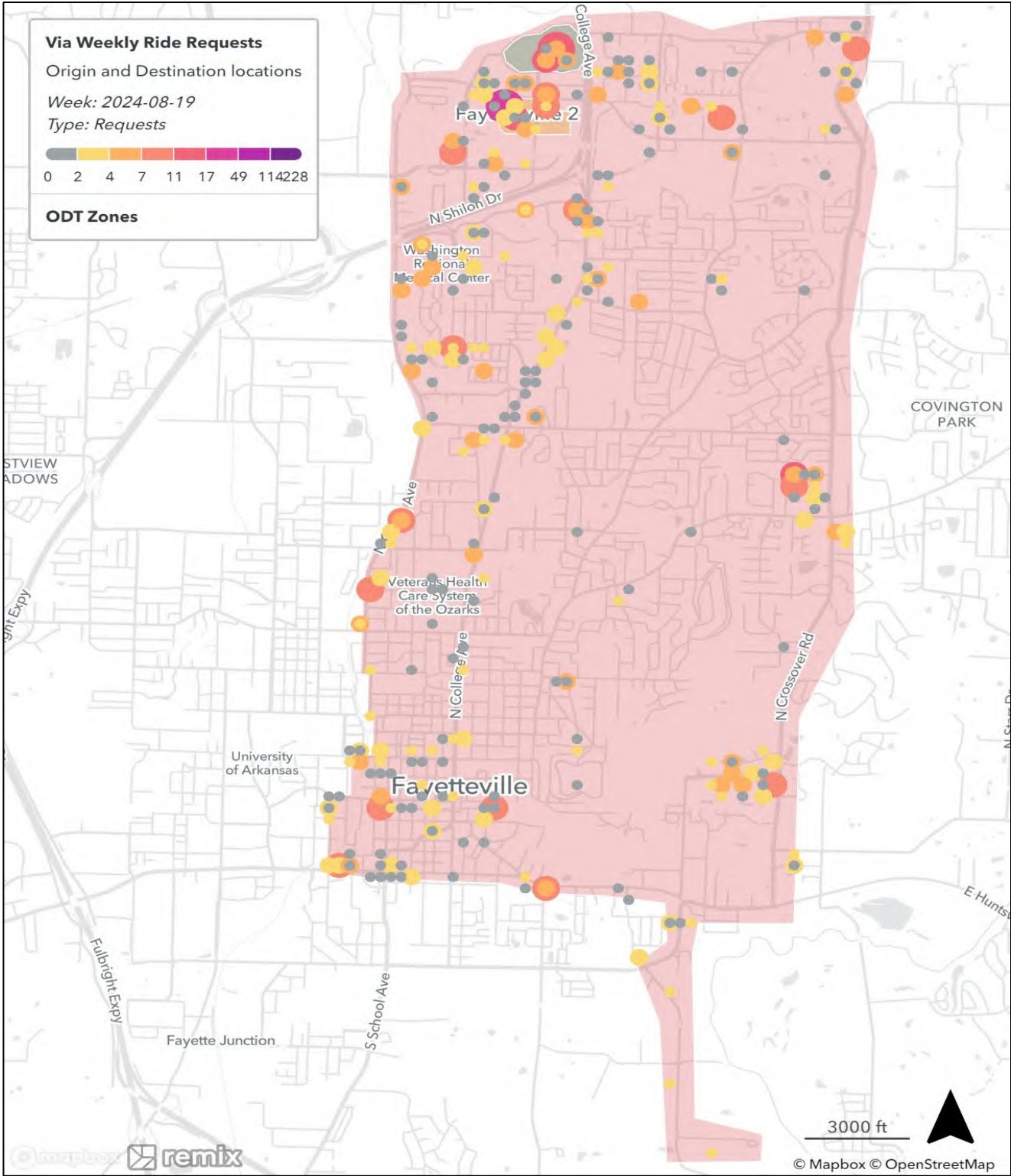


Saturday

Date	Passenger Trips	Seat Unavailable	Unaccepted Proposal
8/3/2024	58	6	13
8/10/2024	64	9	9
8/17/2024	49	6	7
8/24/2024	43	4	8
8/31/2024	67	8	9
Total	281	33	46



Fayetteville On Demand Transit Service - Origins and Destinations (One Week)

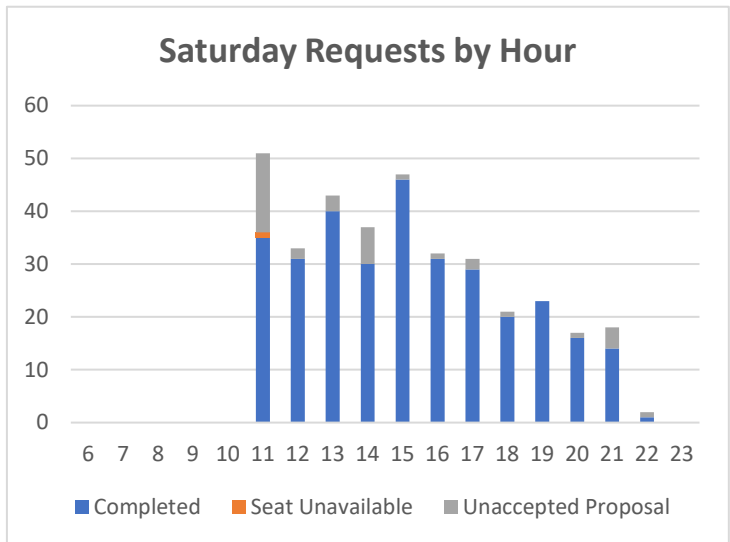
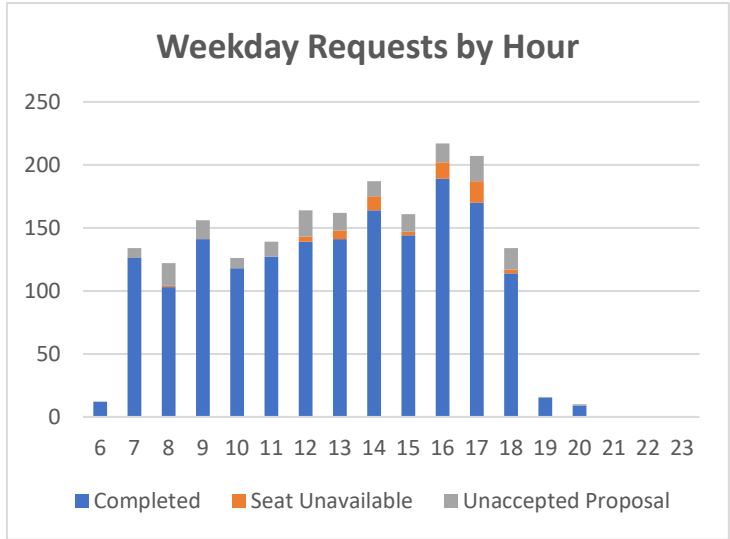


Springdale On Demand Transit Service

August 2024

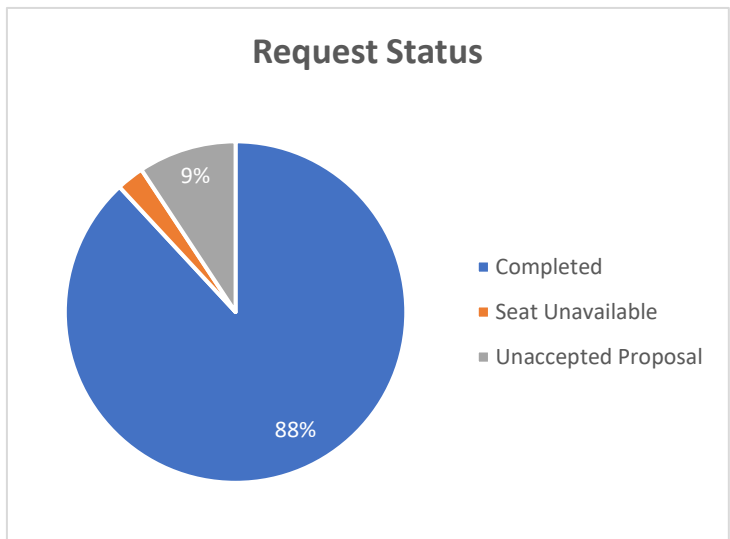
Weekdays

Date	Passenger Trips	Seat Unavailable	Unaccepted Proposal
8/1/2024	83	1	5
8/2/2024	86	2	16
8/5/2024	67		8
8/6/2024	69		4
8/7/2024	91	1	7
8/8/2024	95	4	10
8/9/2024	71	1	4
8/12/2024	77	6	6
8/13/2024	74	2	9
8/14/2024	62	2	9
8/15/2024	67	1	6
8/16/2024	94	1	7
8/19/2024	80	5	8
8/20/2024	85	1	9
8/21/2024	70	3	13
8/22/2024	78	9	9
8/23/2024	67		9
8/26/2024	83	2	8
8/27/2024	73	7	5
8/28/2024	71	3	13
8/29/2024	89	5	6
8/30/2024	80	3	5
Total	1,712	59	176

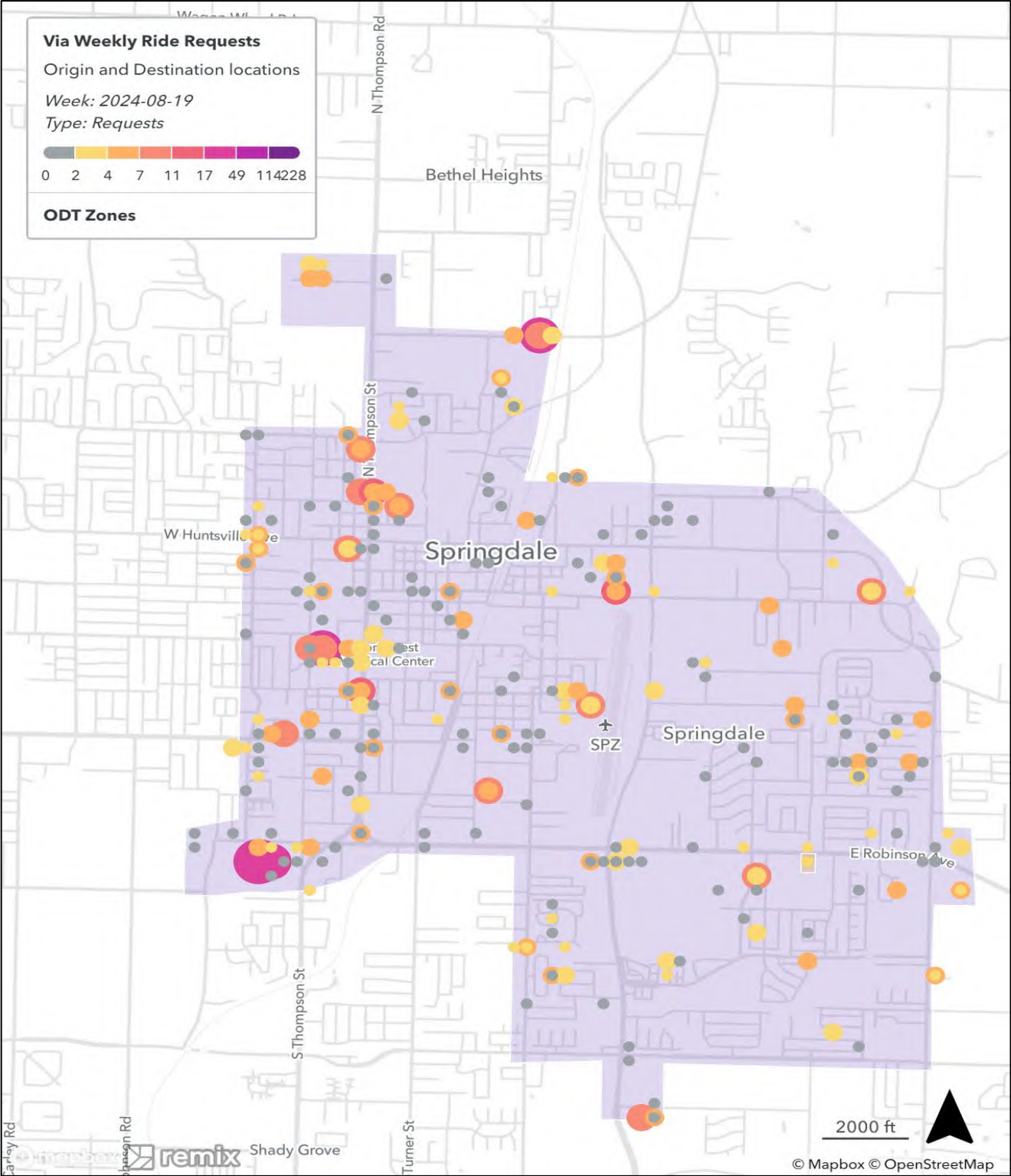


Saturday

Date	Passenger Trips	Seat Unavailable	Unaccepted Proposal
8/3/2024	47		4
8/10/2024	63		4
8/17/2024	64		5
8/24/2024	72	1	6
8/31/2024	70		19
Total	316	1	38



Springdale On Demand Transit Service - Origins and Destinations (One Week)



Rogers On Demand Transit Service

August 2024

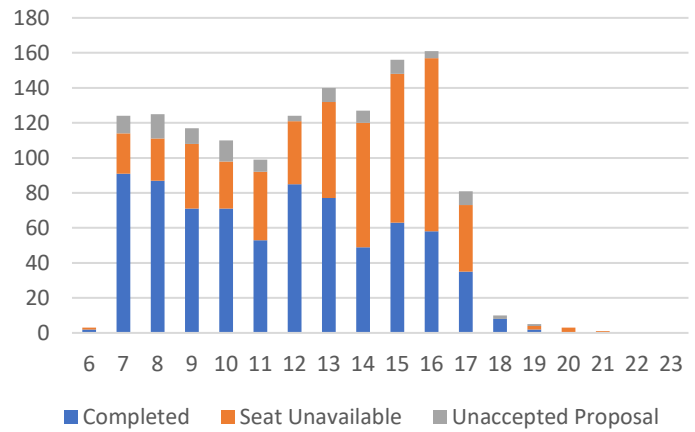
Weekdays

Date	Passenger Trips	Seat Unavailable	Unaccepted Proposal
8/1/2024	34	30	2
8/2/2024	37	27	4
8/5/2024	30	32	10
8/6/2024	31	16	4
8/7/2024	34	31	4
8/8/2024	34	23	3
8/9/2024	35	14	8
8/12/2024	35	27	6
8/13/2024	28	36	6
8/14/2024	33	18	4
8/15/2024	37	23	1
8/16/2024	42	25	8
8/19/2024	39	32	2
8/20/2024	38	23	2
8/21/2024	34	31	
8/22/2024	33	23	2
8/23/2024	38	17	4
8/26/2024	34	22	4
8/27/2024	31	22	8
8/28/2024	31	25	5
8/29/2024	32	16	1
8/30/2024	32	28	5
Total	752	541	93

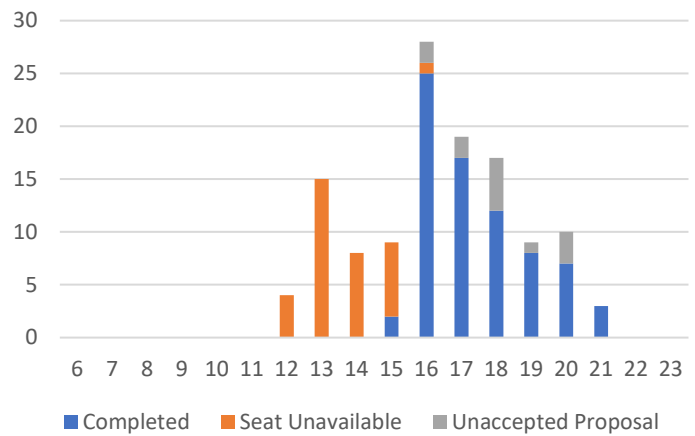
Saturday

Date	Passenger Trips	Seat Unavailable	Unaccepted Proposal
8/3/2024	8	5	4
8/10/2024	20	5	4
8/17/2024	8	3	1
8/24/2024	20	13	1
8/31/2024	18	9	3
	74	35	13

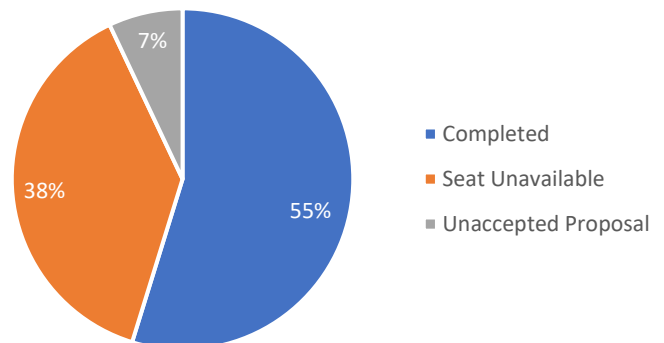
Weekday Requests by Hour



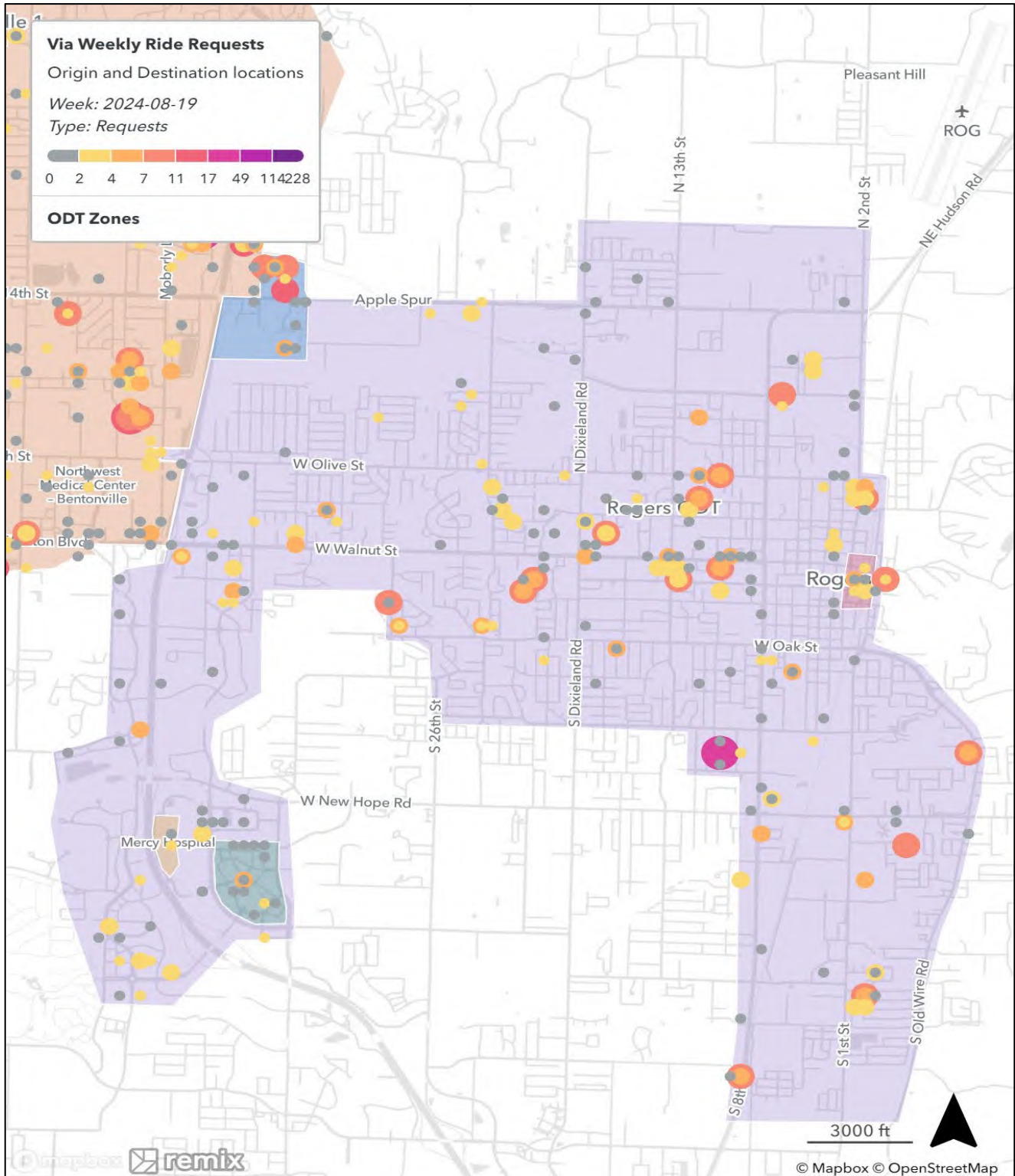
Saturday Requests by Hour



Request Status



Rogers On Demand Transit Service - Origins and Destinatis (One Week)



Bentonville On Demand Transit Service

August 2024

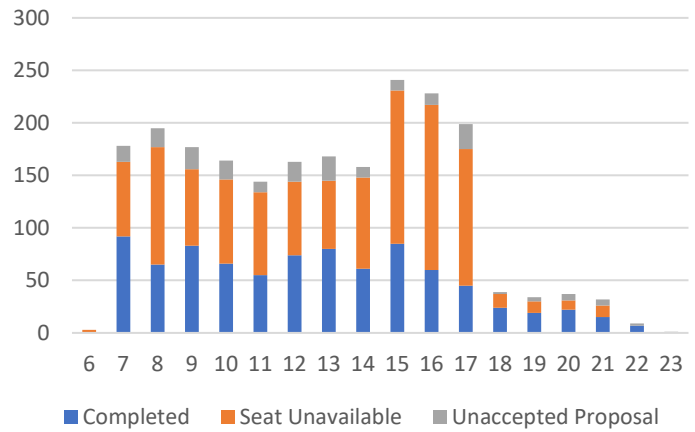
Weekdays

Date	Passenger Trips	Seat Unavailable	Unaccepted Proposal
8/1/2024	38	59	6
8/2/2024	60	62	10
8/5/2024	42	41	9
8/6/2024	32	71	9
8/7/2024	30	39	4
8/8/2024	27	44	13
8/9/2024	67	45	10
8/12/2024	39	57	12
8/13/2024	32	48	8
8/14/2024	33	55	12
8/15/2024	30	34	10
8/16/2024	45	36	12
8/19/2024	32	51	3
8/20/2024	34	75	4
8/21/2024	31	92	8
8/22/2024	31	34	13
8/23/2024	40	33	14
8/26/2024	41	51	7
8/27/2024	33	45	3
8/28/2024	38	49	4
8/29/2024	36	54	9
8/30/2024	62	42	20
Total	853	1,117	200

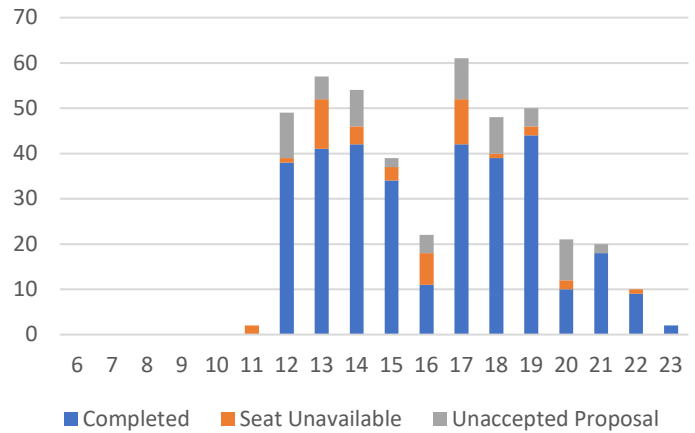
Saturday

Date	Passenger Trips	Seat Unavailable	Unaccepted Proposal
8/3/2024	80	8	11
8/10/2024	82	16	13
8/17/2024	56	13	10
8/24/2024	63	5	16
8/31/2024	49	2	11
	330	44	61

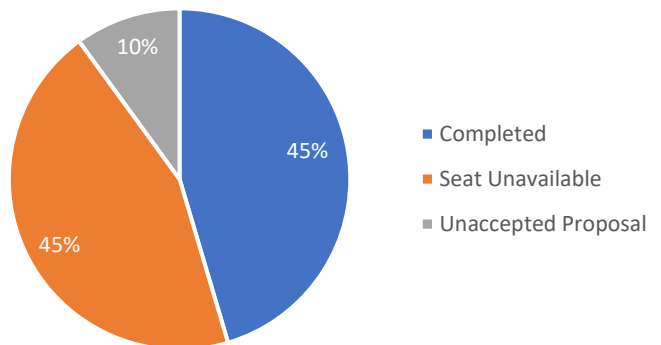
Weekday Requests by Hour



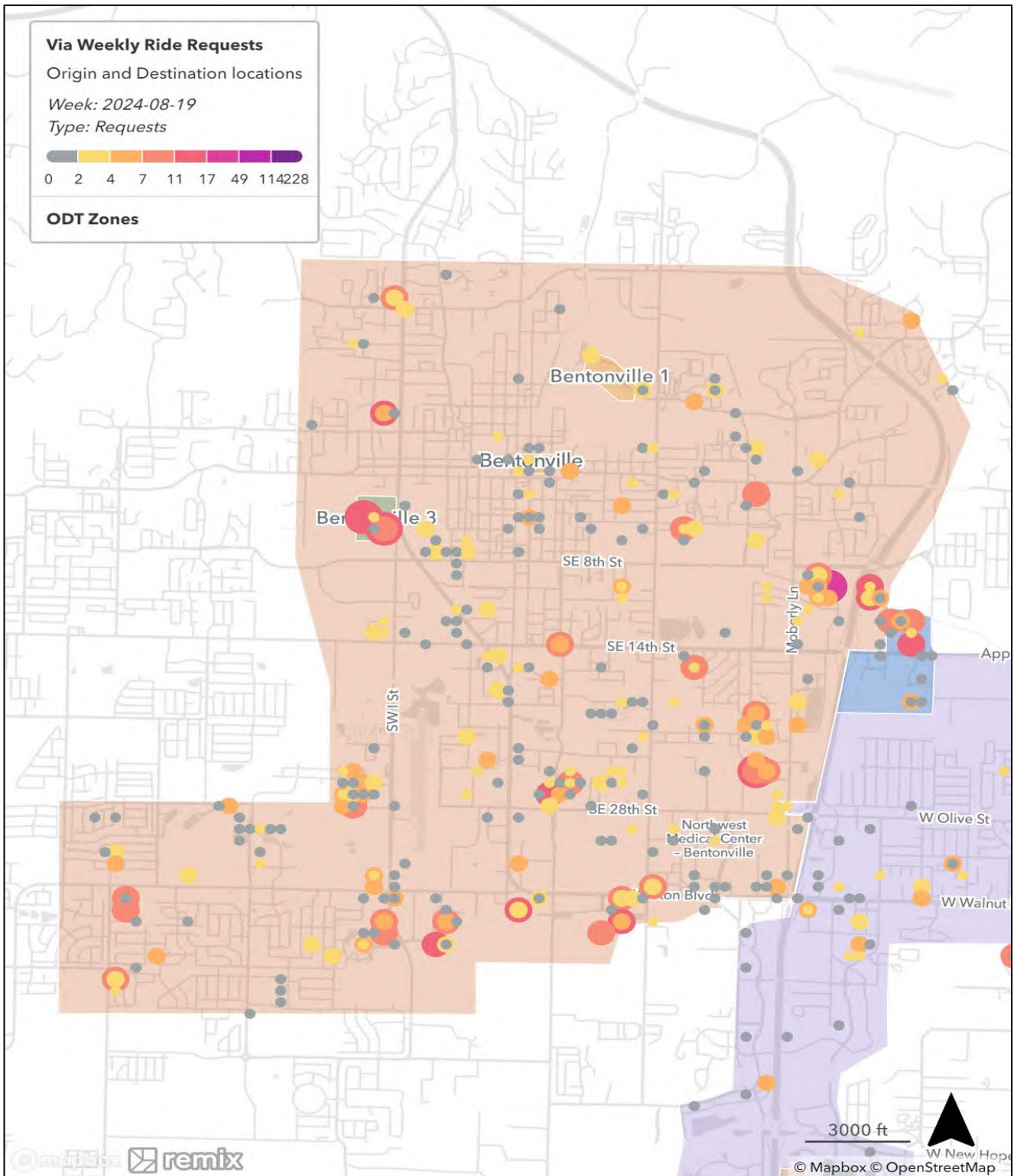
Saturday Requests by Hour



Request Status



Bentonville On Demand Transit Service - Origins and Destinations (One Week)



Ridership Summary

August 2024

Traditional Fixed Routes

	August 2024			Year To Date		
	Weekday	Saturday	Total	Weekday	Saturday	Total
Fayetteville	12,213	807	13,020	80,661	4,034	84,695
Springdale	6,133	0	6,133	40,742	0	40,742
Rogers	971	0	971	3,412	0	3,412
Bentonville	1,053	0	1,053	4,235	0	4,235
Express	559	0	559	4,097	0	4,097
Total	20,929	807	21,736	133,147	4,034	137,181

On Demand Transit Routes

	August 2024			Year To Date		
	Weekday	Saturday	Total	Weekday	Saturday	Total
Fayetteville	1,934	281	2,215	16,919	1,942	18,861
Springdale	1,712	316	2,028	12,908	2,270	15,178
Rogers	752	74	826	8,679	810	9,489
Bentonville	853	330	1,183	10,854	2,460	13,314
Total	5,251	1,001	6,252	49,360	7,482	56,842

Paratransit Routes

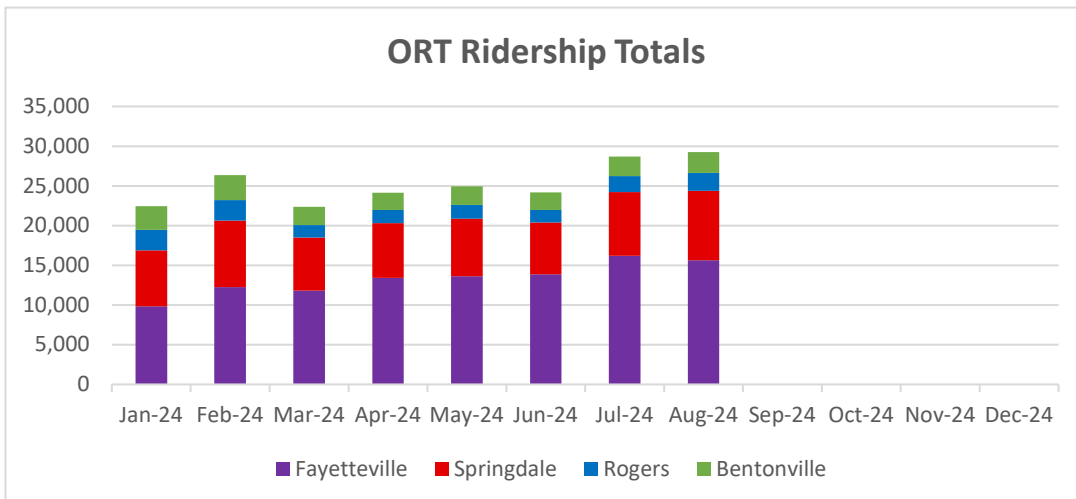
	August 2024			Year To Date		
	Weekday	Saturday	Total	Weekday	Saturday	Total
Fayetteville	282	0	282	2,008	0	2,008
Springdale	423	0	423	2,703	0	2,703
Rogers	305	0	305	1,925	0	1,925
Bentonville	264	0	264	1,754	0	1,754
Other	7	0	7	67	0	67
Total	1,281	0	1,281	8,457	0	8,457

All ORT Routes

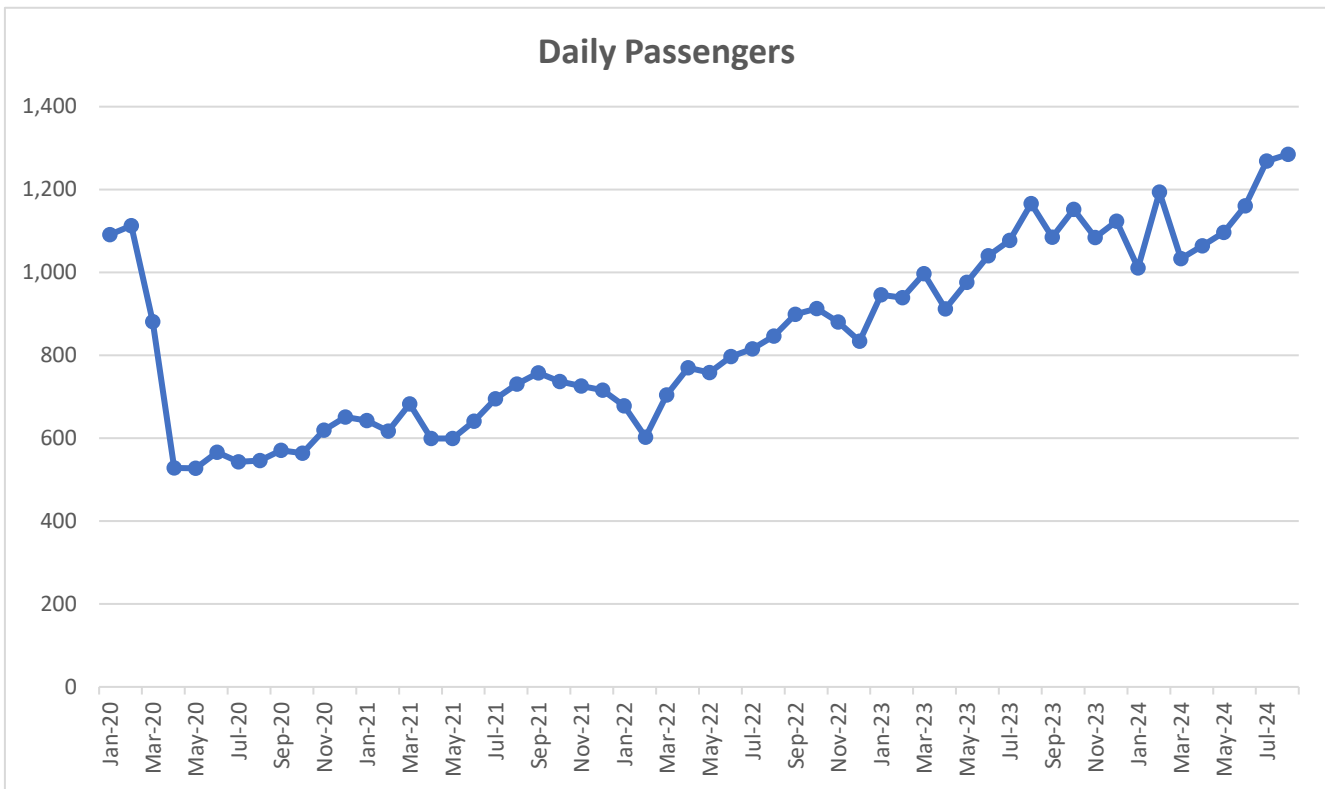
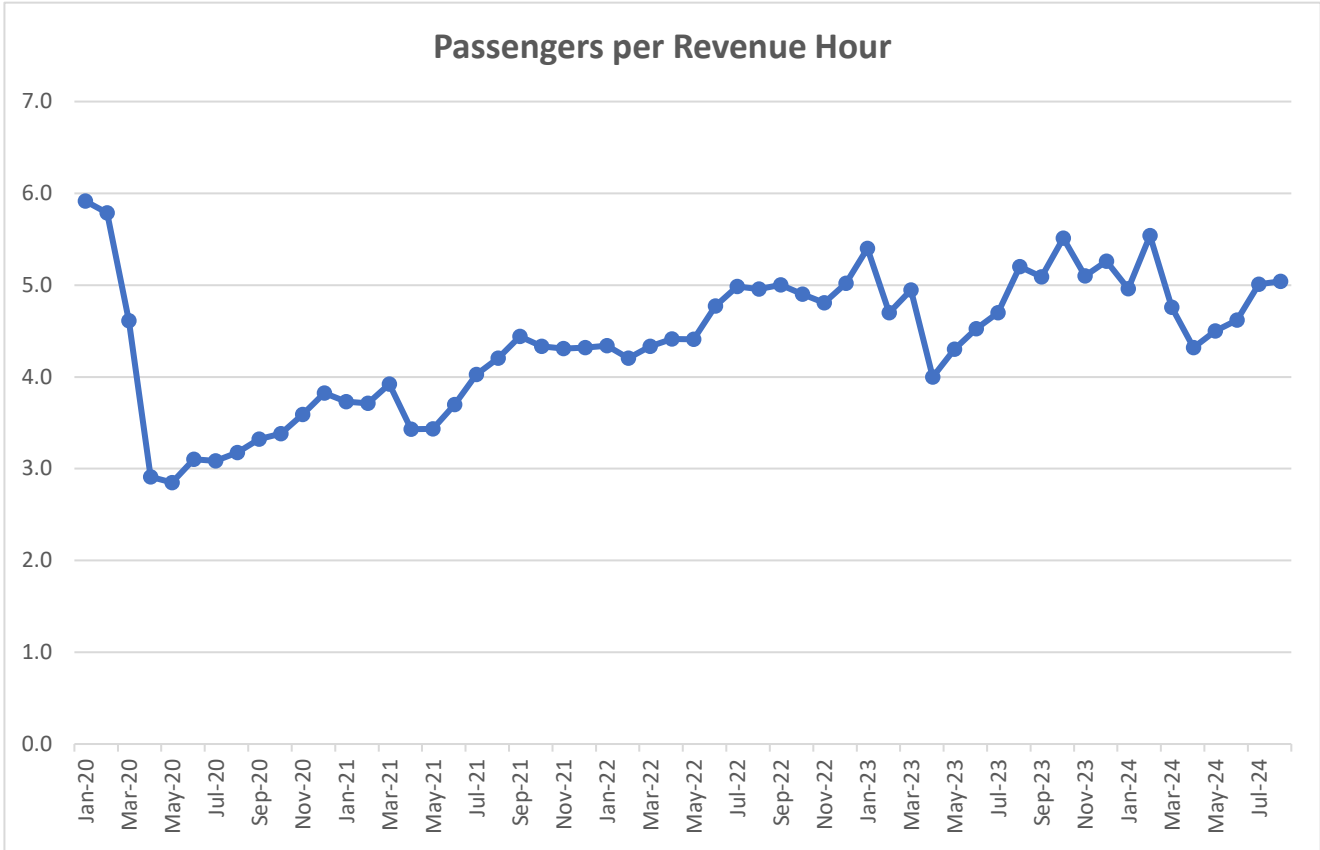
	August 2024			Year To Date		
	Weekday	Saturday	Total	Weekday	Saturday	Total
Fayetteville	14,429	1,088	15,517	99,588	5,976	105,564
Springdale	8,268	316	8,584	56,353	2,270	58,623
Rogers	2,028	74	2,102	14,016	810	14,826
Bentonville	2,170	330	2,500	16,843	2,460	19,303
Express	559	0	559	4,097	0	4,097
Other	7	0	7	67	0	67
Total	27,461	1,808	29,269	190,964	11,516	202,480

ORT Ridership Summary

Boardings	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
Total System													
Fixed Route	21,790	25,477	21,427	23,074	23,804	23,025	27,438	27,988					194,023
ADA Paratransit	642	856	902	916	962	1,005	1,119	1,149					7,551
Demand Response	23	42	53	169	166	160	161	132					906
Total Passengers	22,455	26,375	22,382	24,159	24,932	24,190	28,718	29,269					202,480
Fayetteville													
Fixed Route	9,635	11,987	11,546	13,154	13,361	13,604	15,917	15,374					104,578
ADA Paratransit	182	247	253	265	252	242	266	276					1,983
Demand Response		2	3	5	3	1	5	6					25
Total Passengers	9,817	12,236	11,802	13,424	13,616	13,847	16,188	15,656					106,586
Springdale													
Fixed Route	6,850	8,118	6,401	6,541	6,912	6,199	7,623	8,301					56,945
ADA Paratransit	222	288	309	320	356	337	384	415					2,631
Demand Response				17	5	20	22	8					72
Total Passengers	7,072	8,406	6,710	6,878	7,273	6,556	8,029	8,724					59,648
Rogers													
Fixed Route	2,440	2,357	1,334	1,412	1,455	1,294	1,697	1,937					13,926
ADA Paratransit	126	173	182	150	170	212	256	251					1,520
Demand Response	17	21	24	81	88	58	62	54					405
Total Passengers	2,583	2,551	1,540	1,643	1,713	1,564	2,015	2,242					15,851
Bentonville													
Fixed Route	2,865	3,015	2,146	1,967	2,076	1,928	2,201	2,376					18,574
ADA Paratransit	112	148	158	181	184	214	213	204					1,414
Demand Response	6	9	16	57	65	71	56	60					340
Total Passengers	2,983	3,172	2,320	2,205	2,325	2,213	2,470	2,640					20,328
Other Areas													
Fixed Route	0	0	0	0	0	0	0	0	0	0	0	0	0
ADA Paratransit	0	0	0	0	0	0	0	3	0	0	0	0	3
Demand Response	0	10	10	9	5	10	16	4	0	0	0	0	64
Total Passengers	0	10	10	9	5	10	16	7	0	0	0	0	67



All ORT Passengers - Weekday Ridership Trends - January 2020 to Present

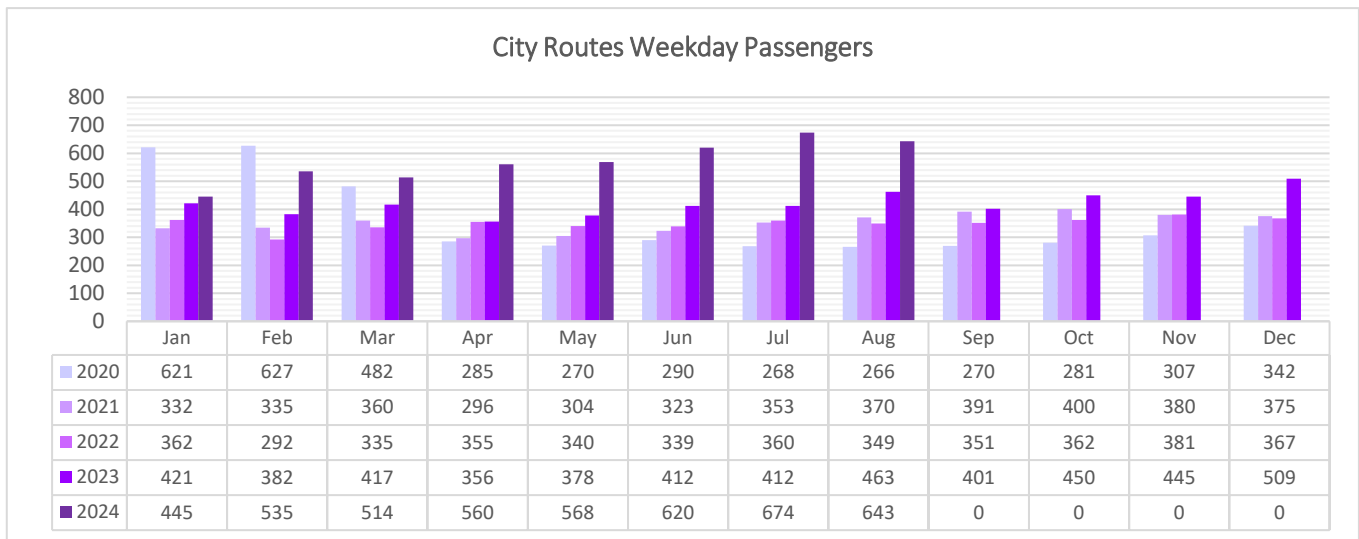


Weekday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
10	Fixed	22	171	239	5,252	33,969	13	286	2,215	18.4	15.3
20	Fixed	22	171	316	6,961	46,692	14	297	2,302	23.4	20.3
F1	ODT	22	171	34	744	6,580	13	295	2,262	2.5	2.9
F2	ODT	22	171	39	847	7,150	13	295	2,266	2.9	3.2
F3	ODT	22	170	16	343	3,189	6	132	1,023	2.6	3.1
Total					14,147	97,580		1,305	10,067		

Saturday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
20	Fixed	5	30	161	807	4,034	10	50	298	16.1	13.5
F1	ODT	5	34	30	148	1,116	10	50	348	3.0	3.2
F2	ODT	5	30	27	133	826	10	50	300	2.7	2.8
Total					1,088	5,976		150	946		

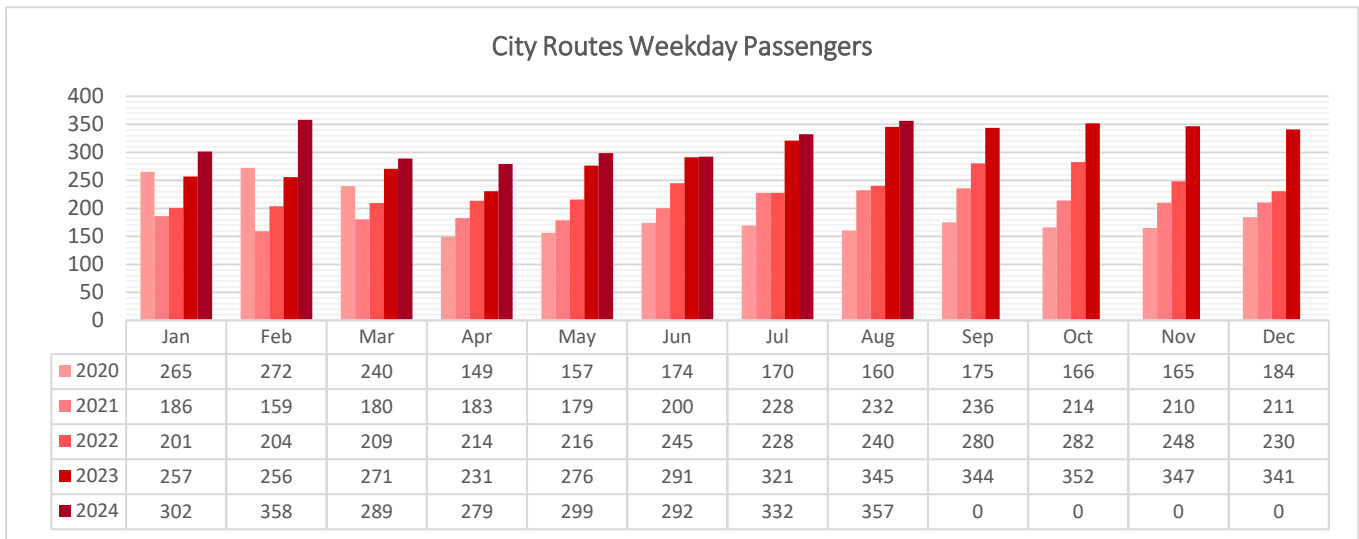


Weekday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
61	Fixed	22	171	185	4,073	24,672	13	286	2,215	14.2	11.1
62	Fixed	22	171	94	2,060	16,070	13	293	2,278	7.0	7.1
S1	ODT	22	171	38	832	6,431	13	283	2,183	2.9	2.9
S2	ODT	22	171	40	880	6,477	13	283	2,184	3.1	3.0
Total					7,845	53,650		1,144	8,861		

Saturday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
S1	ODT	5	34	35	173	1,223	12	60	408	2.9	3.0
S2	ODT	5	34	29	143	1,047	12	60	408	2.4	2.6
Total					316	2,270		120	816		

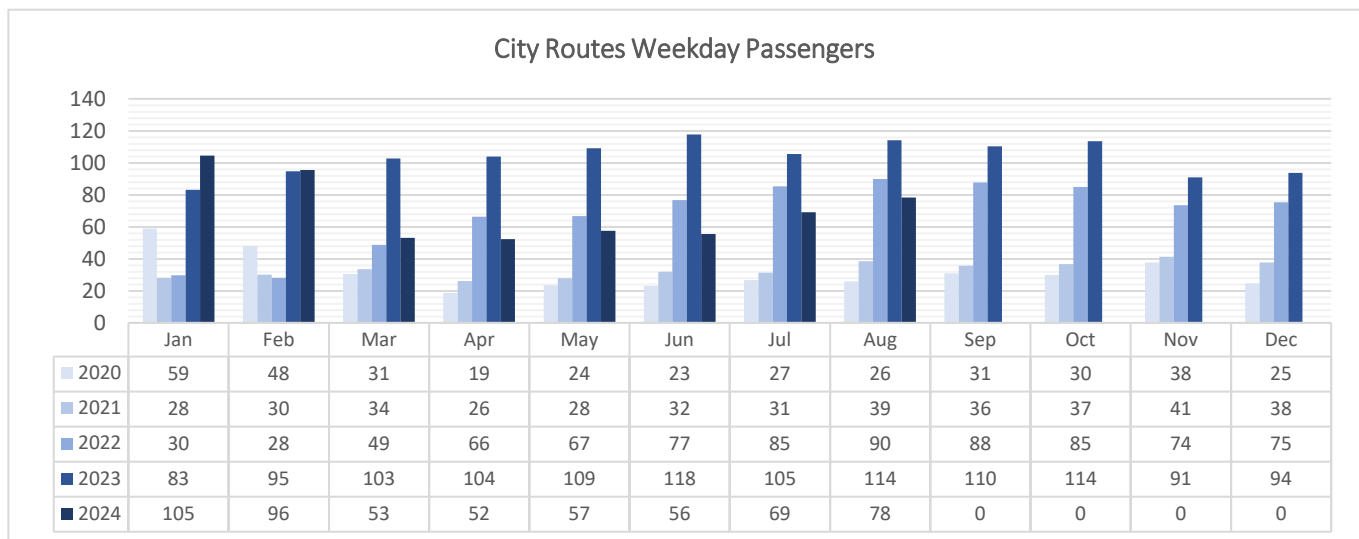


Weekday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
BRX1	Fixed	22	106	8	184	663	6	132	636	1.4	1.0
BRX2	Fixed	22	106	8	185	589	6	132	637	1.4	0.9
BRX3	Fixed	22	106	8	178	533	6	132	636	1.4	0.8
BRX4	Fixed	22	106	5	119	471	6	132	636	0.9	0.7
BRX5	Fixed	22	106	7	160	529	6	132	634	1.2	0.8
BRX6	Fixed	22	106	7	144	513	6	132	635	1.1	0.8
R1	ODT	22	171	34	752	4,771	12	261	1,672	2.9	2.9
R2	ODT	0	65	0	0	1,354	0	0	455	0.0	3.0
R3	ODT	0	64	0	0	2,554	0	0	732	0.0	3.5
51-1	Fixed	0	63	0	0	68	0	0	341	0.0	0.2
51-2	Fixed	0	63	0	0	29	0	0	280	0.0	0.1
Total					1,723	12,074		1,053	7,293		

Saturday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
R1	ODT	5	34	8	42	454	6	30	204	1.4	2.2
R2	ODT	5	34	6	32	356	4	20	136	1.6	2.6
Total					74	810		50	340		



City of Bentonville Routes

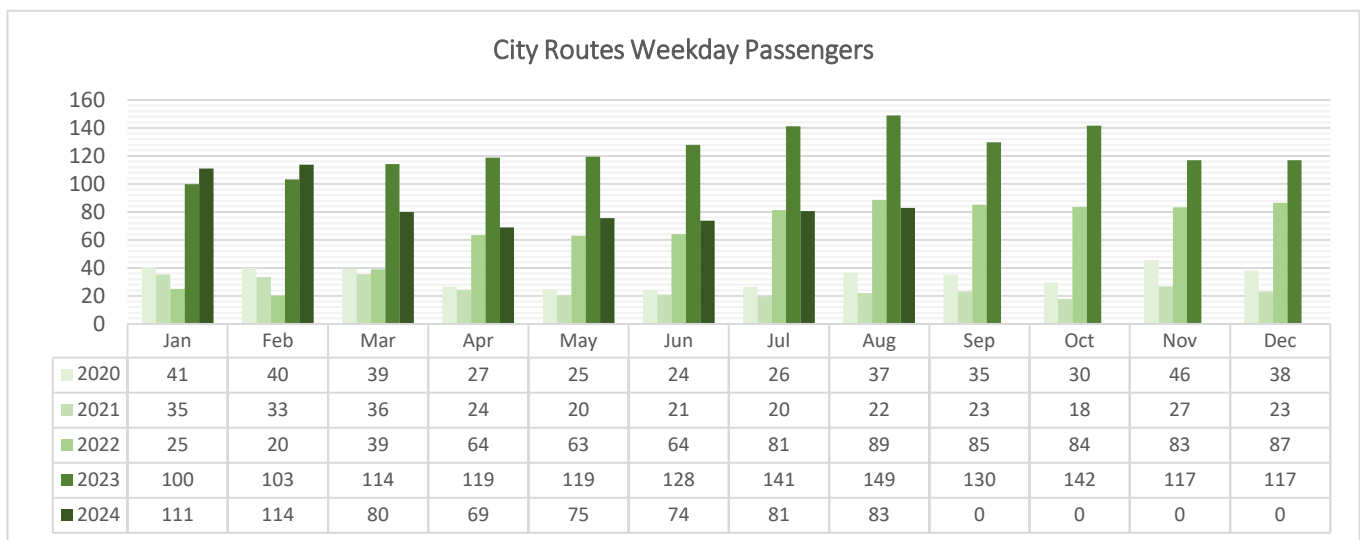
August 2024

Weekday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
BRX1	Fixed	22	106	9	199	853	6	132	636	1.5	1.3
BRX2	Fixed	22	106	9	201	753	6	132	637	1.5	1.2
BRX3	Fixed	22	106	9	194	682	6	132	636	1.5	1.1
BRX4	Fixed	22	106	6	130	616	6	132	636	1.0	1.0
BRX5	Fixed	22	106	8	173	687	6	132	634	1.3	1.1
BRX6	Fixed	22	106	7	157	661	6	132	635	1.2	1.0
B1	ODT	22	171	39	853	6,860	13	281	2,149	3.0	3.2
B2	ODT	0	65	0	0	2,556	0	0	786	0.0	3.3
B3	ODT	0	64	0	0	1,438	0	0	461	0.0	3.1
Total					1,906	15,106		1,073	7,208		

Saturday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
B1	ODT	5	34	39	194	1,429	12	60	408	3.2	3.5
B2	ODT	5	34	27	136	1,031	8	40	272	3.4	3.8
Total					330	2,460		100	680		



Route 490

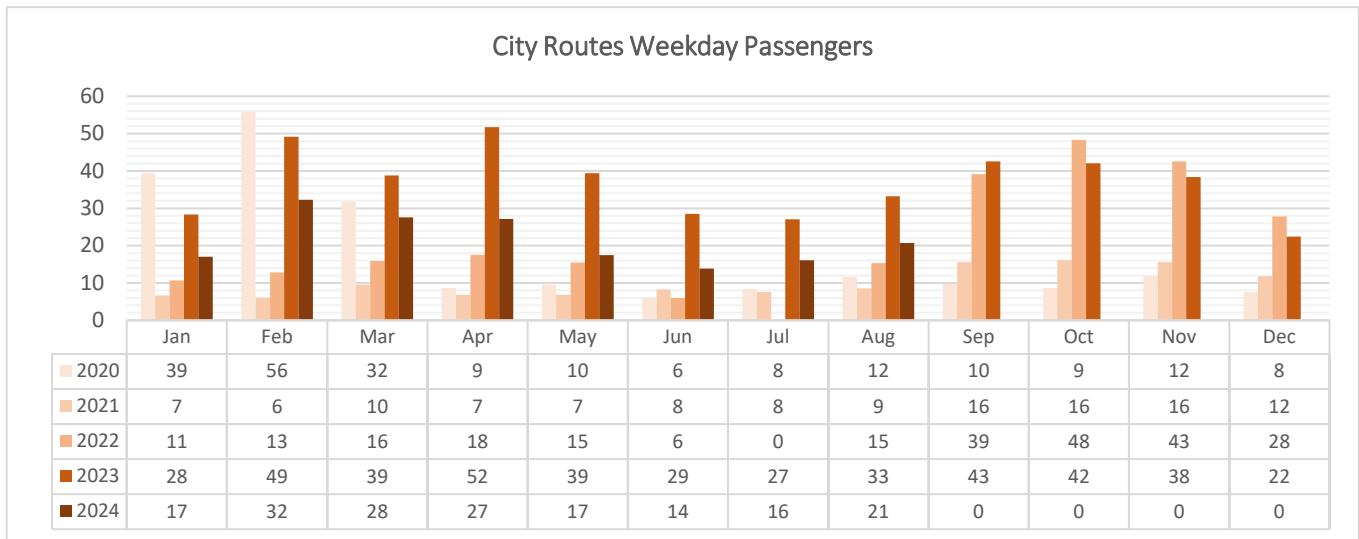
August 2024

Weekday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
490	Fixed	22	171	25	559	4,097	8	176	1,364	3.2	3.0
Total					559	4,097		176	1,364		

Saturday Service

Route	Type	Days		Passengers			Revenue Hours			Passengers per Hour	
		Aug	2024	Daily	Aug	2024	Daily	Aug	2024	Aug	2024
Total					0	0		0	0		



**Passenger Boardings by City
YTD through August**

Benton County	2024				2023			
	Fixed Route	ADA Paratransit	Demand Response	Total	Fixed Route	ADA Paratransit	Demand Response	Total
Avoca	0	0	0	0	0	0	0	0
Bella Vista	0	0	0	0	0	0	0	0
Benton County	0	0	12	12	0	0	0	0
Bentonville	18,574	1,414	340	20,328	25,931	991	53	26,975
Bethel Heights	0	0	0	0	0	0	0	0
Cave Springs	0	0	0	0	0	0	0	0
Centeron	0	0	2	2	0	0	0	0
Garfield	0	0	0	0	0	0	0	0
Gentry	0	0	22	22	0	0	0	0
Gravette	0	0	0	0	0	0	0	0
Little Flock	0	0	3	3	0	0	0	0
Lowell	0	3	1	4	0	0	1	1
Pea Ridge	0	0	36	36	0	0	0	0
Rogers	13,926	1,520	393	15,839	20,073	1,029	188	21,290
Siloam Springs	0	0	0	0	0	0	0	0
Total	32,500	2,937	809	36,246	46,004	2,020	242	48,266

Washington County	2024				2023			
	Fixed Route	ADA Paratransit	Demand Response	Total	Fixed Route	ADA Paratransit	Demand Response	Total
Elkins	0	0	0	0	0	0	0	0
Farmington	0	0	0	0	0	0	0	0
Fayetteville	104,578	1,983	25	106,586	69,823	1,908	257	71,988
Goshen	0	0	0	0	0	0	0	0
Greenland	0	0	0	0	0	0	0	0
Johnson	0	0	0	0	0	2	2	4
Lincoln	0	0	0	0	0	0	0	0
Prairie Grove	0	0	0	0	0	0	0	0
Springdale	56,945	2,631	72	59,648	49,753	1,594	822	52,169
Washington County	0	0	0	0	0	0	1	1
West Fork	0	0	0	0	0	0	0	0
Total	161,523	4,614	97	166,234	119,576	3,504	1,082	124,162

Carroll County	2024				2023			
	Fixed Route	ADA Paratransit	Demand Response	Total	Fixed Route	ADA Paratransit	Demand Response	Total
Berryville	0	0	0	0	0	0	1,835	1,835
Carroll County	0	0	0	0	0	0	116	116
Eureka Springs	0	0	0	0	0	0	30	30
Green Forest	0	0	0	0	0	0	23	23
Total	0	0	0	0	0	0	2,004	2,004

Madison County	2024				2023			
	Fixed Route	ADA Paratransit	Demand Response	Total	Fixed Route	ADA Paratransit	Demand Response	Total
Huntsville	0	0	0	0	0	0	0	0
Madison County	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

Grand Total	2024				2023			
	Fixed Route	ADA Paratransit	Demand Response	Total	Fixed Route	ADA Paratransit	Demand Response	Total
Grand Total	194,023	7,551	906	202,480	165,580	5,524	3,328	174,432

Route BRX Ridership

through Friday, August 30, 2024

Days of Operation	106
Total Passengers	7,550

Bike Passengers	559
-----------------	-----

	Passenger %	Total
Bentonville	56%	4,240
Rogers	44%	3,310
Total		7,550

Top 20 Bus Stops (Boarding and Alighting Totals)		Total	Percentage of all Stops
W Walnut St at Center for Non Profits	Rogers	976	6.9%
Hunt Tower	Rogers	970	6.8%
Bentonville Community Center	Bentonville	931	6.6%
NWACC Main Campus	Bentonville	913	6.4%
SW I St at Salvation Army	Bentonville	713	5.0%
Butterfly Park	Rogers	665	4.7%
SW I St at Neighborhood Market	Bentonville	539	3.8%
SW 8th St at Bentonville Plaza	Bentonville	331	2.3%
W Walnut St at Walmart Supercenter	Rogers	327	2.3%
SW I St & SW 28th St (Northbound)	Bentonville	265	1.9%
W Walnut St at 1200 Center	Rogers	239	1.7%
SE Moberly Ln at The Links	Bentonville	219	1.5%
Rife Medical Ln at Mercy Hospital (Southbound)	Rogers	207	1.5%
SE 8th St & SE A St	Bentonville	205	1.4%
W Walnut St at Andy's Frozen Custard	Rogers	199	1.4%
W Walnut St at Locke Supply	Rogers	189	1.3%
SE 8th St at David Glass Tech Ctr	Bentonville	187	1.3%
W Olive St at Olive Street Park	Rogers	182	1.3%
SE J St at Haas Hall (Southbound)	Bentonville	179	1.3%
SE Moberly Ln & SE 20th St	Bentonville	174	1.2%

