



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

PLANNING COMMISSION AGENDA

July 27, 2020

**A meeting of the Farmington Planning Commission will be held on
Monday, July 27, 2020 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - June 22, 2020
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. **Variance** – variance of sidewalk location
Property owned by: Pitts Dynasty Trust #3
Property Location: west of Hunter Street from Wilson St. to Farmington Branch
Presented by: Jorgensen & Associates
 - B. **Rezone** – Lots 12, 13, 14, 15, 16, 19, 20, 21 Farmington Creek Subdivision & Parcel #760- 01318-000 from R-2 to MF-2
Property owned by: City of Farmington
Property Location: Lots 12, 13, 14, 15, 16, 19, 20, 21 Farmington Creek Subdivision & Parcel #760-01318-000
Presented by: City of Farmington

Minutes

Planning Commission Minutes
June 22, 2020 at 6 PM

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Howard Carter
Jay Moore
Chad Ball
Gerry Harris
Judy Horne, via zoom
Bobby Wilson

ABSENT

None

City Employees Present: Melissa McCarville, City Business Manager; Steve Tennant, City Attorney - via Zoom; Chris Brackett, City Engineer

2. **Approval of Minutes:** May 26, 2020 Minutes were approved as written.

3. **Comments from Citizens:** none

Public Hearings:

4A. Conditional Use for Sale of Fireworks: Freedom Fireworks property owned by Brand New Church as presented by Terry Forsyth:

Terry Forsyth was present to discuss the request. No public comment was made. Motion passed unanimously.

4B. Variance of building setback on Tract A property located at 297 W. Main St. owned by Farmington JK, LLC as presented by Harrison French & Associates:

Rick McGraw was present to discuss the request. The setback adjustment is to allow for more parking and to address utilities. There is a 70 foot difference between the lots. It will be the same use for both lots. No public comments were made.

Upon roll call vote, motion to approve setback variance for Tract A passed unanimously.

4C. Variance of building setback on Tract C; property located at 271 W. Main St. owned by Farmington JK, LLC as presented by Harrison French & Associates:

Rick McGraw was present to discuss the request. This is a follow up to Tract A. The adjustment to Tract A caused B to change and shift over into Tract C. The difference is 16 feet into the setback. Brand New Church accepts it and has signed an access agreement.

Jay Moore asked about the proposed eastern setback encroaching on the Brand New Church parking lot. Steve Tennant and Melissa McCarville had discussed this issue; when another business is put in between Starbucks and the church, the business will have to meet certain parking requirements and this small setback will allow them to meet those requirements. The Brand New Church is OK with the proposed variance. Landscaping meets or exceeds all Farmington Landscape Ordinance requirements.

Upon roll call vote, the motion to allow the setback variance passed unanimously.

4D. Large Scale Development for Starbucks; property located at the corner of Angus and W. Main St. property owned by Farmington JK, LLC as presented by Harrison French & Associates:

Rick McGraw was present to discuss the request. Chris Brackett read his memo as follows:

“The Large Scale Development Plan for the Starbucks has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. All work within the ArDOT right-of-way must be reviewed and accepted by ArDOT prior to the grading permit being issued.
2. All connections to the water and sewer systems must be approved by the City of Fayetteville.
3. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
4. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

Rick McGraw agreed to the terms outlined in the City Engineer’s memo. Access to the two lots was discussed. Specifically, it was determined that the traffic lane design would allow a driver to access either business. They will not be able to access the building from the back but in the front the two parking lots will be connected for travel. There will be two lanes (one being a bypass lane) on the church side. Motion to approve the Large Scale Development Plan passed unanimously.

4E. Large Scale Development for Pedal Pops; property located at 161 W. Main St. owned by Mike Thompson as presented by Bates & Associates:

Jake Chavis was present to discuss the request. Chris Brackett read his memo as follows:

“The Large Scale Development Plan for the Pedal Pops has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. Any future building on this site will be required to come back to the Planning Commission for approval to address the increase in imperious area.
2. All work within the ARDOT right-of-way must be reviewed and accepted by ARDOT prior to the grading permit being issued.
3. All connections to the water and sewer systems must be approved by the City of Fayetteville.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

Jake Chavis agreed to accept Chris Brackett's memo.

Chris Brackett further explained that when another building is added to this small lot, Pedal Pops will have to address increased water flow drainage issues that will result.

In answer to a question from Chad Ball about tents that might be put on the property, it was determined that there are currently no ordinances or regulations in place for tents and the additional drainage problems they might create. Chad did not think tents on the property were a good idea. Jay Moore thought that tents would be needed. (There is a building on the property and there will be food trucks).

Judy Horne said the proposed magnolia trees for the front of the property on Main Street would create a hazardous pedestrian and traffic situation. After further discussion, commissioners agreed to allow Judy Horne to work with Mr. Chavis with some suggestions for low-growing, landscape materials.

Parking was a concern due to the very small lot and future food trucks on the lot. There are currently two spots required but they are creating 9 spots in total to accommodate parking regulations. It was suggested that the Planning Commissioners consider creating an ordinance to limit the amount of food trucks one business can have in their parking lots.

The question was called to approve the Large Scale Development with the conditions set forth in Chris Brackett's memo and the change to the landscaping plan. Motion passed unanimously.

5. Interview Planning Commission Applicants:

Applicants were asked to wait in the lobby until called in for an interview. The commissioners were instructed that after all interviews each commissioner should list their top three choices and turn the list in to Melissa McCarville. She will give the information to Mayor Ernie Penn who will make the final choice. Each applicant was asked the same questions.

Brady Ghan: he moved here a year ago and is a document review specialist for Waco Title Company. He is a graduate of the U of A School of Law during which time he had special interest in land use and zoning. So, he believes his skill set due to his interest in zoning and real estate law would be helpful.

1. Farmington is growing very rapidly. What is your vision of Farmington for the next 10 years?

He wants Farmington to be a more close-knit community and not just be known as a "drive-thru" community. He wants to change that and expand businesses that attract people to the city instead of driving through without stopping. He also wants to preserve the small-town feeling and wants Farmington to become a more walkable city.

2. What do you think the job of Planning Commission is?

It is the job of the commission to review the development plants that come to them and to make sure that new developments comply with the city ordinances and regulations and also the overall planned growth of the city.

3. Planning Commission has meetings the third and fourth Monday of each month and your presence is important. Do you have any conflicts that would prevent you from regular meeting attendance?

No conflicts.

4. Do you have any potential conflicts of interest that we need to know about in advance; specifically conflicts that would require you to recuse yourself from voting on an issue? No

5. *Do you have any questions for us?*

Are the meetings open to discussion and are they formal?

The work sessions are not a formal meeting. Commissioners do not vote and don't discuss how they will vote on a certain item. This is to bring up ideas and address concerns that either are on the agenda or that may need attention in the future.

Bret Ward: Did not come to the meeting.

Ryan Crawford: 11375 Clubhouse Pkwy. He has lived here for 5 years. He has spent extensive time serving on committees in Rogers and Bentonville that pertain to Planning Commission and Main Street Rogers. He wants to serve his community through this position.

1. *Farmington is growing very rapidly. What is your vision of Farmington for the next 10 years?*

He wants to maintain the "Feels like home" atmosphere even as the city grows and wants to maintain a good quality of life for all citizens.

2. *What do you think the job of the Planning Commission is?*

It is to understand the codes and ordinances and apply them consistently and fairly to the developments. This is a time to voice concern and make decisions.

3. *Planning Commission has meetings the third and fourth Monday of each month and your presence is important. Do you have any conflicts that would prevent you from regular meeting attendance?*

No conflicts currently due to COVID-19. His daughter has piano lessons on Monday nights but those can be rescheduled to accommodate.

4. *Do you have any potential conflicts of interest that we need to know about in advance; specifically conflicts that would require you to recuse yourself from voting on an issue?*

He currently works for Arvest as a commercial lender. So occasionally some of their clients may come before the Planning Commission. He did check with the bank's president for the area and they don't see a conflict.

Jay Moore asked if they didn't want you to recuse from voting on an item would he still be able to do it without issues. He said he would follow a code of ethics regarding conflict of interest issues.

5. *Do you have any questions for us?* No

Taylor Criss: Did not attend the meeting.

Wendy Burris: Did not attend the meeting.

Kevin Gardenhire: he has lived here 22 years. His wife is the middle school principal.

1. *Farmington is growing very rapidly. What is your vision of Farmington for the next 10 years?*

He would like to focus on bringing more businesses into the city by promoting growth and working to bring more job opportunities to the city.

2. *What do you think the job of Planning Commission is?*

It is the job of the Planning Commission to have oversight of the zoning, developments, etc.

3. *Planning Commission has meetings the third and fourth Monday of each month and your presence is important. Do you have any conflicts that would prevent you from regular meeting attendance?*
No conflicts.

4. *Do you have any potential conflicts of interest that we need to know about in advance; specifically conflicts that would require you to recuse yourself from voting on an issue?* No

5. *Do you have any questions for us?*

A. What is the Planning Commission's vision for the next 10 years?

We want to guide it through the growth. It is a case by case basis. We have to factor in how it overall affects the community. The City has to factor in traffic, drainage, and land use with long range plans.

B. Another question was: Why doesn't Farmington have a downtown or town center?

C. What is the largest challenge that the Planning Commission faces?

A commissioner answered that not having ordinances in place to address certain issues related to rapid, increased growth.

Keith Macedo: 10752 S. Appleby Rd. He moved here in 2016 after working for the federal government in Kansas and also working for local government for 18 years in the Fort Worth, Texas area. Currently he is municipal information technology director for the City of Fayetteville. He and his family looked at lots of cities in NW Arkansas when they moved here but that Farmington was their immediate first choice when they visited here. Now he wants to give back to the community.

1. *Farmington is growing very rapidly. What is your vision of Farmington for the next 10 years?*

He wants to ensure that Farmington keeps its special small-town feel even with the fast growth of the developments within the area.

2. *What do you think the job of the Planning Commission is?*

The job of the Planning Commission is to create zoning and ordinances. They develop plans for future growth and interpret it.

3. *Planning Commission has meetings the third and fourth Monday of each month and your presence is important. Do you have any conflicts that would prevent you from regular meeting attendance?*
No conflicts.

4. *Do you have any potential conflicts of interest that we need to know about in advance; specifically conflicts that would require you to recuse yourself from voting on an issue?*

He has rental property on Saxony.

5. *Do you have any questions for us?*

A. He asked the Planning Commission how they decide the day to day process for meetings.

B. Also, he wanted to know about neighbors reaching out to Planning Commissioners about items on the agenda.

Commissioners utilize the work session to try and learn. They try to remember to treat everyone fairly. We have to have a reason behind every decision we make.

C. Is a unanimous vote common? It depends on the situation. We have to treat every case the same. Some developers come in prepared and some come in unprepared and that can cause concern.

Timothy Yopp: Resident of Farmington for 26 years and attended school in Farmington from Kindergarten through 12th grade. In the past he had worked for Farmington's Public Works department and the Library. He is now employed as a supply chain/replenishment manager for Over and Back in Bentonville.

1. *Farmington is growing very rapidly. What is your vision of Farmington for the next 10 years?*
He wanted to see Farmington keep its close-knit feeling even as the city experiences this rapid growth.

2. *What do you think the job of the Planning Commission is?*

He said commissioners must listen to citizens and consider safety and commerce and the effect it will have on the city.

3. *Planning Commission has meetings the third and fourth Monday of each month and your presence is important. Do you have any conflicts that would prevent you from regular meeting attendance?*
No conflicts.

4. *Do you have any potential conflicts of interest that we need to know about in advance; specifically conflicts that would require you to recuse yourself from voting on an issue?* No conflicts.

5. *Do you have any questions for us?* No questions.

Norman Toering: Has lived here for 8 years. He was in the hotel business but has now retired. His wife Jill is the POA president for Twin Falls subdivision. This city resembles the city where they both grew up.

1. *Farmington is growing very rapidly. What is your vision of Farmington for the next 10 years?*
He wouldn't change the small town feel. The sewer improvements are crucial and must be addressed. He also felt that City resources need to be put to use. We need more infrastructure put in alongside businesses. He said he wants to see Farmington to grow, but in the right way and that requires guidance from the Planning Commission.

2. *What do you think the job of the Planning Commission is?*

He said it is to look at each development proposal brought before the Commission and decide what is in the best interest of the citizens and the city. He also felt that the Commission should develop a 3-year, 5-year, and a 10-year plan for the city.

3. *Planning Commission has meetings the third and fourth Monday of each month and your presence is important. Do you have any conflicts that would prevent you from regular meeting attendance?*
No conflicts.

4. *Do you have any potential conflicts of interest that we need to know about in advance; specifically conflicts that would require you to recuse yourself from voting on an issue?* No conflicts.

5. *Do you have any questions for us?* He did not have questions but mentioned that he understood a commissioner has to put personal opinion aside in order to best serve the community.

Robert Mann called all applicants back into the meeting room. He complimented all of them saying they each had good qualifications. He said the Mayor will choose from the top three selected by the Planning Commissioners and will make the final appointment. Everyone was strongly encouraged to apply again when there is another vacancy. At this time, it will probably be at the July City Council meeting when the Council approves the new commissioner.

Chad Ball suggested that they might be interested in joining some City committees as a way to contribute to the improvement of the city because they all had obvious talents to contribute.

6. Adjournment: Having no further business, the Planning Commission meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

Agenda Item 4. A

City of Farmington, Arkansas Application for Variance/Waiver



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/Board of Adjustment until all information is furnished.

Applicant: Pitts Dynasty Trust #3 Day phone: 479-756-8811

Address: 2790 S. Thompson St. Springdale, AR Fax: _____

Representative: Jorgensen & Associates Day phone: 479-442-9127

Address: 124 W. Sunbridge Dr. Suite 5, Fayetteville, AR Fax: _____

Property Owner: Pitts Dynasty Trust #3 Day phone: 479-756-8811

Address: 2790 S. Thompson St. Springdale, AR Fax: _____

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

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

Property description: Property to the west of Hunter Street from Wilson St. to Farmington Branch

Site address: _____

Current zoning: R-1

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Request for a variance from the sidewalk location requirement to allow the sidewalk to be located at the back-of-curb for 800' along Hunter Street. Please see the attached letter describing the request.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on _____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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.

 _____ Date 6-30-2020
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 the agent is authorized to act on their behalf.)

 _____ Date 7/2/2020
Owner/Agent Signature

RECEIPT

DATE 6-30-20

No. 217185

RECEIVED FROM

Pitts Property Trust #3

\$ 25.00

FOR RENT

FOR

variance from standard requirements

DOLLARS

*check
1006*

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

BY

B Coleman

3-11

City of Farmington, AR

06/29/2020 11:07PM 01
000000#9480 CLERK01

Development Fees \$25.00

ITEMS 10
CHECK \$25.00



JORGENSEN
+ASSOCIATES
Civil Engineering Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassociates.com

June 25, 2020

City of Farmington
354 W. Main
Farmington, AR 72730

Attn: Planning Department
Re: Variance Request for Summerfield Subdivision Preliminary Plat

Please accept this request from Pitts Dynasty Trust #3 for a variance from the Code of Ordinances for the City of Farmington, Arkansas regarding sidewalk improvements along N. Hunter Street. Offsite roadway improvements to the western half of Hunter Street are proposed with this development. The development code requires a 5' sidewalk to be located on the Right-of-way, with a greenspace between the sidewalk and the back-of-curb. However, steep grades along a portion of the roadway frontage result in grading issues. Also, AEP/SWEPCO would like to install power polls and overhead electric lines long the west side of Hunter Street to increase electric service and reliability to this area. Per our correspondence with AEP/SWEPCO, the ideal location for these power pole would be in the right-of-way, so additional easement would not be required, and behind the sidewalk to not interfere with the underground drain pipes. Therefore, the developer is asking for a waiver from the sidewalk location requirement to allow the sidewalk to be placed at the back-of-curb. This would eliminate the grading issues, as well as allow a greenspace behind the sidewalk for the electric lines to have a straight alignment along the right-of-way. The adjusted sidewalk would begin at the southeast corner of proposed lot 13, and run approximately 800' south to the end of the proposed Hunter Street improvements.

We thank you for your consideration of this proposal, and please contact us with any questions or comments.

Sincerely;



Charles Zordin, PE

File# 2019-00027296

Prepared under the supervision of:
Blake Hanby, Attorney
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

City Title

File # 19-4541

WARRANTY DEED
(TRUSTEE)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Craig Young**, as Trustee of the **Pitts Eldest Trust u/t/d December 28, 2007** and as Trustee of the **Pitts Family Trust, dated January 1, 1989**, hereinafter called Grantors, for and in consideration of the sum of One and No/100-----Dollars---(\$1.00) and other good and valuable consideration in hand paid by **Darrin G. Pitts, as Trustee of the Pitts Dynasty Trust #3, dated April 13, 2006**, hereinafter called Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Grantee and unto his successors and assigns, forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same unto said Grantee and unto his successors and assigns, forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantee that I will forever warrant and defend the title to the said lands against all claims whatsoever.

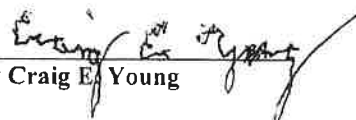
WITNESS our hands and seals on this 10th day of September 2019.

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

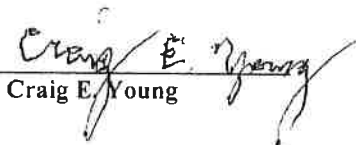
GRANTEE/AGENT: _____

GRANTEE ADDRESS: _____

Pitts Eldest Trust u/t/d December 28, 2007


By Craig E. Young

Pitts Family Trust, dated January 1, 1989


By Craig E. Young

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF WASHINGTON)

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 **Craig E. Young**, to me personally known (or satisfactorily proven), who stated that he is the **Trustee of the Pitts Eldest Trust u/t/d December 28, 2007 and the Trustee of the Pitts Family Trust, dated January 1, 1989**, and is duly authorized in such capacity to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, and further stated and acknowledged that he has so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 10th day of September 2019.

Okany Middleton
Notary Public

My Commission Expires: 3-3-25



After recording return to:
City Title & Closing LLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

EXHIBIT "A"

Tract 1:

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas and being described as follows: Commencing at the Southwest corner of said SW 1/4 NW 1/4, thence North 02°17'44" East 441.78, thence South 87°36'42" East 1320.33 feet, thence South 02°18'07" West 441.78 feet, thence North 87°36'42" West 1320.29 feet to the point of beginning, containing 13.39 acres, more or less.

Tract 2:

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas and being described as follows: Commencing at the Southwest corner of said SW 1/4 NW 1/4, thence North 02°17'44" East 441.78 feet to the point of beginning, thence North 02°17'44" East 441.78 feet, thence South 87°39'54" East 1320.38 feet, thence South 02°18'07" West 443.01 feet, thence North 87°36'42" West 1320.33 feet to the point of beginning, containing 13.41 acres, more or less.

Tract 3:

Lots 1 through 6 in Block 1; Lots 1 through 14 in Block 2; Lots 1 through 14 in Block 3; Lots 1 through 14 in Block 4; Lots 2 through 9 in Block 5; Lots 5 through 12 in Block 6; and Lots 1 through 5 in Block 7. All of the foregoing being located in the Farmington Estates Addition to the City of Farmington, Arkansas, as record in Plat Book 3 at Page 439 and Plat Book 3 at Page 457 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Tract 4:

A part of the SW 1/4 of Section 23 in Township 16 North, Range 31 West of the 5th P.M. and being more particularly described as follows, to-wit: Beginning at a point which is 28 rods North of the SE corner of said 1/4 section, and running, thence North 132 rods to the Northeast corner of said quarter section; thence West 160 rods to the NW corner of said 1/4 section, thence South 88.80 rods to the bluff; thence South 66 1/2° E 5.58 chains; thence North 40° E 0.57 of a chain; thence South 50° E 2.80 chains, thence South 75 1/2° E 2.46 chains; thence South 66° E 4.35 chains, thence North 69° E 2.25 chains; thence South 76° E 2.56 chains; thence South 25 3/4° E 0.84 of a chain; thence South 72 1/2° E 3.28 chains to a point of the South bank of a creek, thence South with the South bank following its meanderings in a Easterly direction to the place of beginning, containing in all 115 1/2 acres, more or less, and LESS the following described 37.18 acres: A part of the SW 1/4 of Section 23, Township 16 North, Range 31 West in the City of Farmington, Washington County, Arkansas, described as follows: Beginning at a point 462 feet North of the SE corner of said Section and running thence North 2189 feet to the NE corner of said Section, thence West 780 feet along the Quarter Section line, thence South 1920 feet, thence East 200 feet, thence South 327 feet, to a point on South bank of creek, thence following the South bank of creek and its meanderings to the point of beginning, containing 37.18 acres, more or less.

Tract 5:

A part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Beginning at the NW corner of said forty acre tract and running thence South 87°45'34" East 1322.17 feet to the NE corner of said forty acre tract, thence South 02°23'42" East 1110.16 feet, thence North 87°46'43" West 30.00 feet, thence South 01°48'45" West 198.05; thence South 87°45'42" East 27.90 feet, thence South 02°09'23" West 20.03 feet to the SE corner of said forty acre tract, thence North 87°44'07" West 1321.01 feet to the SW corner of said forty acre tract, thence North 02°20'42" East 1327.68 feet to the point of beginning, more or less. Subject to that portion in the right of way of E. Wilson Avenue.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.



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: 19-4541

Grantee: THE PITTS DYNASTY TRUST #3, DATED APRIL 13, 2006
Mailing Address: 2790 S. THOMPSON ST SUITE 102
SPRINGDALE AR 727640000

Grantor: THE PITTS ELDEST TRUST U/T/D DECEMBER 28, 2007 AND PITTS
Mailing Address: FAMILY TRUST #3, DATED APRIL 13, 2006
N/A
N/A AR N/A000000

Property Purchase Price: \$2,741,000.00
Tax Amount: \$9,045.30

County: WASHINGTON
Date Issued: 09/10/2019
Stamp ID: 401461248

Washington County, AR
I certify this instrument was filed on
9/10/2019 4:25:56 PM
and recorded in REAL ESTATE

File# 2019-00027296
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): Kuang Middleton

Grantee or Agent Name (signature): Kuang Middleton Date: 9-11-19

Address: 2790 S Thompson St Suite 102

City/State/Zip: Springdale AR 72704

NORTHWEST ARKANSAS Democrat & Gazette

P.O. BOX 1607, FAYETTEVILLE, AR 72702 • 479-442-1700 • FAX 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice 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.

Jorgensen & Associates
Variance – City of Farmington

Was inserted in the Regular Edition on:
July 12, 2020

Publication Charges: \$253.84

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 13 day of July, 2020.

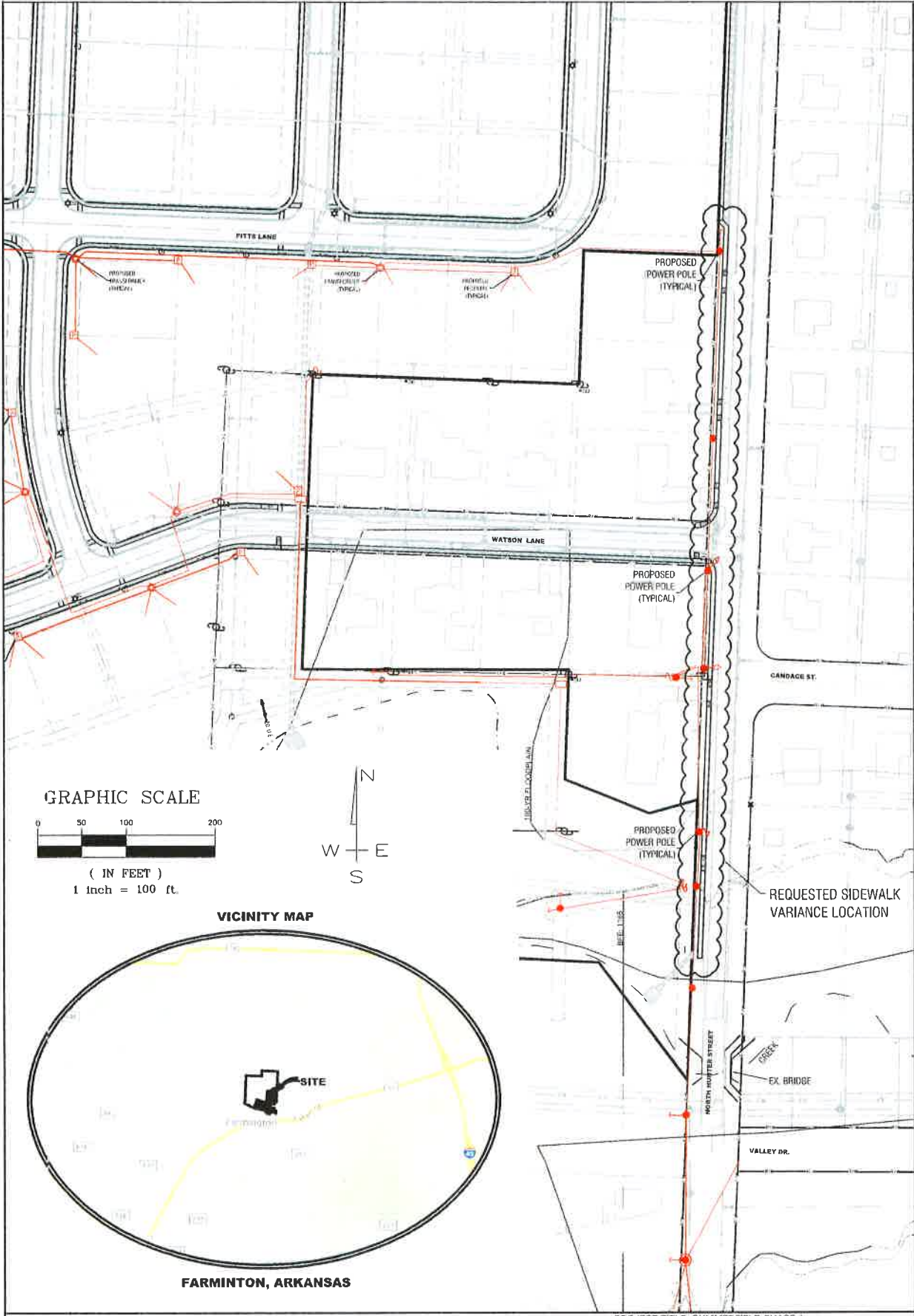
Catherine Stagg
Notary Public
My Commission Expires: 2/28/2025



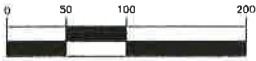
****NOTE**** Please do not pay from Affidavit
Invoice will be sent.

A petition for a variance at the property described below has been filed with the City of Farmington on the 23rd day of June, 2020. Part of the SW1/4 and part of the NW1/4 all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows: Beginning at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31"W 30.00 feet to the West Right-of-way of Hunter Street, thence along said Right-of-way S02°09'17"W 1,250.00 feet, thence leaving said Right-of-way N87°43'31"W 150.00 feet, thence S02°09'17"W 150.00 feet, thence N87°43'31"W 300.00 feet, thence S02°09'17"W 334.00 feet, thence S89°49'31"E 300.18 feet, thence S02°09'17"W 123.00 feet, thence S67°56'26"E 102.03 feet, thence N74°46'06"E 56.65 feet to the West Right-of-way of Hunter Street, thence along said Right-of-way S02°09'17"W 223.97 feet, thence leaving said Right-of-Way N36°56'09"W 165.75 feet along the south top of bank of Farmington Branch of Goose Creek, thence continuing along the top of bank N86°58'52"W 159.65 feet, thence S77°31'14"W 103.14 feet, thence S72°08'15"W 58.16 feet, thence leaving said top of bank S09°19'43"E 65.59 feet to the northeast corner of a Lot Split File No. 2008-35086, thence along the north line of said lot split S68°37'54"W 13.18 feet, thence S43°26'38"W 28.67 feet, thence S23°47'43"W 37.29 feet, thence S84°44'56"W 58.41 feet to a found iron pin, thence continuing along said north line S75°12'02"W 107.00 feet, thence N28°25'17"W 68.20 feet, thence N83°49'56"W 54.76 feet, thence leaving said north line N78°01'21"W 52.62 feet to a found iron pin, thence along the north line of South Bank Subdivision N49°22'27"W 104.06 feet, thence N45°19'47"W 45.70 feet, thence N28°15'06"W 165.39 feet to a found iron pin, thence continuing along said north line N82°43'28"W 210.52 feet, thence leaving said north line N75°46'10"W 210.90 feet to a point on the north line of Hamblens Subdivision, thence along said north line N23°35'43"W 54.50 feet, thence N73°50'43"W 169.00 feet, thence S71°09'17"W 148.50 feet, thence N63°50'43"W 287.10 feet, thence N73°20'43"W 162.40 feet, thence

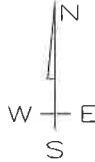
N47°50'43"W 184.80 feet, thence S42°09'17"W 37.60 feet, thence N64°20'43"W 368.32 feet, thence leaving said north line N02°21'14"E 1,465.65 feet to a found iron pin, thence N02°20'55"E 883.47 feet to a found iron pin, thence S87°35'37"E 1,319.46 feet, thence N02°27'31"E 442.07 feet to a found iron pin, thence S87°44'24"E 1,322.05 feet to a found iron pin, thence S02°26'59"W 1,109.98 feet to a found iron pin, thence N88°05'29"W 28.75 feet, thence S02°04'01"W 198.05 feet to a found iron pin, thence S87°58'19"E 28.08 feet to a found iron pin, thence S02°15'30"W 20.02 feet to the POINT OF BEGINNING, Containing 176.18 acres, more or less, subject to easements and right of ways of record; part of the above described property also being Lots 1-6 in Block 1, Lots 1-14 in Block 2, Lots 1-14 Block 3, Lots 1-14 in Block 4, Lots 2-9 in Block 5, Lots 5-12 and a part of Lot 13 in Block 6, Lots 15 in Block 7 all being a part of the Farmington Estates Addition to the City of Farmington, Arkansas as record Plat Book 3 at Page 439 and Plat Book 3 at page 457 in the office of the Circuit Clerk and Ex-Officio Records of Washington County, Arkansas and said Lots/Blocks being replated into Summerfield Subdivision Phase I as shown hereon. The request is for a variance from the sidewalk location requirement for approximately 800 feet along Hunter Street. A public meeting to consider this request for variance at the above described property will be held on the 27th day of July, 2020, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting 75291931 July 12, 2020



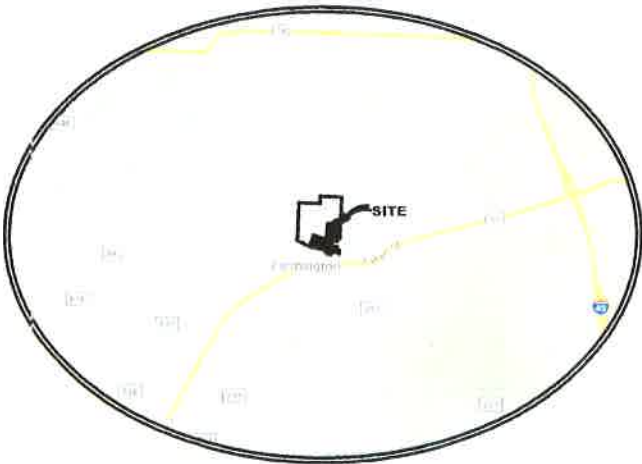
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP



FARMINGTON, ARKANSAS

PROJECT TITLE: SUMMERFIELD PHASE 1
 LOCATION: FARMINGTON, AR
 SHEET TITLE: SIDEWALK VARIANCE EXHIBIT
 DRAWN BY: CAZ
 SHEET SCALE: 1"=100'
 DATE: 6.30.2020
 PROJECT FILE: 2-SUBDIMENSIONS\2018075\dwg\Preliminary



121 W Sunridge Drive, Suite 5
 Fayetteville, AR 72704
 Office: 479.432.9121
 Fax: 479.582.4807
www.jorgensenplus.com

Agenda Item 4. B

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: City of Farmington Day Phone: 479-267-3865
Address: PO Box 150, Farmington Fax: _____
Representative: _____ Day Phone: _____
Address: _____ Fax: _____
Property Owner: City of Farmington 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 -- Ecology Drive

Current Zoning -- R-2 Proposed Zoning -- MF-2

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:

The City is selling this property, it is a condition of the sale that the zoning be changed.

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 10th day of June, 2020.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-2 to MF-2 will be held on the 22nd day of July, 2020, 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.

Applicant Signature Date _____

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.)

Melissa McDonald Date 6-10-2020
Owner/Agent Signature

WARRANTY DEED

With Relinquishment of Dower

KNOW ALL MEN BY THESE PRESENTS:

THAT Kathryn E. Robertson, widow of Casto Robertson,
deceased February 20, 1967,

hereinafter called GRANTOR, for and in consideration of the sum of
One DOLLARS,

paid by City of Farmington, Arkansas in hand

the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
City of Farmington, Arkansas

its successors, hereinafter called
GRANTEE, and unto its heirs and assigns forever, the following
lands lying in Washington County, Arkansas, to-wit:

Commence at the Northwest Corner of the Northwest Quarter Southeast Quarter,
Section 22, Township 16 North, Range 31 West, thence East 450 feet to the
point of beginning (said point in Farmington Double Springs Road). From
the point of beginning, thence East 225 feet, thence South 75 feet, thence
West 200 feet to a point in the road, thence North 18° 30' West 79.09 feet
to the place of beginning, containing 0.37 acres more or less.

90 Martha Campbell

FILED
FOR RECORD
'76 JUN 29 AM 10:39
WASHINGTON COUNTY
ARKANSAS
ALMA KOLLMEYER
CIRCUIT CLERK

To have and to hold the same unto the said GRANTEE, and unto its successors
appurtenances thereunto belonging.

And I hereby covenant with said GRANTEE that I will forever warrant and defend
the title to the said lands against all claims whatever.

And I, _____, wife of the said
_____ for and in consideration
of the sum of money, do hereby release and relinquish unto the said GRANTEE all my right of dower and homestead in and
to the said lands.

WITNESS my hand and seal on this 21st day of October, 1975

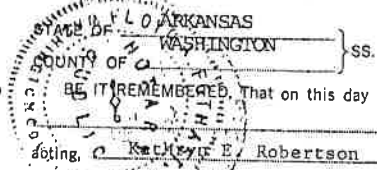
This Instrument Prepared
By Law Offices of
JAMES E. EVANS, SR.
Springdale, Arkansas

Kathryn E. Robertson (L.S.)

(L.S.)
(L.S.)

ACKNOWLEDGMENT

BOOK 908 542



BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public
_____ within and for the County aforesaid, duly commissioned and
acting, Kathryn E. Robertson to me well known
as the Grantor in the foregoing Deed, and stated that she had executed the same for the consideration
and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 21st day of October, 1975

My Commission expires: 3-29-77
Lydia Robertson
Notary Public

WARRANTY DEED

(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That First National Bank of Springdale, Arkansas
 a corporation organized under and by virtue of the laws of the State
 of Arkansas, by its President and Secretary, duly
 authorized by proper resolution of its Board of Directors, for the
 consideration of the sum of one dollar and other
 valuable consideration ~~XXXX~~
 in hand paid by The City of Farmington
 the receipt of which is hereby acknowledged, does grant, bargain,
 sell and convey unto the said The City of Farmington
 and unto its successors ~~XXXX~~ and assigns forever, the following described
 land, situate in the County of Washington
 State of Arkansas, to-wit:

Lots 12, 13, 14, 15, 16, 19, 20, and 21 in Farmington Creek Subdivision,
 Farmington, Arkansas.

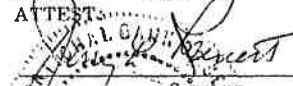
FILED
 FOR RECORD
 '86 DEC 31 PM 3 19
 WASHINGTON COUNTY AR
 ALMA KOLLMEYER
 CIRCUIT CLERK

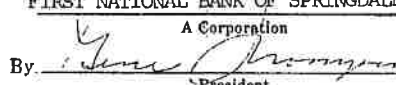
ARKANSAS DOCUMENTARY \$33.00 0183751	ARKANSAS DOCUMENTARY \$5.50 0278592	ARKANSAS DOCUMENTARY \$2.20 0554162
--	---	---

CITY OF FARMINGTON
 P. O. BOX 159
 FARMINGTON, ARKANSAS 72730

TO HAVE AND TO HOLD The same unto the said The City of Farmington
 and unto its successors ~~XXXX~~ and assigns forever,
 with all appurtenances thereunto belonging. And said corporation hereby covenants with the said grantee that
 it will forever warrant and defend the title to said lands against all lawful claims whatever.

IN TESTIMONY WHEREOF, The name of the grantor is hereunto affixed by its President and its seal
 affixed by its Secretary, this 3rd day of December, 19 86

ATTEST:

 Secretary
 (Corporate Seal)

FIRST NATIONAL BANK OF SPRINGDALE, ARKANSAS
 A Corporation
 By: 
 President

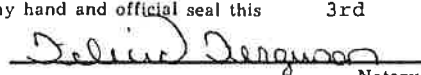
ACKNOWLEDGMENT

STATE OF ARKANSAS
 County of _____ } ss.

On this 3rd day of December, 19 86, before undersigned, a
 Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in
 person the within named Gene Thompson and Jerry L. Reinert
 to me personally known, who stated that they were the President and Secretary
 of the First National Bank of Springdale, Arkansas, a corporation,
 and were duly authorized in their respective capacities to execute the foregoing instrument for and in the
 name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed
 and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 3rd day of
December, 19 86

My commission expires OFFICIAL SEAL
 FELECIA FERGUSON
 NOTARY PUBLIC - ARKANSAS
 WASHINGTON COUNTY
 My Commission Expires 4-7-84


 Notary Public

LIBER 1207 PAGE 789

This instrument prepared by First National Bank of Springdale.

NOTICE OF PUBLIC HEARING

A petition to rezone the property described below has been filed with the City of Farmington on the 10th day of June 2020.

Lots 12, 13, 14, 15, 16, 19, 20, and 21 Farmington Creek Subdivision; Farmington, Arkansas in Washington County, 3.88 acres more or less; and also, part of NW 22-16-31 Farmington outlots, parcel #760-01318-000, .37 acres more or less.

A public hearing to consider this request to rezone the above described property from R-2 to MF-2 will be held on the 27th day of July, 2020, at 6:00 PM at Farmington City Hall, 354 West Main Street, Farmington, AR. All interested persons are invited to attend

Adjacent Property Owners

Goose Creek Properties

P.O. Bx 1346

Fayt. Ar 72702

Homestead Inc.

P.O. Bx 8835

Fayt. Ar 72703

Ellison Investment, LLC.

3291 S Thompson St, Ste. G #102
Springdale, Ar 72764

Pas Leasing LLC

P.O. Bx 1287

Bentonville, Ar 72712

PBS Properties LLC

P.O. Bx 1287

Bentonville, Ar 72712

Toni Terrell, Dorothy Judd, Patti Baker

311 N. Nature Ln.

Farmington, Ar 72730

Joe & Shirley St. Clair

271 W Ecology Dr.

Farmington, Ar 72730

Cindy Kuhns
277 W Ecology Dr.
Farmington, Ar 72730

Cedar Mountain Properties LLC
P.O. Bx 1194
Fayette, Ar 72702

Billy & Savanna Herndon
351 N Double Springs
Farmington, Ar 72730

7018 3090 0000 4841 7022

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SPRINGDALE, AR 72764

OFFICIAL USE

Certified Mail Fee	\$3.55	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<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	
Postage	\$0.55	
Total Postage and Fees	\$6.95	06/23/2020

Sent To: Ellison Investment LLC
Street and Apt. No., or PO Box No. 32915 Thompson St Ste G #102
City, State, ZIP+4® Springdale Ar 72764

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.55	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	06/23/2020

Sent To: Cindy Kuhns
Street and Apt. No., or PO Box No. 277 W Ecology
City, State, ZIP+4® Farmington Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 3090 0000 4841 7031

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<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	
Postage	\$0.55	
Total Postage and Fees	\$6.95	06/23/2020

Sent To: Goose Creek Properties
Street and Apt. No., or PO Box No. P.O. Box 1386
City, State, ZIP+4® Fayetteville Ar 72702

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.55	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
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<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	
Postage	\$0.55	
Total Postage and Fees	\$6.95	06/23/2020

Sent To: Billy & Savannah Herndon
Street and Apt. No., or PO Box No. 351 N. Double Springs
City, State, ZIP+4® Farmington Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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FARMINGTON, AR 72730

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	06/23/2020

Sent To: Joe & Shirley St. Clair
Street and Apt. No., or PO Box No. 271 W. Ecology
City, State, ZIP+4® Farmington Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee	\$3.55	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	14
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.95	06/23/2020

Sent To: Tom Terrell, Dorothy Judd & Patti Baker
Street and Apt. No., or PO Box No. 311 N. Nature Ln
City, State, ZIP+4® Farmington, Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 3090 0000 4841 7107

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FAYETTEVILLE, AR 72703

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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
Postage	\$0.55
Total Postage and Fees	\$6.95

0230
14

Postmark Here

06/23/2020

Sent To
 Homestead
 Street and Apt. No., or PO Box No.
 P.O. Box 8835
 City, State, ZIP+4®
 Fayetteville Ar 72703

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 3090 0000 4841 7091

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FAYETTEVILLE, AR 72702

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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
Postage	\$0.55
Total Postage and Fees	\$6.95

0230
14

Postmark Here

06/23/2020

Sent To
 Cedar Mountain Properties LLC
 Street and Apt. No., or PO Box No.
 P.O. Box 1194
 City, State, ZIP+4®
 Fayetteville Ar 72702

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Goose Creek Properties
 P.O. Bx 1346
 Fayetteville Ar 72702



9590 9402 4650 8323 6812 60

Article Number (Transfer from service label)
 7018 3090 0000 4841 7039

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery
 6/25/20

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

S Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Kelly & Savannah Herndon
 551 W. Double Springs
 Farmington, Ar 72730



9590 9402 4650 8323 6812 46

Article Number (Transfer from service label)
 7018 3090 0000 4841 7053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 XS *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery
 6/25/20

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

S Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Cindy Kuhns
 277 W. Ecology Dr.
 Farmington, Ar 72730



9590 9402 4650 8323 6812 53

Article Number (Transfer from service label)
 7018 3090 0000 4841 7046

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery
 6-24

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

S Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Toni Terrell Dorothy Judd + Pat Baker
 311 N. Nature Ln
 Farmington, Ar 72730



9590 9402 4650 8323 6812 08

2. Article Number (Transfer from service label)
 7018 3090 0000 4841 7084

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) Agent Addressee
 C. Date of Delivery
 6/26/20

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Homestead Inc.
 P.O. Bx 8835
 Fayetteville Ar 72703



9590 9402 4650 8323 6811 85

2. Article Number (Transfer from service label)
 7018 3090 0000 4841 7107

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) Agent Addressee
 C. Date of Delivery
 JUN 23 2020

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Cedar Mountain Properties LLC
 P.O. Bx 1194
 Fayetteville, Ar 72702



9590 9402 4650 8323 6811 92

2. Article Number (Transfer from service label)
 7018 3090 0000 4841 7084

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name) Agent Addressee
 C. Date of Delivery
 Madison Beaver

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

City of Farmington
P.O. BOX 150
FARMINGTON, ARKANSAS 72730

CERTIFIED MAIL



7018 3090 0000 484J 7022



1000



72764

U.S. POSTAGE PAID
FORM LETTER
FARMINGTON, AR
72730
JUN 23 20
AMOUNT

\$6.95

R2305E125355-14

6130

Ellison Investment, LLC.
3201 S Thomson St Ste. G #102

SI NIXIE

722 FE 1

0006/28/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

72764-670072
72730-0150

BC: 72730015050 *2301-05607-23-43



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joe & Shirley St. Clair
271 W Ecology
Farmington, Ar 72730



9590 9402 4650 8323 6812 39

2. Article Number (Transfer from service label)

7018 3090 0000 4841 7060

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Shirley St. Clair Agent Addressee

B. Received by (Printed Name)

Shirley St. Clair

C. Date of Delivery

7/1/20

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement:

City of Farmington
Public Hearing

was published in the following weekly paper(s):

X Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication: July 1, 2020

Publication Charges: \$29.00

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 1 day of July, 2020.

Catherine Stagg
Notary Public
My Commission Expires: 2/28/2025



****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.

NOTICE OF PUBLIC HEARING
A petition to rezone the property described below has been filed with the City of Farmington on the 10th day of June 2020.
Lots 12, 13, 14, 15, 16, 19, 20, and 21 Farmington Creek Subdivision; Farmington, Arkansas in Washington County, 3.88 acres more or less; and also, part of NW 22-16-31 Farmington outlots, parcel #760-01318-000, .37 acres more or less.
A public hearing to consider this request to rezone the above described property from R-2 to MF-2 will be held on the 27th day of July, 2020, at 6:00 PM at Farmington City Hall, 354 West Main Street, Farmington, AR. All interested persons are invited to attend
75283389 July 1, 2020

RECEIVED
JUL 06 2020 BC
CITY OF FARMINGTON