



City of Farmington
354 West Main Street
P.O. Box 150
Farmington, Arkansas 72730
479-267-3865
479-267-3805 fax

PLANNING COMMISSION AGENDA
March 28, 2011

**A meeting of the Farmington Planning Commission will be held on
Monday, March 28, 2011 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – February 28, 2010
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 HEARING**
 - A. **Renewal of Conditional Use Request – renewal of daycare**
Property Location: 46 Saxony
Presented by: Candice Sawin

PLANNING COMMISSION MINUTES
February 28, 2011

1. Vice-Chair Gerry Harris called meeting to order in absence of Chairman Robert Mann.
2. ROLL CALL:

PRESENT	ABSENT
JOSH CLARY	TONI BAHN
SEAN SCHADER	ROBERT MANN
MATTHEW HUTCHERSON	
GERRY HARRIS	
JUDY HORNE	
3. APPROVAL OF MINUTES OF JANUARY 24, 2011
Minutes approved with all commissioners present voting yes.
4. COMMENTS FROM CITIZENS: None
5. PUBLIC HEARING:
Petitioner Candice Sawin was not present for a public hearing for renewal of a Conditional Use Request for in-home daycare operation. Commissioner Clary moved to table the hearing until the March 28, 2011 meeting. Seconded by Commissioner Wilson and passed unanimously.
6. Celia Scott-Silkwood, of the Northwest Arkansas Regional Planning Commission presented information regarding how to develop a Master Trail Plan for the City of Farmington. (See attached sheet for details of her presentation.)

Commissioners agreed to begin identification process at the March 21, 2011 (6 PM) Planning Commission work session.
7. OTHER BUSINESS – None
8. Officers Elected for the coming year:

Robert Mann	Chairman	
Gerry Harris	Vice Chairman	
Toni Bahn	Secretary	
9. ADJOURNMENT: Motion was made by Commissioner Wilson, seconded by Commissioner Schader to **adjourn. Motion carried.**

Please consider this your official notification for Planning Commission Work Session on March 21, 2011.

Secretary, Planning Commission

Chairman, Planning Commission

Celia Scott-Silkwood, of the Northwest Arkansas Regional Planning Commission presented information regarding how to develop a Master Trail Plan for the City of Farmington.

- 1) Commissioners should identify goals of a trails system, with input from citizens.
- 2) Brainstorm and mark trail ideas on map, taking into consideration where existing trails are located, where Fayetteville trails are located that might be connected with, types of trails desired– Bike? Hiking? Trail-bike? Should trails connect to schools? workplaces and local businesses? Non-motorized trails must be a minimum of 12 feet.
- 3) Put a questionnaire for public's input on the City of Farmington website. Documented input from the public will be important; also keep careful notes of public meetings where input was offered.
- 4) Put together the final plan.
- 5) Change ordinances related to land development, including trail requirements in the plats.
- 6) Search out funding resources: Federal and state funding; foundations, environmental groups, private donors. If the Master Trial Plan could integrate into the NWARPC Long Range Plan, that might also private some funding.
- 7) Buy land easements needed. Often costs can be reduced when trails are put by historical sites, in flood plains, in parks, on utility easements, or tie into other established trails, and connect to schools.

CITY OF FARMINGTON

CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

Applicant's Name Candice Sawin
Address 46 Saxony St Farmington AR 72730
phone # 267 0144

Date 1-23-11
Zoning R-1

Description of proposed use:
in home daycare

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation.

- Yes
 No 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
- Yes
 No 2. The applicant has provided proof that each adjacent property owner has been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
- Yes
 No 3. Are public services and utilities available and adequate?
All are adequate.
- Yes
 No 4. Is fire protection adequate?
4 smoke alarms are in the home and checked monthly.
- Yes
 No 5. Is the proposed use compatible with the surrounding area and the planned use for the area? Have never had a problem in over 3 years.
- Yes
 No 6. Is screening and egress safe and convenient?
n/a
- Yes
 No 7. Are off-street parking and loading areas adequate?
I am the last house on cul de sac.
- Yes
 No 8. Will refuse and service areas not cause adverse affects on adjacent property?
- Yes
 No 9. Will off-street parking and loading areas not cause adverse affects on adjacent property?
- Yes
 No 10. Will signs be in compliance with the City's sign ordinance?
N/A

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

RECEIPT

DATE 1-26-11 No. 990900

RECEIVED FROM Candice Sauer \$50.00

Fifty no 100 DOLLARS

FOR RENT
 FOR Renewal of Conditional Use

ACCOUNT		
PAYMENT	<u>50.00</u>	
BAL. DUE		

CASH
 MONEY ORDER
 CHECK
 CREDIT CARD

FROM _____ TO _____

BY B. Coleman

1182

AFFIDAVIT

I hereby certify that I Candice Sawin
Print or type 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: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Name: Candice Sawin
Signature

Date: 1-23-11

**NOTICE OF HEARING BEFORE THE
FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR CONDITIONAL USE**

To All Owners of land lying adjacent to the property at:

46 Saxony St Farmington AR 72730

Location:

Candice Sawin

Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for
CONDITIONAL USE at the above property

The purpose of this request is to use this property for
explanation: in home daycare

A hearing on said application will be held by the Farmington Planning
Commission in City Hall, 354 W. Main Street, on Feb 28th at 6:00
p.m.

All parties interested in this matter may appear and be heard at said time and
place or may notify the Planning Commission of their views on this matter by
letter. All persons interested in this request are invited to call or visit the City
Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the
application and discuss the same with the staff.

55
Rob St.
Jan 31, 2011

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Benny Ward
47 Rob St.

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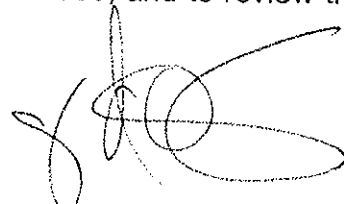
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39 Rob St.

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 45 Saxony St. Miranda Viney