



City of Farmington
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PLANNING COMMISSION AGENDA
January 26, 2015

**A meeting of the Farmington Planning Commission will be held on
Monday, January 26, 2015 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - December 22, 2014
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. Adoption of the Northwest Arkansas Regional Bicycle & Pedestrian Master Plan
 - B. Adoption of 2012 International Property Maintenance Code
5. Discussion of goals for 2015

**Planning Commission Minutes
December 22, 2014**

ROLL CALL

PRESENT

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

ABSENT

Toni Bahn
Josh Clary

Approval of Minutes – November 24, 2014. Horne moved approval of minutes be tabled until next regularly scheduled meeting due to need for added information regarding the Holland Crossing Development. Motion seconded by Wilson and passed unanimously.

Comments from Citizens – There were no comments.

Melissa McCarville, City Administrator, reminded commissioners that the annual Statement of Financial Interest is due by December 31, 2014.

Public Hearing A. Variance Request – signs: Lance Drinkard, Marketing Manager for Lewis Automotive, presented a Variance Request for Lewis Automotive, located at 322 East Main Street, for a wall sign on west side of building. It was determined that the sign that will be placed on the north (front) wall of building does not require a variance. It will be in red, white and blue and will not utilize blinking or flashing lights.

Rick Bramall stated that the requested variance for the west sign is 11 square feet.

There were no comments from the public.

Chairman Mann called for question regarding a variance in sign size for the Lewis Automotive location. Passed unanimously.

Public Hearing B. Adoption of 2014 Arkansas Energy Code: City Building Official Rick Bramall explained that cities must adopt new standards for the 2014 Energy Code. Options for adoption were Prescriptive which requires R-38 for ceilings, R-13 for walls, R-19 for floors and a window U factor of .35. Also, the electrical panel must include a statement that states the house complies with the energy code.

The other option is the "Trade-Off" method which is more complicated and would require additional testing. Brammall recommended adopting the Prescriptive method.

Bramall further explained that the new code will apply to:

a. all new construction, b. new addition to existing building or home.

Chairman Mann called for question regarding adoption of the new 2014 Arkansas Energy Code.
Passed unanimously.

New Business: None

Adjournment - Schader moved to adjourn, seconded by Horne. Passed unanimously. Meeting adjourned at 6:50 PM.

Secretary, Planning Commission

Chair, Planning Commission

FARMINGTON WALK/BIKE ACTION PLAN

OVERVIEW

Farmington has a population of 6,171 and covers 9.87 square miles in Washington County. Farmington is a rural community near the urban corridor, bordering Fayetteville (Fayetteville Square is 5.5 miles to the east). Other nearby destinations include Mt. Kessler, a developing regional park in Fayetteville, and Prairie Grove (seven miles to the southwest). Key opportunities will include improving connectivity between Farmington’s developing town center, local schools, local parks, the future high school, new ballfields, nearby Mt. Kessler, and the regional park, and creating safe crossings of AR 62.

Regional Destinations

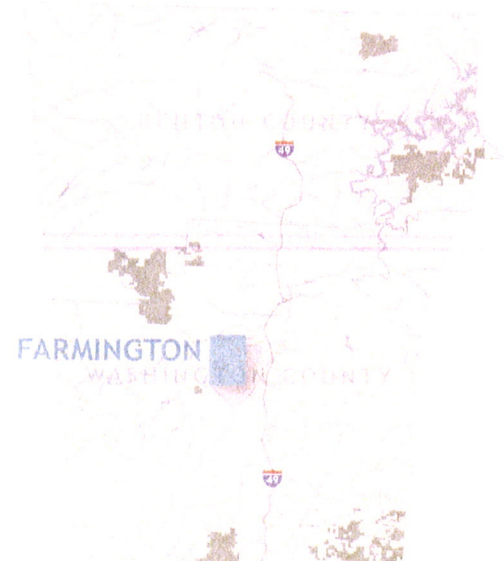
- » Mt. Kessler and Fayetteville’s developing regional park
- » Farmington’s developing town center

Other Key Destinations

- » Schools
- » Creekside Park, ballfields, Ecology Park, and library
- » Grocery store – Marvin’s

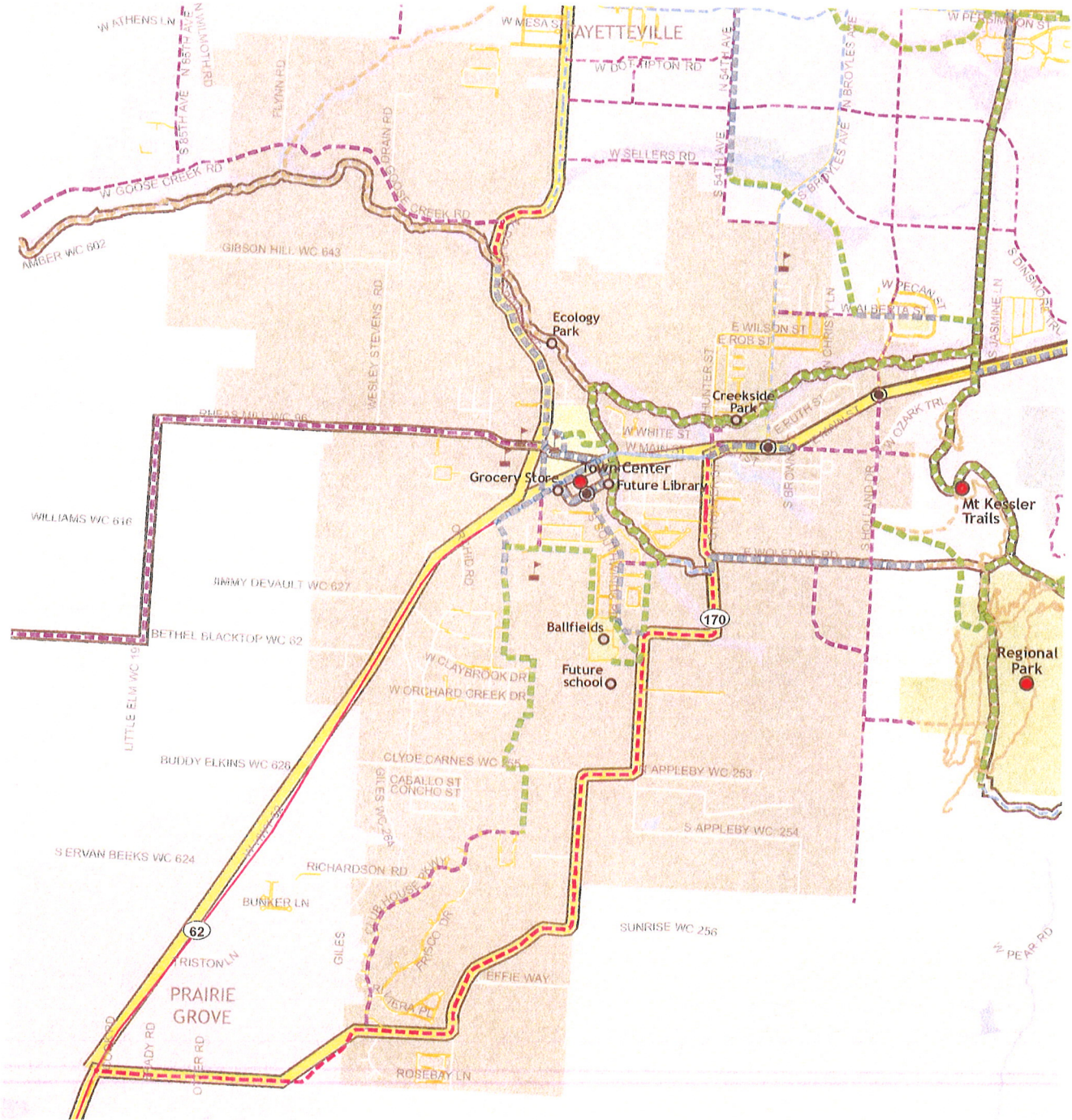


REGIONAL LOCATION MAP

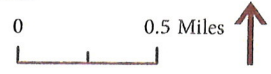


Clockwise from upper left: Creekside Park; Ballfields and pathway; Culvert under US 62 (undercrossing potential)

MAP 6.9 FARMINGTON COMMUNITY PLAN



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|---|---|---|--|
| <ul style="list-style-type: none"> Razorback Greenway Regional Network Heritage Trail Regional Destination Local Destination School | <p>Shared Use Facilities</p> <ul style="list-style-type: none"> Proposed Shared Use Paved Trail Existing Shared Use Paved Trail Proposed Sidepath Existing Sidepath Proposed Natural Surface Trail Existing Natural Surface Trail Crossing Improvement | <p>Bicycle Facilities</p> <ul style="list-style-type: none"> Proposed Separated Bikeway Existing Separated Bikeway Existing Shared Roadway Proposed Shared Roadway Gravel Grinding Route | <ul style="list-style-type: none"> Proposed Shoulder Improvement Existing Shoulder <p>Pedestrian Facilities</p> <ul style="list-style-type: none"> Proposed Sidewalk Existing Sidewalk Neighborhood/Park Trails |
|---|---|---|--|



Key Needs & Recommendations for Farmington

Topic	Key Needs & Notes
<i>Regional Needs</i>	» Connect Mt. Kessler and the developing City of Fayetteville regional park; connect to Fayetteville and Prairie Grove.
<i>Other Key Needs</i>	<ul style="list-style-type: none"> » Connect schools. » Link residential areas to developing town center. » Link to grocery store. » Connect parks.

Facility Recommendation	Recommendation Detail
<i>Sidewalks</i>	» Farmington has a strong sidewalk network especially in newer developments. Continue building sidewalks with new developments and create additional linkages as the shared use paved trail and sidepath network develop.
<i>Intersections</i>	<ul style="list-style-type: none"> » AR 62 Crossings: Several signalized intersections exist with high visibility crosswalks and pedestrian countdown signals. Consider adding median pedestrian island in center of AR 62. Add crossing treatments at the Broyles Street and Holland Drive intersections as the trail network develops. » Town center: Add crossing facilities at Cimarron Way and Southwinds Road as town center develops.
<i>On-Street Bike Facilities</i>	» Shared Roadways – Mt. Kessler and developing regional park: Links to potential Mt. Kessler and regional park access points should be highlighted for bicycle passage.
<i>Shared Use Facilities</i>	<ul style="list-style-type: none"> » Shared Use Paved Trail – Farmington Branch: Develop a shared use paved trail along Farmington Branch, connecting local parks, residences and ultimately connecting Farmington toward Fayetteville. » Shared Use Paved Trail – AR 62 undercrossing: Develop a shared use paved trail extending south from Farmington Branch and utilizing culvert space under AR 62. This provides a safe undercrossing of AR 62. » Shared Use Paved Trail/Sidepaths – Schools and town center links: Develop shared use paved trail and sidepath network to thoroughly connect schools, parks and the town center. » Natural Surface Trails – Mt. Kessler and developing regional park links: Develop

Other Topics	Notes
<i>Multi-Modal Connections</i>	» Farmington is connected by Ozark Regional Transit which serves the urban NWA corridor and parts of rural NWA. Stops in Farmington are found at NWACC, the post office/library, sports complex, and Creekside Park. Bicycle parking, infrastructure connectivity, and other amenities should be considered here. Please see www.ozark.org for route details.
<i>Heritage Trail</i>	» The NWA Heritage Trail connects east/west and north/south through the heart of Farmington. It links Farmington with Fayetteville and Prairie Grove.

Program & Policy Recommendations

The table below presents a summary of recommendations organized by category which identifies the recommended program, time-frame for implementation, and lead entity. The table identifies Bronze (short-term), Silver (mid-term) and Gold (long-term) actions that can help achieve recognition as a Walk and Bicycle Friendly Community.

For many of these actions, there is an opportunity for the communities of the region to share resources, with individual communities participating in regional programs, attending trainings or meetings convened at the regional scale, or implementing regionally developed programs at the local level. Recommendations specific to the Six E's (Engineering, Education, Encouragement, Enforcement, and Evaluation (with Equity considered broadly through all)) are found below. Economy is included as an additional category to help demonstrate the benefits of implementing all of the E's. Refer to Appendix D for detailed guidance on implementing each item, including a description of recommended actions, regional and local roles, as well as sample programs.

Program	Term	Lead Entity
Engineering		
Complete Streets Policy	Medium	City of Farmington
ADA Transition Plans	Medium	City of Farmington
Non-Motorized Transportation Training for Engineers and Planners	Short	NWARPC, City of Farmington
Bicycle Parking	Medium	NWARPC, Northwest Arkansas Council, City of Farmington
Enhanced Funding for Bike and Pedestrian Projects	Medium	NWARPC, City of Farmington
Bike/Pedestrian Facility Inclusion in Engineering Documents, Plans, and Drawings	Short	NWARPC, City of Farmington
Education		
Safe Routes to School	Medium	City of Farmington
Network with existing capacity in NWA	Medium	City of Farmington City of Fayetteville, City of Bentonville, City of Rogers, City of Springdale, Bike Bentonville, BCO, IMBA
Encouragement		
Walking and Biking Promotion Activities	Short	City of Farmington
Equity Oriented Programs	Short	NWARPC, Northwest Arkansas Council, City of Farmington
Bike and Walk Month	Medium	City of Farmington
Group Rides and Walks	Medium	City of Farmington
Enforcement		
Targeted Bicycle and Pedestrian Enforcement	Short	City of Farmington Law Enforcement
Trainings for Law Enforcement Officers	Short	NWARPC, City of Farmington Law Enforcement
Bike and Foot Patrol Units	Medium	City of Farmington Law Enforcement
Annual Meeting with Police, Planners and Engineers to Evaluate Collision Trends, Infrastructure Needs and Areas for Targeted Enforcement	Medium	NWARPC, City of Farmington
Evaluation		
Active Transportation Committee	Short	NWARPC, City of Farmington
Bicycle, Pedestrian, and Trail Count Program	Short	City of Farmington
Walking, Bicycling and Trails Report Card	Medium	City of Farmington
Economy		
Bicycle and Walking Tourism Strategy	Medium	Northwest Arkansas Council, City of Farmington

To read the 2012 International Property Maintenance Code – Google it or go to this website:

<https://archive.org/details/gov.law.icc.ipmc.2012>