



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

PLANNING COMMISSION AGENDA

April 22, 2024

**A meeting of the Farmington Planning Commission will be held on
Monday April 22, 2024, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –March 25, 2024
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 limited to three minutes per person.

1. PUBLIC HEARINGS

- B. Conditional Use – Meramec Specialty Co, Fireworks City**
Property owned by: Meramec Specialty Co, Fireworks City
Property Location: 233 E. Main St
Presented by: Meramec Specialty Co, Fireworks City
- C. Amending Landscape Ordinance to add irrigation.**
- D. Amending Zoning Ordinance to add curbing to parking lots.**

Planning Commission Minutes
March 25, 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
Norm Toering
Howard Carter

ABSENT - None

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; Ernie Penn, Mayor

2. **Approval of Minutes:** The February 26, 2024 minutes were unanimously approved as written.

3. **Comments from Citizens:**

Phyllis Young - 546 Goose Creek asked for clarification regarding the February minutes section on the Goose Creek Final Plat. She wondered who in the future would be responsible for cleaning up the drainage area if the HOA didn't do it, which normally they won't do. Ms. Young said she heard City Attorney Jay Moore say a civil suit could be filed, but she said the minutes said the city of Farmington would file a civil suit. She wondered if that's correct, or if she would have to file a civil suit.

City Attorney Jay Moore said if there is trash on her property, that would be her responsibility to file a civil suit, not the City of Farmington's. So, if the minutes need clarification, that can be done at the end of the meeting or at next month's meeting.

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

Chairman Robert Mann presented two "housekeeping" items to discuss before the agenda items were addressed.

The first was the addition of an irrigation requirement for commercial entities over two acres in size, to the landscaping ordinance. Bobby Wilson moved to have a public hearing at the April 2024 meeting to consider adding an irrigation requirement to the landscaping ordinance, Chad Ball seconded the motion. Upon roll call vote, motion passed unanimously.

Chairman Mann said a public hearing to consider adding the requirement of curbing to parking lots also should be considered at the April 2024 meeting. Chad Ball moved to consider additional requirement of curbing to parking lots at the April 2024 public hearing. Norm Toering seconded the motion and upon roll call vote, motion passed unanimously.

Unfinished Business

1.A. Final Plat – Goose Creek Ph. 4; Property Owned by DR Horton; West of Goose Creek Ph. 3; Presented by Jorgensen & Associates

The city representatives had no comments regarding the Final Plat.

Jared Inman, of Jorgensen & Associates, said that there had been a few comments from the commissioners about cleaning up the detention pond, and believed the debris and trash had been cleaned up and did not think there was anything new on the list of approval items or conditions of approval from Chris.

Vice Chair Gerry Harris asked if they had opened a bid to clean up the debris; Jared Inman said yes, the bid was for everything and then said that Kyle Whitlock, who was there representing DR. Horton, could answer those questions.

Kyle Whitlock said they were in discussions about cleaning up the downed trees and debris and there is some discussion on the drainage in that area and are trying to sort out how many trees can be saved and if the dead ones need to come down. Gerry Harris said she thought the bid had been done, and the bid was for the maintenance and to clean all the dead trees up. Mr. Inman said that the bid had been awarded to Gene Nicklaus.

Gerry Harris said she checked for an opening to go in and maintain the pond, and did see it. Mr. Inman assured her that there are actually two access points.

She then voiced her concern that when this was originally discussed, Riggins had talked about putting in a park with a trail around it which would have been nice for the community. Now it appeared to her from the various conversations that perhaps that had changed. Mr. Whitlock said that is 100% correct; the work will be done. Chairman Robert Mann asked if there was a timetable because he could say that, but six months from now, it might not be done.

Mr. Whitlock assured again that as soon as they figure out what's going on with that detention area, it'll be taken care of. City Engineer Chris Brackett stated there may be changes to the detention pond.

Gerry Harris asked what was going on with the detention pond, and City Attorney Jay Moore commented that it was part of the lawsuit. Kyle Whitlock with DR Horton said they just want to make sure all parties are happy with the final product.

City Engineer Chris Brackett said it would be premature to do the trail work now before they know exactly what's going to happen if there are changes to the detention pond.

Judy Horne asked if the downstream flooding that occurs now would be improved if Horton does all this work. Jared Inman said it's not going to have any issues. The water flow can't make anything worse.

City Engineer Chris Brackett read a memo listing conditions for approval:

The Final Plat for the Goose Creek Village Subdivision Phase IV has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$900 per single family unit. The fee will be \$53,100 for 59 single family lots.
2. All public improvements must be completed, and a Final Inspection scheduled. All punch

list items must be completed and accepted prior to final approval of the final plat.

3. A one-year Maintenance Bond to the City of Farmington for all public improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 9.20.03(a.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide one original and 6 copies of the recorded plat to the City.

Chad Ball noted paragraph 2, “all public improvements must be completed in the final inspection scheduled” and asked if this detention pond and drainage element are considered a “public improvement”?

City Engineer Chris Brackett said yes, but it was constructed with Phase I and it is completed to the city’s requirements and so is not included as a part of this Phase 4 punch list item.

Public Comment:

Phyllis Young, 546 Goose Creek, showed photos of the detention pond on the outlet side of the drainage pipes. The trash and debris has been picked up on the inside of the detention pond, but on the outside where the pipes open out, they did not pick it up on the construction side. She said debris such as insulation, drink bottles and cans, Styrofoam, stakes, construction materials, and food wrappers are piled up approximately 2 feet high on the construction side, not her side, up against her fence. If there were not some trees there, her fence would have been knocked down by the debris and water and her cows would have got out. Ms. Young asked Commissioners to table it for another thirty days until they of what they said they would do.

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

Jared Inman, with Jorgenson’s stated he had not seen the pictures but he will look into it.

City Attorney Jay Moore commented that Ms. Young’s property starts where the rock runoff area is and Horton reps had not been sure they could go on her property due to the lawsuit. He said DR. Horton people can go on that property and clean up the trash and debris.

Mr. Whitlock stated they were notified last month and he and another gentleman walked it personally and have tried to have it cleaned up.

Judy Horne asked if there is anyone that Ms. Young could contact if this is not done? Jay Moore said Ms. Young should call her attorney.

Norm Toering asked what happens if this lawsuit gets delayed legally for the next six months? They're saying they can't do things because it's a lawsuit, and if it keeps getting delayed in the court, this isn't getting done. He emphasized again, when is it going to be done? He was concerned that if it never gets to the court because it's being delayed, nothing will ever be resolved. Chris Brackett said there is a trial date for November; it will be a jury trial.

City Attorney Jay Moore stated Mr. Dixon filed a Third Amendment complaint. As part of the Third Amendment complaint, there were some new allegations or new laws that were brought up. To be able to respond to those appropriately, all the defense attorneys asked for more time because they could not immediately address the issues that were brought up. Also, that gives them more time to settle or not settle and time for more depositions to get taken from all the parties and all the expert witnesses.

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

Jay Moore, City Attorney commented you can table it one more time. However, there are no qualifications to deny the Final Plat request, because they have met all the requirements of the ordinances that Farmington has as of now. He showed pictures that he had taken earlier that day. More discussion followed about the trash and debris cleanup.

Melissa McCarville said if there is a trash situation, City of Farmington Code Enforcement officers could be called.

Keith Macedo moved to approve Goose Creek village subdivision Phase IV . Bobby Wilson seconded the motion.

Chairman Mann called for question to approve the final plat of Goose Creek Phase 4, subject to City Engineer Brackett's memo, dated March 25, 2024. Roll call vote was 6 Yes and 1 No with Judy Horne voting No. Motion for approval passed.

Public Hearings

2B. Conditional Use for Freedom Fireworks, LLC; property located at 233 E. Main owned by Freedom Fireworks; presented by Freedom Fireworks:

Chelsea Mahan represented this company. All requirements for the Conditional Use had been met. There was no public comment and no questions. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

2C. Final Plat for Hillcrest Subdivision; property located at 11294 N. Hwy 170; owner Bart Bauer. Presented by Blew & Associates.

Bart Bauer, developer for EBL Investments, LLC, acknowledged they had received the memo from Chris Brackett and agreed to the conditions.

City Engineer Chris Brackett read a memo listing conditions for approval:

The Final Plat for the Hillcrest Subdivision has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$900 per single family unit. The fee will be \$72,900 for 81 single family lots.
2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 9.20.03(a.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. The Developer shall provide one original and 6 copies of the recorded plat to the City.

Judy Horne asked if Hillcrest owned the downhill slope with a creek on the west side of this property. Mr. Bauer said it is a drainage easement that is on Joe Stewart's property.

Chad Ball asked if the detention pond will be maintained by the developer until the POA is formed and the answer is "yes". He asked that the final plat should label the detention pond. City Engineer Chris Brackett said he will be sure a note is added.

Public Comment:

Barbara Lorenz, 11423 N. Hwy 170 - The developer tore her fence down during construction. Ms. Lorenz stated that in the covenants and restrictions it says that people who buy these lots will put in a fence. Ms. Lorenz said she wanted to make sure who is responsible for that? She had agreed to wait until someone bought a lot to put in a fence but was very concerned if the developers don't do it, who should she talk to?

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

Bart Bauer, with EBL stated that the covenants, which are a binding legal agreement, will put up fencing on those three lots when there is a property closing in about a year.

Jay Moore, City Attorney, said the city could not be involved in that. He asked Mr. Bauer to verify again that Dr. Horton as part of building those lots will put a fence up as part of the legal agreement. Mr. Bauer said yes, it will be in the covenants and the sales agreement.

Chairman Mann called for question to approve the final plat of Hillcrest subdivision subject to City Engineer Brackett's memo, dated March 25, 2024. Roll call vote was unanimous. Motion for approval passed.

2D. Request for extension of Large Scale Development for Farmington Vet Clinic.

Nick Bohning, Veterinarian Services, Inc. said they are requesting a six month extension to the LSD. The owner is working with contractors to get the project under budget, and now plan to start construction

soon. Melissa McCarville, City Business Manager stated the memo that's in the agenda was what was sent to her from the developer on behalf of the developer asking for the extension. They expect to begin work in May or June.

Public Comment: None.

Chairman Robert Mann called for question to approve the extension to the Large-Scale Development for Farmington Vet Clinic. Roll call vote was unanimous. Motion for approval passed.

City Attorney, Jay Moore stated we will address the minutes issue regarding Goose Creek at next month's meeting, if there is something that needs to be addressed.

Keith Macedo said there is a need for street name regulations and so Robert Mann agreed to add this item to the Work List for the Commission to address.

Chairman Robert Mann stated that Judy Horne has requested not to be considered for Secretary going forward. Bobby Wilson made a motion to nominate Chad Ball as the new secretary. Motion was seconded by Norm Toering. Roll call vote was unanimous. Motion for approval passed.

Gerry Harris was re-elected as Vice Chair by unanimous roll call vote.

Robert Mann was re-elected as Chair by unanimous roll call vote.

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

Judy Horne, Secretary

Robert Mann, Chair

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE
FOR SALE OF FIREWORKS

Meramec Specialty Co.
Applicant's Name Fireworks City Date 1-4-24
Address 380 W. Main Street, Farmington, AR. 72730
Phone # (901) 409-1884
Zoning C-2
Description of proposed use: Seasonal Use/Sale of Retail Fireworks

The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
2. Payment of \$250.00 fee.
3. 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.
4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
5. The applicant has provided proof that arrangements for waste collection services have been made.
6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
7. Must place signs in compliance with the City's sign ordinance.
8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
9. If site is not addressed contact Gunder Coaty at the City of Fayetteville 575-8380, he will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

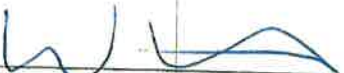
After conditional use approval the following are required:

1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

LOCATION APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

- 1. The fireworks are not being stored or sold in a permanent structure in the city.
- 2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
- 3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.

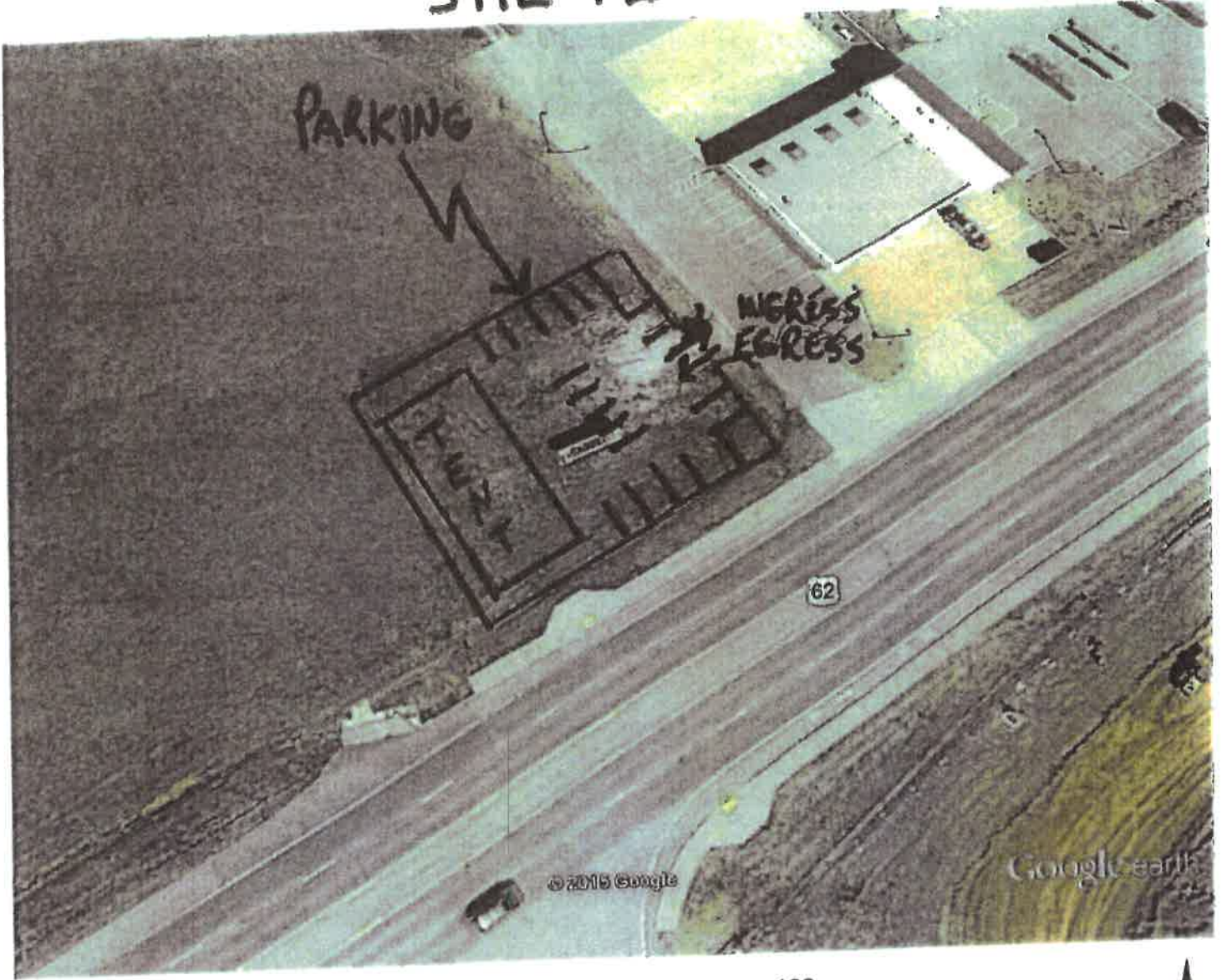


Farmington Fire Chief

2-19-24

Date

SITE PLAN



Google earth



380 W. MAIN ST.
FARMINGTON, AR

To Our Valued Customer:

We would like to take the opportunity to thank you for your continued business with Republic Services and thank you for choosing us to be your trash provider.

In our continuing efforts to provide the best and most efficient service possible, we are sending this letter to ensure that we will be able to provide service for the Farmington, Ar. area for all Meramec Fireworks locations during the July 4th holiday season.

We sincerely appreciate the opportunity to continue serving your waste disposal needs. If you have any questions, please don't hesitate to contact us.

Sincerely,

Bob Wentworth
Division Sales Manager
36 Bella Vista Way
Bella Vista, Ar. 72714
e rwentworth@republicservices.com
o 620-808-3416
c 620-210-1106
w RepublicServices.com



“We'll handle it from here.”



DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 440129

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER	Admiral Insurance Company	POLICY NO. CA000018967-11
NAMED INSURED	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc. ATLG, LLC

POLICY TERM March 1, 2024 to March 1, 2025; Both Days 12:01 A.M. Standard Time

COVERAGE Premises-Operations Liability: Occurrence Basis Claims Made Basis

LIMIT OF LIABILITY \$5,000,000 each occurrence, \$10,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF
ADDITIONAL INSURED(S)**

Farmington Commercial LLC-Property Owner
Meramec Specialty Company Stan Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Arkansas, City of Farmington

**ADDRESS OF
INSURED PREMISES** An area measuring approximately 150' x 150' fronting on the north side of Hwy 62 approximately 1000'
west of Kelli Avenue/Hwy 62 Intersection in the Farmington, Arkansas #191

PERIOD OF OPERATION March 1, 2024 through February 28, 2025

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

March 1, 2024
DATE OF ISSUE


A.J. STRINGER, PRESIDENT



PO Box 848
Fayetteville, AR 72702
800.521.6144
www.ozarksecc.com

Reduce the clutter with paperless billing. Visit ozarksecc.com/paperless for information.

Meramec Speciality Co
Account Number
Statement Date

380 Main W
95432003
02/26/2024



PAID

TOTAL DUE

\$30.89

PAYMENT DUE
03/14/2024

Billing Summary

Balance From Last Billing	\$30.89
Payments Received - Thank you!	-\$30.89
Balance Forward	\$0.00

Service Summary

ENTERED

Electric Service	\$30.89
Current Charges	\$30.89
Total Due on 03/14/2024	\$30.89
Amount due after March 14, 2024	\$35.82

\$4.93 late charge applies after 5 p.m. on 03/14/2024

Sending us a check? Did you know we offer a bank draft payment option? Stop worrying about due dates and misplaced bills. Call 800-521-6144 for more information.



Our offices
will be closed on
Friday, March 29
for **Good Friday**

Happy Easter!

ozarks
ELECTRIC
COOPERATIVE 

KEEP



**PAUL PHILLIPS
FARMINGTON COMMERCIAL, LLC
12771 TYLER RD.
FARMINGTON, AR 72730**

August 3, 2023

City of Farmington Planning Department:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks during the period of June 21, 2024 through July 5, 2024 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely,

FARMINGTON COMMERCIAL, LLC.

A handwritten signature in cursive script that reads "Paul Phillips".

Paul Phillips

AFFIDAVIT

I hereby certify that I KEVIN A. BAILEY
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: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Kevin A. Bailey
Signature

3.7.24
Date



City of Farmington
354 West Main St.
Farmington, AR 72730

2024

Business License Number: 3524

Date Issued: 1/02/2024

Expiration Date: 12/31/2024

Fireworks City
380 W. Main
Farmington, AR 72730

The license named herein is authorized to do business at the above specified BUSINESS LOCATION as provided for in Ordinance #2007-13.



Mayor
Ernie Penn

**THIS LICENSE MUST BE
POSTED IN A CONSPICUOUS PLACE.
BUSINESS LICENSE NOT TRANSFERABLE**

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

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

Location 380 W. Main St., Farmington, AR, 72730

Owned by Farmington Commercial, LLC

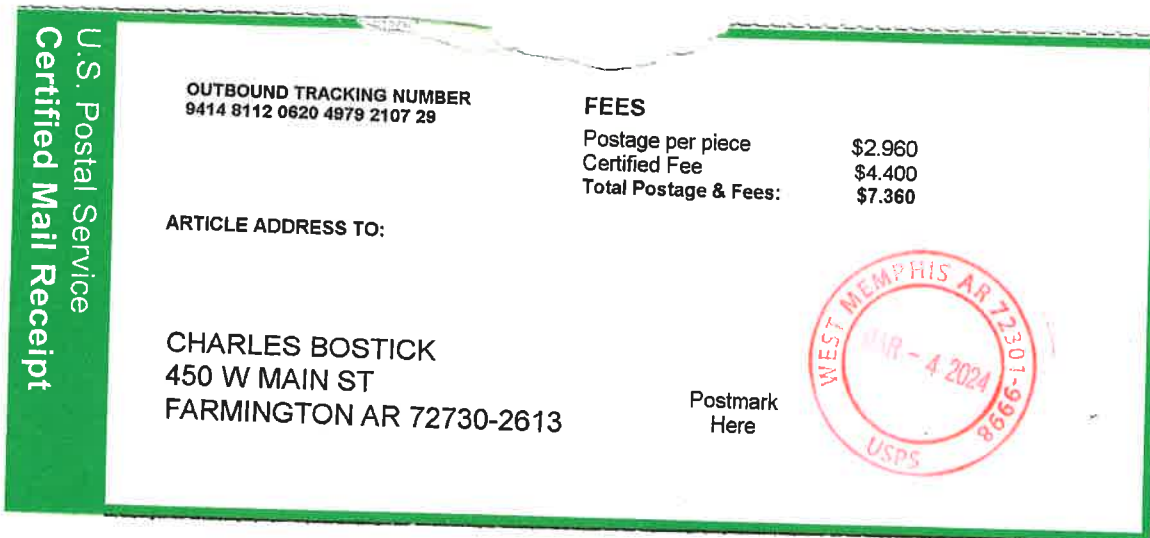
NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales (Seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 22, 2024 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.



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U.S. Postal Service Certified Mail Receipt	OUTBOUND TRACKING NUMBER 9414 8112 0620 4979 2712 32	FEES	
		Postage per piece	\$2.960
		Certified Fee	\$4.400
		Total Postage & Fees:	\$7.360
	ARTICLE ADDRESS TO:		
	OAKLAND FARMS 12771 TYLER RD FARMINGTON AR 72730-9665	Postmark Here	

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U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER
9414 8112 0620 4979 2434 06

FEES

Postage per piece	\$2.960
Certified Fee	\$4.400
Total Postage & Fees:	\$7.360

ARTICLE ADDRESS TO:

CITY OF FARMINGTON
PO BOX 150
FARMINGTON AR 72730-0150

Postmark
Here



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U.S. Postal Service
Certified Mail Receipt

OUTBOUND TRACKING NUMBER 9414 8112 0620 4979 3018 09	FEES Postage per piece \$2.960 Certified Fee \$4.400 Total Postage & Fees: \$7.360
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ARTICLE ADDRESS TO:

MARGARET L. HARRINGTON
317 KELLI AVE
FARMINGTON AR 72730-2603

Postmark Here



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**U.S. Postal Service
Certified Mail Receipt**

OUTBOUND TRACKING NUMBER
9414 8112 0620 4979 2362 00

ARTICLE ADDRESS TO:

BRAND NEW CHURCH
271 W MAIN ST
FARMINGTON AR 72730-2957

FEEES

Postage per piece	\$2.960
Certified Fee	\$4.400
Total Postage & Fees:	\$7.360

Postmark Here



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

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

Location 380 W. Main St., Farmington, AR, 72730

Owned by Farmington Commercial, LLC


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:

Retail Fireworks Sales (seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 22, 2024 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.

U.S. Postal Service Certified Mail Receipt	OUTBOUND TRACKING NUMBER 9414 8112 0620 4979 2228 69	FEES	
		Postage per piece	\$2.960
		Certified Fee	\$4.400
		Total Postage & Fees:	\$7.360
	ARTICLE ADDRESS TO:		
	WALMART REAL ESTATE BUSINESS TRUST PROPERTY TAX DEPT #72 PO BOX 8050 BENTONVILLE AR 72712-8055		
		Postmark Here	



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43068

FMVSS-302

CANULC-S100

A-A-55300

SNYDER MANUFACTURING INC. By

By

PRV 13100 DARK BLUE 61" HI-GLOSS

Title

Supervisor, Quality Control

STYLE

12347

CONTROL NO.

CUSTOMER ORDER NO.

RAY

SNYDER S-ORDER NO.

215505

DATE PROCESSED 02/07/11

YARDS OR QUANTITY

75

DATE CERTIFIED 02/22/11

4-10-4-007-02



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 1008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43068

FMVSS-302

CANULC-S100

A-A-55300

SNYDER MANUFACTURING INC. By

By

STYLE PRV 13100 WHITE 61" HI GLOSS

Title

Supervisor, Quality Control

CONTROL NO.

19254

CUSTOMER ORDER NO.

RAY

SNYDER S-ORDER NO.

220003

DATE PROCESSED

01/06/11

YARDS OR QUANTITY

300

DATE CERTIFIED

01/21/11

4-10-4-007-02



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



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The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S100

CPAL-84

A-A-55308

SNYDER MANUFACTURING INC. By

Michael G. Lut

Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

4-10-4-89-7E



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S100

CPAL-84

A-A-55308

SNYDER MANUFACTURING INC. By

Michael G. Lut

Title Supervisor, Quality Control

STYLE PRV 13100 RED 61" HI GLOSS

CONTROL NO. 218564

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

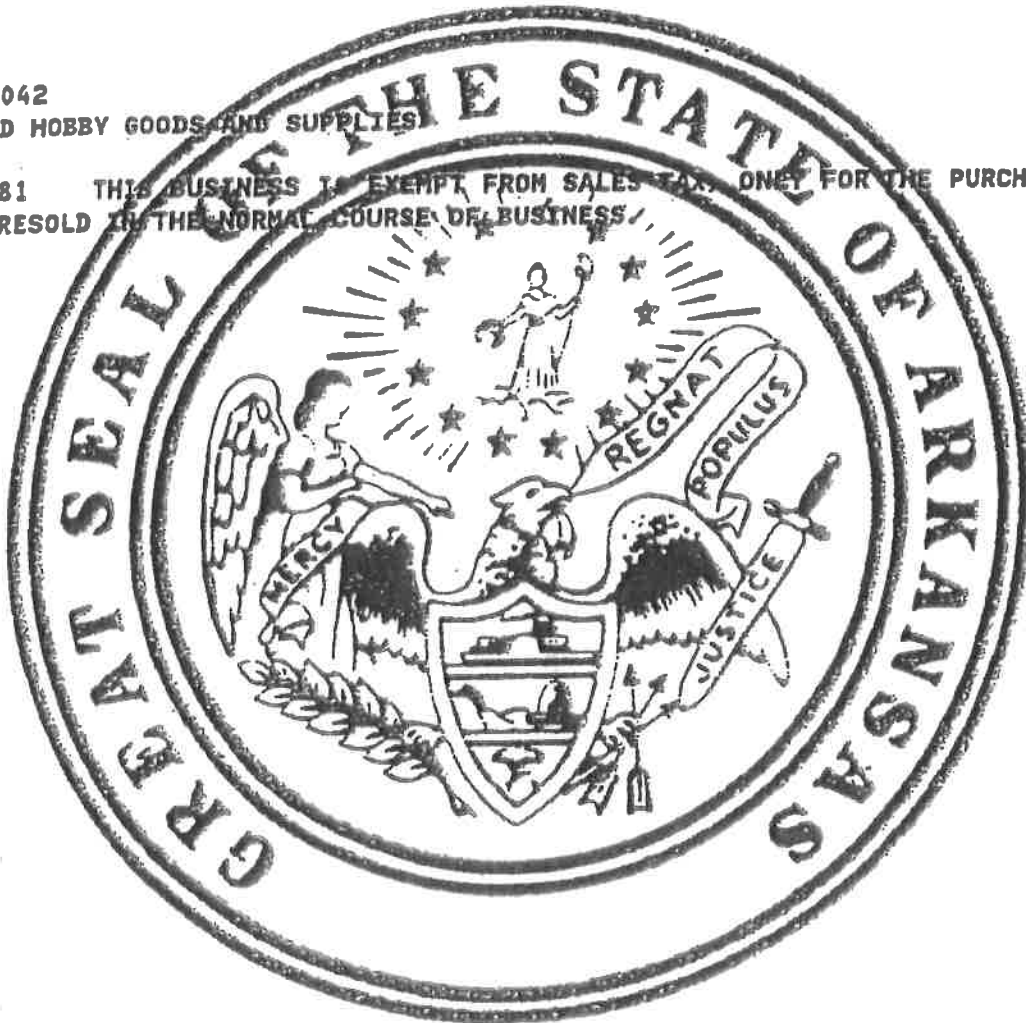
WEST MEMPHIS AR 72301

DLN:

DATE OPENED: 01/01/1965

SIC: 5042
TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF
GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS



THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

*** PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS ***



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10162350-0903
DATE	03/11/2024 9:18 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#28349 DEV. FEES MERAMEC SPECIALTY CO.

1 × Development Fee	\$250.00
Subtotal	\$250.00

TOTAL	\$250.00
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Receipt sent via SwipeSimple, powered by CardFlight

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FINAL SITE APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must give final approval to the site for any fireworks stand prior to opening . The fireworks stand must be in operating condition for final approval.

- 1. Adequate and designated parking.
- 2. Accessibility requirements (distance between isles, 2 entrances and exits).
- 3. Business license.
- 4.



Farmington Fire Chief

3-18-04

Date

ORDINANCE NO. 2024-3

AN ORDINANCE TO AMEND ORDINANCE 2017-11, WHICH AMENDED ORDINANCE 7.1 ORIGINALLY ADOPTED IN 2015, ZONING REGULATIONS, SECTION 14.04.05, TO PROVIDE FOR DUST FREE CONSTRUCTION SURFACES WITH CONCRETE CURB AND GUTTER FOR THE CITY OF FARMINGTON.

WHEREAS, Farmington City Council passed Ordinance 2017-11 on October 9, 2017, amending certain zoning regulations originally adopted in 2015, for the City of Farmington.

WHEREAS, Ordinance 2017-11 required off street parking to be dust-free but failed to require concrete curb and gutter.

WHEREAS, after planning commission work sessions, a public hearing was held on April 22, 2024, and after public discussion, the Farmington Planning Commission adopted regulations to add the requirement of concrete curb and gutter for the zoning district for the council's consideration.

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

Section 1: That Ordinance 7.1 of 2015, amended by Ordinance 2017-11, is hereby amended as follows:

Section 2: All off-street parking shall be dust free and include concrete curb and gutter.

Section 3: That all other parts of Ordinance 7.1 amended by Ordinance 2017-11, not in conflict with Section 2 referenced above shall remain in effect.

Section 4: Emergency Clause. That the City Council of the City of Farmington, Arkansas, determines that this ordinance is necessary for the operation of Farmington City Hall; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from its passage and approval.

PASSED AND APPROVED this 13th day of May 2024.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTESTED:

BY: _____
Kelly Penn, City Clerk

ORDINANCE NO. 2024-4

AN ORDINANCE TO AMEND ORDINANCE 2016-01, WHICH AMENDED AND RESTATED ORDINANCE 2013-03, REGULATING LANDSCAPING FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS, SPECIFICALLY REQUIRING IRRIGATION SYSTEMS FOR LARGE SCALE DEVELOPMENTS ACCOUNTING FOR TWO ACRES OF MORE, FOR THE CITY OF FARMINGTON.

WHEREAS, Farmington City Council passed Ordinance 2016-01 on May 16, 2016, amending certain zoning regulations originally adopted in 2013, for the City of Farmington. Ordinance 2016-01 added specific landscape requirements to our zoning code.

WHEREAS, after planning commission work sessions, a public hearing was held on April 22, 2024, and after public discussion, the Farmington Planning Commission adopted regulations to add the requirement of irrigation for developments two acres or more, in order to ensure healthy vegetation in said areas.

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

- Section 1: That Ordinance 2013-03 of 2013, amended by Ordinance 2016-01, is hereby amended as follows:
- Section 2: All large-scale developments two acres or more shall now require irrigation to enhance the general appearance of said development.
- Section 3: That all other parts of Ordinance 2013-03 amended by Ordinance 2016-01, not in conflict with above referenced section shall remain in effect.
- Section 4: Emergency Clause. That the City Council of the City of Farmington, Arkansas, determines that this ordinance is necessary for the purpose of enhancing the general appearance of commercial developments; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from its passage and approval.

PASSED AND APPROVED this 13th day of May 2024.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTESTED:

BY: _____
Kelly Penn, City Clerk