



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

PLANNING COMMISSION AGENDA

August 28, 2023

**A meeting of the Farmington Planning Commission will be held on
Monday August 28, 2023, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
 2. Approval of the minutes – July 24, 2023
 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**
- A. Set Public Hearing to adopt park plan.
 - B. Set Public Hearing to amend ordinance requiring park dedication or payment in lieu.
 - C. Discuss Regional Planning’s Open Space Plan.

Planning Commission Minutes **July 24, 2023 - 6 PM**

- 1. ROLL CALL** – The in-person meeting was called to order by Vice Chair Gerry Harris.
A quorum was present.

PRESENT

Chad Ball
Howard Carter
Gerry Harris, Vice Chair
Judy Horne
Norm Toering
Bobby Wilson

ABSENT

Robert Mann
Keith Macedo

City Employees Present: Mayor Ernie Penn; Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Jay Moore, City Attorney; Captain Pete Oxford, Fire Department; Chris Brackett, City Engineer

- 2. Approval of Minutes:** The June 26, 2023 minutes were approved as written.

3. Comments from Citizens:

Matt Bates – 455 N. Yona Lane, Goose Creek Subdivision: Mr. Bates had bought his home (Lot 25 in Goose Creek SD) from Riggins Company, thinking he was on a cul de sac. Then E.R. Horton bought out the subdivision and they have put a through street there so he is no longer on a cul de sac and he was very unhappy about that. (Original plat showed a through street, with the cul de sac only being temporary as construction continued in stages.)

Phyllis Young - 546 Goose Creek: Ms. Young stated she was there because of the flooding on her land; and that she keeps coming back because the decisions of the Planning Commission are causing land to be destroyed in Farmington. The other drain pipe that has been installed now causes flooding even when there is only .25 to .5 inch of rain, and it will be a lot worse by the time they finish building all of the houses in Goose Creek Subdivision.

Ms. Young said she would appreciate if some commissioners would come see the damage, even if the City Attorney Jay Moore advises commissioners to stay away. Due to the ongoing lawsuit, she said she doesn't have to know if anyone is on her property. She thought that commissioners would want to see what's going on. She stated that she will be proved right about her property damage, if and when the lawsuit is finished.

Ms. Young also stated she hoped that commissioners would look over the laws, agendas and whatever else is related to water damage, checking very carefully before voting on developments. To approve developments that allow increased water to flow onto adjacent property is not right. She said she now has lots of top soil and rocks so large she can't drive a 4-wheeler there anymore and grass has washed away. It is just mentally and physically draining, Ms. Young said.

She further stated that her property is destroyed, but also all down Goose Creek, residents are having problems too. Again she invited people to see it for themselves, including City Engineer Chris Brackett and Public Works Manager Floyd Shelley who had seen it early in the Goose Creek development and now the land looks totally different. She also stated that she would like to encourage the Mayor to care enough about the citizens to go look, which hasn't happened yet. She would really

appreciate now or in the future to not have this happen to someone else because it is devastating to see your land go down the drain and there is nothing you can do about it.

Public Hearings:

4A. Variance – Decrease in access easement from 60 feet to 20 feet; Owner - Keith Marrs; property located at 44 Old Depot Road as presented by KSDA:

Keith Marrs explained he purchased the property at 44 Old Depot Road, just across the street from another home he is building. He said this property which was very overgrown is unique. The existing house at the back of the lot is sound but will be completely renovated. He would like to split the lot and build a 1,500 sq. ft. brick home with privacy fence in front of the old, existing house. However, he is 68 square feet short of the 10,000 square foot minimum. He asked for a narrower driveway access easement so he could meet the square footage requirement and then save two really nice trees that would have to be taken out if he has to have the wider drive

Vice Chair Harris asked the Commissioners if they had any questions.

Judy Horne stated she didn't see lot split on their application. City Business Manager Melissa McCarville said that the Planning Commission does not approve lot splits. Once the two variances are approved the City Business Manager can approve the lot splits.

Norm Toering asked how the lot would be split. Melissa McCarville stated the City did not receive the survey with the application, but it was determined it would be split from east to west, not north to south.

Mr. Marrs said three of the neighbors that join the property are glad the property has been cleaned up. The options are to finish out the existing house and have the huge lot in front of it, when other lots on the north side of Old Depot have smaller frontage. The houses on both sides of them have a big shop in the back that matches this. Another option would be to allow the variances, save the trees and build a 1,500 square foot house on a slightly smaller lot.

Norm Toering asked if there would be only one shared driveway for both homes. Keith Marrs stated there would be a driveway on one side and another driveway for the other. Keith Marrs said that would be his preference.

Judy Horne asked if the current curved driveway existing on the east side of the property would be straightened when it is the access drive. He said it would be a straight, standard driveway width and would be the only access to the back property. She asked if there would be two entrances into the lot and Mr. Marrs said yes and the two driveways would be separate. She thought it appeared to be a small lot, when split, but Mr. Marrs said it is almost a standard size lot, being 9,815 sq. feet. She asked how this building would be oriented to the old house. Keith Marrs said the houses would both face Old Depot Road and they would put up a privacy fence. Keith Marrs didn't know if he will keep the older house or sell it, but regardless, the owners will know what is going on in front of them; he has to disclose that to them. Judy Horne said she has a problem with it because it appears it will be so crowded and thinks about the neighbors next door and on either side. Keith Marrs said the houses in the front lot will line up with the houses on Old Depot it won't be sitting back farther than any of the other houses.

Chad Ball said when we look at the variances, we look at the issues of the lot that causes undue hardship due to the circumstances unique to this lot. The unique hardship to this lot is why we should grant a variance. Keith Marrs stated he can build another home with a 65 foot access drive, but it's ridiculous to have a 65 foot width driveway on a 100 foot width lot. City Business Manager Melissa McCarville stated the purpose of the access easement in the lot split ordinance is for tandem lots and this is what this is; it's to allow deeded access to the back lot all the time and it is protected. Our ordinance requires 60 feet which might be more appropriate out in the county. The drive does not have to be the width of the current easement; however, the Fire Chief would like for it to be 25 feet, not 20 feet. Chad Ball said the code requires a 60 foot minimum width for this type of action and if we grant a variance it needs to be due to undue hardship unique for this lot.

Judy Horne asked how the fire truck would get back to the back house. Vice Chair Gerry Farris asked Fire Captain Pete Oxford to give his input. He said the Fire Department has requested it to be changed to 25 feet because fire trucks are quite wide and are hard to get through in a small area. Norm Toering asked Captain Oxford if 25 feet was adequate space to get a truck back there and Captain Oxford said "yes".

Bobby Wilson asked Mr. Marrs if he could work with the 25 feet instead of 20 feet and Mr. Marrs said yes, it wouldn't be a problem. Bobby Wilson said he is going to vote for this because Mr. Marrs is saving the big, beautiful trees and the variance requests seem minor, considering the improvements he has made in the area and the adjacent owners are happy and there are no public safety issues.

Vice Chair Gerry Harris said since the Fire Department made a request to change to 25 feet we need to have a motion to increase that. Bobby Wilson moved to change to 25 feet instead of the 20 feet requested. Howard Carter seconded the motion. The request to change to 25 feet was approved by unanimous vote, 5-0.

With no further discussion, Vice Chair Harris called for question to approve a variance request to decrease the access easement from 60 feet to 25 feet. Upon roll call vote, Carter, Toering, and Wilson voted "Yes" and Horne and Ball voted "No". Approved by 3 – 2 vote.

4B. Variance – Decrease in minimum lot size in R-1 from 10,000 sq. ft. to 9,815 sq. ft.; Property owned by Keith Marrs; property located at 44 Old Depot Road as presented by KSDA

Keith Marrs said the city ordinance requires 10,000 square feet for R-1 zones. By being allowed to pull back and have the slightly smaller lot allows him to keep two really nice trees, which he wants to do. When he cleaned up the lot, he left every tree possible, took out the scrub vegetation, and now it's a very nice lot. He said the difference would be 185 square feet short on one and 116 square feet over on the other. He said he could move the line if necessary to dead center and be only 34 square feet short but that would take out the trees; he said he'll do whatever the Commission wants done.

Norm Toering said directly behind the property (north edge) are some huge trees and certainly wanted keep them. Keith Marrs said the church owns the property behind this property, and the cell tower is there, so he wants to keep all the trees he can.

There was no public comment. Having no further comments, Vice Chair Harris called for question, and the request was approved 3 - 2 with Judy Horne and Chad Ball voting "No".

4C. Large Scale Development – Revised Plans - Farmington Hills Subdivison - Lots 102 Holdings, Inc. property located at 2 Wilson St. as presented by Engineering Services, Inc.

Brandon Rush with Engineering Services for Lots 102 Holdings said they are asking for a proposed revision to a Large Scale Development approved previously, which would add four small cottage style units at the entrance of the LSD located at the intersection of Wilson and Hunter Street.

Norm Toering stated this Large Scale Development was approved about two years ago, and the city has changed since then. He guaranteed there had been no cottages on the plan when they presented it to the Commission. Mr. Rush agreed. This addition request is new.

Norm Toering also noted that Mr. Rush was talking about **four** cottages, but the plan presented shows **seven** and he was greatly concerned about this disparity. Mr. Rush assured commissioners that although the plat shows seven cottages, only four will be built, if approved. City Engineer Chris Brackett said the developer wanted seven but by the zoning ordinance requirements, they can build only four.

Norm Toering said since this LSD shows "Private Road" all through the plan, can they close it with a private gate and not allow the public to drive through there? Mr. Rush said they are adding an access easement so the public can access it. Mr. Toering then asked whether the City or the development owners maintain the roadway. Mr. Rush said the homeowners will be responsible. Mr. Toering wanted assurance that every person who buys there will clearly understand that it is going to be their responsibility to maintain the road and not the City of Farmington. City Engineer said the plan is for one owner to own all 114 units. This is like apartment complexes that have private drives.

Another concern Mr. Toering had was that he couldn't find a legal definition for "tiny house". So, is a 450 square foot residence a cottage or a "tiny house." He felt it needed to be clarified in case six months from now someone comes to the City and says "I want to build 40 tiny houses." Is this a cottage or a tiny house? Mr. Rush said it is a cottage. Chris Brackett said they cannot build anything else on this property.

City Attorney Jay Moore said there is not a state statute that defines tiny homes and has regulations for them. Therefore, until there's a statute, the City would have to create its own ordinance. He suggested that this could be discussed at a work session because there would be many issues to be considered.

Jill Toering 306 Claybrook Drive stated that the Commission talks all the time about connectivity, and she asked if this private drive connects to anything else. Chris Brackett explained that Lots 102 Holdings has agreed to build a road from Wilson that joins into Farmington Heights Subdivision to the north of this LSD. It will have an access easement so the street can't be closed. All other surrounding properties are now developed so there is no reason to stub out any other connectivity, other than to Farmington Heights. This development request was brought to the City before the City recently passed a connectivity ordinance.

City Attorney Jay Moore asked City Engineer Chris Brackett if the developer can continue to follow the old multi-family housing design standards in place when this LSD was approved, or the new standards since they are asking for a change. That became an interesting question and Jay Moore suggested this could be tabled until an answer was found. Chris Brackett said a lot of the duplexes are already under construction. Also, the cottages would be residences and the City has no design standards for residences, so the City could not tell the developer how or what to build.

Chad Ball was concerned about the parking issues if cottages are built at the entrance and would like Fire Department input, and also wanted to know what authority the Fire Department has on private streets.

Judy Horne noted that each duplex will have a design that we eliminated when we upgraded the Multi-Family Design Standards: these have nothing on the front but a garage door then a long, dark corridor to walk along to the entry door.

Bobby Wilson asked Jay Moore if the Commission could have an amendment about number of cottages so they can't deviate from that, or change and add more duplexes instead of cottages, noting that we have had this happen to us more than once. Chris Brackett said everyone on the staff knows what's going, the owner tried to change it, and this is what has brought us to this point here at the Planning Commission. The City is not going to let them change it again without bringing it back to the Planning Commission.

Chad Ball said that with over a hundred units they do not have a parkland dedication but will pay the fee-in-lieu of park land dedication. Therefore, people will be walking to the park because it is so close. He had big public safety concerns due to the bottleneck at the entry from Wilson if cottages are added. He didn't like that the private drive excludes a lot of the safety issues we would need with a lot of density and there are no amenities. Vice Chair Gerry Harris noted that there are no sidewalks in front of any of the duplexes. Chris Brackett said that should have been addressed by the Commission when this was brought to them the first time.

Judy Horne moved that a 5 foot sidewalk be installed in front of the four cottages located at the entrance to the multi-family development and continue the sidewalk to Wilson Street. Bobby Wilson seconded the motion which was approved 4 - 1 with Norm Toering voting "No".

Chris Brackett read a memo with conditional requirements for approval:

The Revised Large Scale Development Plan for the Farmington Hills Community has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville, the Washington Water Authority, and the Arkansas Department of Health prior to construction plan approval.
3. Payment in lieu of Park Land Conveyance will be required for this large scale development plan at \$300 per multifamily unit and \$600 per single family unit. This fee will be \$36,600 for the 114 multifamily units and 4 single family units. This fee will be required before any additional building permits are issued for this site.
4. This approval of this large scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Public Comments:

Jill Toering 306 Claybrook Drive, said since it has a private road, the City will have no say about parking restrictions, so if cars park on both sides of the road how will the Fire Department be able to get to a fire?

Chris Brackett said the Fire Department reviewed this and made comments and asked for No Parking signs. Jay Moore said that if commissioners vote against these additional four residential units, they may try to put duplexes there.

Chad Ball said with that the potential added density there would be additional safety issues. In this proposed location for cottages, space is very tight and there would be the risk of cars parking in the street or with cars on driveways sticking out into the street. He said the developer was trying to get the highest maximum density they can.

Howard Carter also had concerns about the parking and the hazards. Mr. Moore said that is something the Planning Commission would have to take into consideration. Safety is always number one. Chad Ball said best case scenario for this area is green space. Jay Moore agreed.

Norm Toering was concerned about future issues; he asked what if someone bought the adjacent vacant land and wanted to build a large number of 450 square foot cottages would there be nothing we could do to stop it? Chris Brackett said it is not zoned for cottages, but rather is a future phase of Summerfield Subdivision which is residential.

Vice Chairman Harris called for question to approve the LSD Revision which would allow four cottages at the entrance of the LSD, and with requirement to install 5 foot sidewalk for the four cottages and also, this sidewalk would connect to Wilson Street, and also contingent upon the City Engineer's conditions. Upon roll call the vote was 5 "No" and zero "Yes; the motion failed and the request to add four cottages was denied.

Discussion of Parkland Dedication

Jay Moore has emailed the City of Bentonville to learn about their parkland dedication ratio or money-in-lieu-of, based on how much land is involved. Also, Melissa McCarville sent Jay an informative article from Austin, Texas, on calculation. Therefore, he recommended reviewing this at the next work session to discuss more, and to allow enough time to make a good decision.

Adjournment: Having no further business, Norm Toering moved to adjourn, seconded Chad Ball, motion was approved, and meeting was adjourned.

Judy Horne, Secretary

Gerry Harris, Vice Chair

Sec 14.04.02. Rules of Construction and Definitions.

Under (b) *Definitions of terms and uses*, add the below definitions:

Off-Site Parkland. An area of parkland not located adjacent to a proposed development, utilized in place of parkland dedication requirements on a different property undergoing plan review.

Sec. 14.04.25. PARKLAND DEDICATION

A. Title. This title shall constitute the parkland dedication regulations of the City of Farmington. It shall be known and cited as the Parkland Dedication Code. It consists of the text, which follows, as well as the Parks Plan 2023 document and the 2023 Parks Masterplan Map for the City of Farmington, Arkansas, which is on file in the office of the Recorder/Treasurer.

B. Authority. These regulations are adopted pursuant to authority granted by the Arkansas General assembly in Title 14, Chapter 56, Subchapter 4 of the Arkansas Code of 1987 annotated, as amended. All membership in the various boards and commission having authority hereunder, acting prior to the effective date of this article shall remain in office and serve the remainder of their respective terms.

C. Purpose.

- 1) Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education, nature preservation, increased neighborhood and city property values, and they contribute to overall quality of life.
- 2) The primary purpose of the parkland dedication code is to ensure the need for parks arising from new residential developments is satisfied so those generating the need for park areas and recreation facilities contribute their proportionate share. In some instances, the need for parks and park improvements resulting from new development may be addressed most effectively through the development and acquisition of community or regional parks, or the improvement or expansion of an existing park servicing existing development or the entire city.

D. Jurisdiction. Property located within the legal city limits of the City of Farmington, Arkansas.

E. Applicability.

The requirements of this article apply to:

- 1) Residential subdivisions (single-family, two-family, and multi-family).
- 2) Residential developments (single-family, two-family, and multi-family) where more than one residential structure is being constructed on one lot.
- 3) *Exemptions:*
 - a) Unbuildable lots (*lots upon which residential structures cannot be constructed*) within residential subdivisions and developments (examples: detention and retention pond lots, a lot created for a lift station, a green buffer strip by a heavily trafficked road).

B. Parkland Dedication Determination Process.

- 1) The subdivider shall meet with the City Business Manager, or designee, as to the preferred location, amount of parkland, or fee-in-lieu required.
- 2) The City Business Manager, or designee, shall make a recommendation based upon Farmington's Park Plan Map as adopted by the City, and the standards and provisions contained herein, to the Planning Commission, Board of Adjustment, and City Council concerning the amount and location

of parkland, and/or fee-in-lieu of parkland dedication. In the event the developer and City are unable to agree, each is to make separate recommendations to the above Boards who shall determine the matter.

C. Types of Dedication.

- 1) **Physical Property Conveyance.** When land is conveyed per code requirements.
 - a) **On-Site Conveyance by Plat.** When land contiguous to a subject property is conveyed.
 - (i) Land dedication ratio shall be as specified per section D, 1) of herein code.
 - (ii) Upon the recommendation and approval of the City of Farmington to the Planning Commission, Board of Adjustment, and City Council, the City may choose to accept parkland within or contiguous to a proposed subdivision or development, subject to the requirements of this code.
 - b) **Off-Site Conveyance by Deed.** When land not contiguous to the subject property is conveyed.
 - (i) Land dedication ratio shall be as specified per section D, 1) of herein code.
 - (ii) Upon recommendation and approval by the Planning Commission, Board of Adjustment, and City Council, the City may choose to accept parkland not contiguous to a proposed subdivision or development, subject to the following requirements and any other requirements of the parkland dedication code.
 - (a) The property to be dedicated would serve the subject development.
 - (b) Parkland conveyance is in accordance with code, and
 - (c) The City Planning, Zoning Board of Adjustment, and City Council are in agreement on the proposed parkland dedication, and
 - (d) A deed with an exhibit in accordance with the parkland plat requirements is properly filed with the Washington County Assessor's office. The property shall be deeded in whole; granting of easements over property shall not suffice as parkland dedication.
 - (iii) The determined land dedication requirement shall be listed in the City Engineer's Comment Memo for the project's Final Plat or development plan.
- 2) **Fee In-Lieu of Parkland Dedication.** When money is conveyed per code requirements.
 - a) The monetary dedication ratio shall be as specified per section D, 2) of herein code.
 - b) The City may, at its option, require a fee under any of the following circumstances to satisfy parkland dedication and park development:
 - (i) When a replat is submitted with increased density, OR
 - (ii) When the City determines it would be better served by expanding or improving an existing park, OR
 - (iii) When the density of an existing developed lot is being increased and parkland dedication requirements would make development of the subject lot impossible.
 - (iv) When the City Planning Commission determines that proposed parkland will not meet the needs of the City's Park Plan.
 - c) The determined fee-in-lieu payment requirement shall be listed in the City Engineer's Comment Memo for the project's Final Plat or development plan.

D. Dedication Ratios and Payments.

- 1) Ratios for Land Dedication. Land shall be dedicated at a ratio of 0.023 acre of land for each single-family dwelling unit and 0.020 acre of land for each two-family and multi-family dwelling unit. Land including streets shall not be considered as land for park dedication.
- 2) Fee Payment In Lieu of Land Conveyance. In lieu of land dedication, developer shall contribute to Farmington's General Fund \$900 for each single-family dwelling unit and \$600 for each two-family and multi-family dwelling unit.
- 3) Ratio and Payment Review Schedule. The City shall review the above-designated dedication ratios and fee payment at least every four (4) years and make adjustment suggestions to the Planning Board, Board of Adjustment, and City Council.
- 4) Dedication in Excess. If a developer wishes to dedicate more parkland than required with their proposed development, the developer shall discuss the proposal with the City Administration and the Planning Commission and the Board of Adjustment; the City Council shall make the final determination of acceptance. If accepted, the dedication in excess will count as credits toward future parkland dedication needs within the same general area of town for the entity making the dedication. Any future development the excess parkland may count toward must be found to be benefited by the excess parkland. Approval of the park credits from the Planning, Zoning Board of Adjustment, and the City Council is required.
- 5) The City Engineer's Comment Memo for the project's Final Plat or development plan shall list the determined land dedication requirement.

E. Parkland Determination Standards.

- 1) Location. The developer may suggest their opinion of the most suitable location for a park but the area shall be approved by the City and must be contiguous to the subject development unless Off-Site Conveyance of Parkland is granted approval by the City.
- 2) Small Land Area. When a proposed park dedication is too small in area to provide an open space of suitable size and character as determined by the City Business Manager, or designee, the Planning Commission, Board of Adjustments, and Civil Council may allow dedicated land:
 - a) If adjacent to off-site parkland so the combined land areas create park area of adequate size, or
 - b) To provide a continuance for trail development and perhaps a small park off the trail, or
 - c) Require Pay-in-Lieu of.
- 3) Land Acceptance Standards.
 - a) Parks Masterplan Map. Proposed parkland dedication is shown as being in an area indicated on the City's Parks Masterplan Map as lacking and therefore needed, unless otherwise determined by the City.
 - b) Construction Waste. No construction materials shall be disposed of, stored on, or deposited within dedicated parkland by its contractors, subcontractors, employees, or agents at any time while the subdivision is being constructed unless approved in writing by the Building Administrator, or designee(s).
 - c) Removal of Undesirable Items. Any trash, dead trees, and any other non-usable material including any health hazards identified by the City, or designee, shall be removed by City's final acceptance of parkland.
 - d) Soil Stabilization. Soil shall be stabilized with appropriate sod as determined by City Staff.

- e) Street Frontage. In accordance with the City's Master Street plan, paved public street frontage with required ROW dedication, curbs, gutters, sidewalks, and pedestrian lighting for all required street frontages abutting the parkland are required. Property without public road frontage shall be determined for acceptability with a Variance application.
- f) Access and Visibility. Proposed development adjacent to proposed dedicated parkland shall, wherever practicable, be located and designed to not restrict reasonable access or visibility into the park. Dedicated parkland shall not be located in a space the City Administrator or designee considers would create a potentially unsafe space for the public.
- g) Existing Plant Material. Shall retain existing native trees or other scenic elements determined by the City Administrator or designee(s) as being important to the City's park system.
- h) Invasive Plants. Shall not be overrun with invasive plant species unless land is agreed-upon for acceptance by the City Administrator, or designee.
- i) Buffering. Shall, if and as determined by the City Business Manager, or designee, contain planted buffering or fencing to block undesired views from the park. The cost of such shall be the responsibility of the Owner dedicating the parkland. The proposed site element shall be included on a plan submittal to the City for approval.
- j) Utilities. Municipal drinking water, sewer, electric services, and all other utilities provided in the remainder of the development determined as being needed for the park, shall be provided to the parkland as part of the subdivision development process, as identified by the Building Administrator or designee.
- k) Hazardous Materials. Prior to the dedication of parkland, the developer shall make full disclosure to the City of the presence of any hazardous materials, substances, and/or underground storage tanks.
- l) Undesirable Properties. Street front landscape buffers, parking lot landscape buffers and islands, irrigation ditches, swales, storm water channels, storm water detention, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, Board of Adjustments, or City Council, shall not be accepted as parkland.

Appropriateness of potential parkland containing major utility easements over 30 feet wide, land with steep grade, numerous or large drainage channels, that would unduly restrict the development, use, and/or beauty of a site for active and/or passive recreational purposes as identified by the City Business Manager or designee, are generally not acceptable for parkland. However, if requested, suitability of land with these characteristics shall be determined through submittal of a *Variance application* to the Planning Board, Board of Adjustment, and City Council.

- m) Linkages. Small areas of land and/or non-adjacent lands may be accepted as proposed land dedication if it offers linkages (potential future or current linkages) to parks, trails, natural areas, waterways, or cultural features as determined by the City Administrator, or designee, on a case-by-case basis.

- n) Floodplain. Floodplain properties, if they can be utilized by the public, will be considered for parkland appropriateness on a case-by-case basis upon a *Variance application* to the Planning Board, Board of Adjustment, and City Council.
 - o) Site Characteristics. Land offered as parkland dedication shall be consistent with the type of park envisioned and determined by the City as needed.
 - p) Survey Pins and Monuments. Each corner of parkland to be dedicated shall be marked with a permanent monument and/or lot stakes where applicable and shall be carried out in accordance with Arkansas Standards of Practice for Property Boundary Surveys and Plats Standards of Practice No. 1 and shall be located and identified on a recorded plat completed by a land surveyor registered in the State of Arkansas and provided to the City by the Owner or Developer.
 - q) Appropriate landscaping materials. Developer shall preserve existing healthy native trees vegetation located in the proposed park area. Where development must encroach onto the parkland area, a plan showing the proposed development and site work shall be submitted to the City for approval before work shall begin. The City will approve or disapprove any site disturbance.
- 4) Perpetuity. Parkland dedicated to the City is dedicated in perpetuity or until the City determines an alternate best use.

F. Plat Requirements.

- 1) The legal boundary of the parkland and its acreage shall be shown on the filed plat.
- 2) Land to be dedicated shall be shown on all applicable sheets in the Plat and/or applicable Plan sheets.
- 3) On the plat or plan, each parkland corner shall be marked with a permanent monument and/or lot stake where applicable and shall be carried out in accordance with Arkansas Standards of Practice for Property Boundary Surveys and Plats Standards of Practice No. 1.
- 4) The parkland shall be labeled as PARKLAND DEDICATED TO THE CITY OF FARMINGTON.
 - a) Once the City Council approves the parkland acquisition, the resulting ordinance number shall be added to the plat or plan before signature acquisition may begin.
- 5) Parkland shall be identified on a recorded plat completed by a land surveyor registered in the State of Arkansas and provided to the City by the Owner or Developer.

G. Time Frames.

- 1) **Land Dedication and Pay-in-Lieu Dedication.**
 - a) *Fee-in-Lieu Payment*. The fee-in-lieu shall be paid prior to the City's signature and release of the Final Plat or development plan.
 - b) *Land Dedication*. Land dedication must be properly completed before the city will sign the Final Plat or development plan.
 - c) *Building Permit*. In instances where a development plan will not be filed with the Assessor's office, pay-in-lieu or land dedication shall be finalized prior to the city issuing a building permit for construction on the subject property.
 - d) *Reversion or Refund*. Parkland dedicated to the City and pay-in-lieu of are not subject to any right of reversion or refund.

H. City Use of Fees. Cash contributions for parks shall be deposited in Farmington’s General Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City of Farmington. The City shall determine appropriate use of park fees.

- 1) **Park Naming Rights.** Developer shall have naming rights for the park being dedicated, subject to approval of the Planning Commission, Board of Adjustment, and City Council.
- 2) **Ownership and Maintenance/Replacement.** Dedicated parks shall be maintained by the City of Farmington.

parks plan

City of Farmington



Contents

METHODOLOGY	1
Plan Purpose and Process	1
Overview	2
INVENTORY	3
Existing Park Inventory.....	3
Parks Assessment.....	7
Parkland Needs Based on 2020’s Census Numbers	8
Parkland Needs Based on 2045 Projected Population Numbers.....	8
History	9
Natural Landforms	9
GLO Maps.....	11
Arrival of settlers.....	13
Historic Layers	14
STAFF & COMMUNITY INPUT.....	15
Staff Input	15
Public input	19
Population and Age Range.....	19
Travel to parks.....	20
Background Information from Surveys	21
Census Data.....	23
Economics	23
Housing	23
Families	24
Demographics	25
Recreational Draw.....	25
.....	26
Recreation activities.....	27
Passive Recreation	27
Active Recreation	28
Revelations.....	30
EVALUATION & ANALYSIS	31
Layering.....	31
Walksheds vs. Drivesheds	32
Existing Drivesheds	32
Existing Walksheds.....	33
Proposed Walksheds.....	34
Overlaying Layers	35

METHODOLOGY

Plan Purpose and Process

Today, Farmington exhibits a small town feel in Northwest Arkansas (NWA) quickly growing to no longer be such a “small town”. As of the 2020 Census, Farmington’s population was 7,584. Per the NWA Cities Population Projections by the Metropolitan Transportation plan study, by 2045, Farmington’s population is expected to grow to 15,531 people. This is a percent change of 104.9%.¹¹

As Farmington has grown along with the rest of Northwest Arkansas, the City found that their current parkland dedication code requirements were not providing what the City needed in the way of parks. Often, the city was finding that developer’s proposed parkland dedication, while based off code, was not conducive to quality parks due to being located in low population areas of town or the amount of parkland to be dedicated was too small to create a quality park.

Therefore, Farmington began looking at their code and how it needed to be updated. They hired a firm to develop a Park Plan to aid in updating their code requirements and to help the City determine the future of their park system – elements such as size, location, and activities to be offered.

With the rapid development of NWA, Farmington knew it needed to determine ideal places for parks and the best code language to direct placement and park sizes while undeveloped land is still available. The City’s first step in this process was in updating their Master Street Plan, then their Future Land Use Plan, and now the City is developing the r Parks Plan.

The below planning process was followed to guide the development of this park plan.



1 Inventory

- Inventoried the City’s existing park elements.
- Global Information System (GIS) Base Inventory Map created which compiled data such as parcels, streets, streams, floodplains, public buildings, city/state/and federal parkland/preserves in NWA outside of Farmington, city limits and planning areas, historic trail routes (Butterfield, Civil War, Trail of Tears), and the 1830 Bureau of Land Management General Land Office’s survey data.
- Latest available census data compiled.

2 Community & Staff Input

- Internal parks plan guiding survey for City staff conducted, data composed, PowerPoint slideshow with informative charts created.
- Public survey conducted. The survey was advertised through social media, the newspaper, and through the City’s website.
- Draft goals and objectives created for Planning Board review.

INVENTORY

Existing Park Inventory

The City has two public parks – Creekside Park and Farmington Sports Complex. The Sports Complex mainly offers sports fields for public sports events.

Creekside Park consists of approximately 63.47 acres in which multiple part amenities are offered. The Farmington Sports Complex provides an additional ~18.96 acres. This makes the total existing parkland 82.43 acres. Creekside Park falls within the park categories of Playfield Park and Community Park. It provides parking, multiple forms of recreation (including recreation requiring more space than that of a playground), and provides activities for a variety of ages and abilities (classifying it as a Playfield Park while its large acreage also puts it within the category of Community Park). Notwithstanding the frisbee golf track, it lacks athletic fields. However, the Farmington Sports complex provides these.

According to the Standards for Outdoor Recreational Areas, 30-50% of a community’s recreation land should be set aside for active recreation.¹ Approximately 42.40 acres of the City’s 82.43 parkland offers active recreation. Therefore, 51% of the City’s parkland is currently dedicated to active recreation. We recommend that this percentage is kept in mind when adding new parkland in the future and that the city aims to stay within the 30-50% active recreation percentage.

Existing Park Inventory						
	Acreage	Equipment	Quantity/ Length	Ages Served	Active Recreation (acres)	American Society of Planning Officials Park Category
Creekside Park						<i>Playfield Park/ Community Park</i>
• <i>West Park Side (Original park portion on the west side shown on Pg 58)</i>						
	~18.81 acres	Playground Equipment	1	2-12	0.07	
		Playlot	1 (large offerings)	2-5	0.25	
		Pavilion 25x35'	1	all		
		Restroom	1	all		
		Volleyball Pit	1	~7+	0.05	
		Basketball Court	1	~7+	0.06	
		Restroom (separate boys & girls)	1	all		
		Water fountain	1	all		
		Benches & tables	yes	all		
		Grills	yes	adults		
		Concrete trail	0.5 mi	all		
		Parking	32 + more	all		
		Creek and nature	1	all		
		Tennis Courts	2	~5+	0.29	

Creekside Playlot



Creekside Fitness Circuit

Creekside Play Equipment



Parks Assessment

How much and what type of parkland a community has set aside for its citizens varies from city to city. However, there is a recommended *minimum standard* that is perhaps more applicable to smaller communities such as Farmington. This minimum standard is 1 acre per 100 population for more intensive use in the City and 1 acre per 100 population left in a more natural state under municipal, county, state, federal, or other authorities on the outskirts of the city for activities that require a lot of land (pg 2)¹². There is great variability in how many acres of parks cities offer to their citizens – some larger, some smaller, some right at those numbers.

For context, we compared the number of acres per 100 citizens provided by some of the surrounding cities. They are:

City	Acres/100 citizens
Fayetteville	4.55 ac
Bentonville	~1.88 ac
Prairie Grove	~0.56 ac
Farmington	~1.09 ac



History

The extent of how a community’s history creates and shapes a city’s form is interesting. Elements such as an old rail line location, the original city hall’s location, the richness of the soil, the stream and spring locations, early business types and residential versus commercial areas - they all leave a lasting fingerprint on a community. Likewise, where parks are constructed impacts a city’s form. In order to have a good grasp of a community, it can be important to know some of its major form influencers. Understanding historic context can reveal unique community elements that, if highlighted, can create a sense of community pride and community cohesiveness.

Natural Landforms

By studying Farmington’s *natural form* (its basic geological and flora differences), an ecological relationship between humans and Farmington’s physical environment appears and the early creation of “Farmington” begins. This is cataloged in what are called *Ecoregions*. Ecoregions are “areas of general similarity in ecosystems and in the type, quality, and quantity of environmental resources.”⁷ Below, we have only touched on the two most detailed ecoregions due to the others being too encompassing to be useful for the purpose of this report.

Ecoregion IIIs - denote large areas containing similarities.

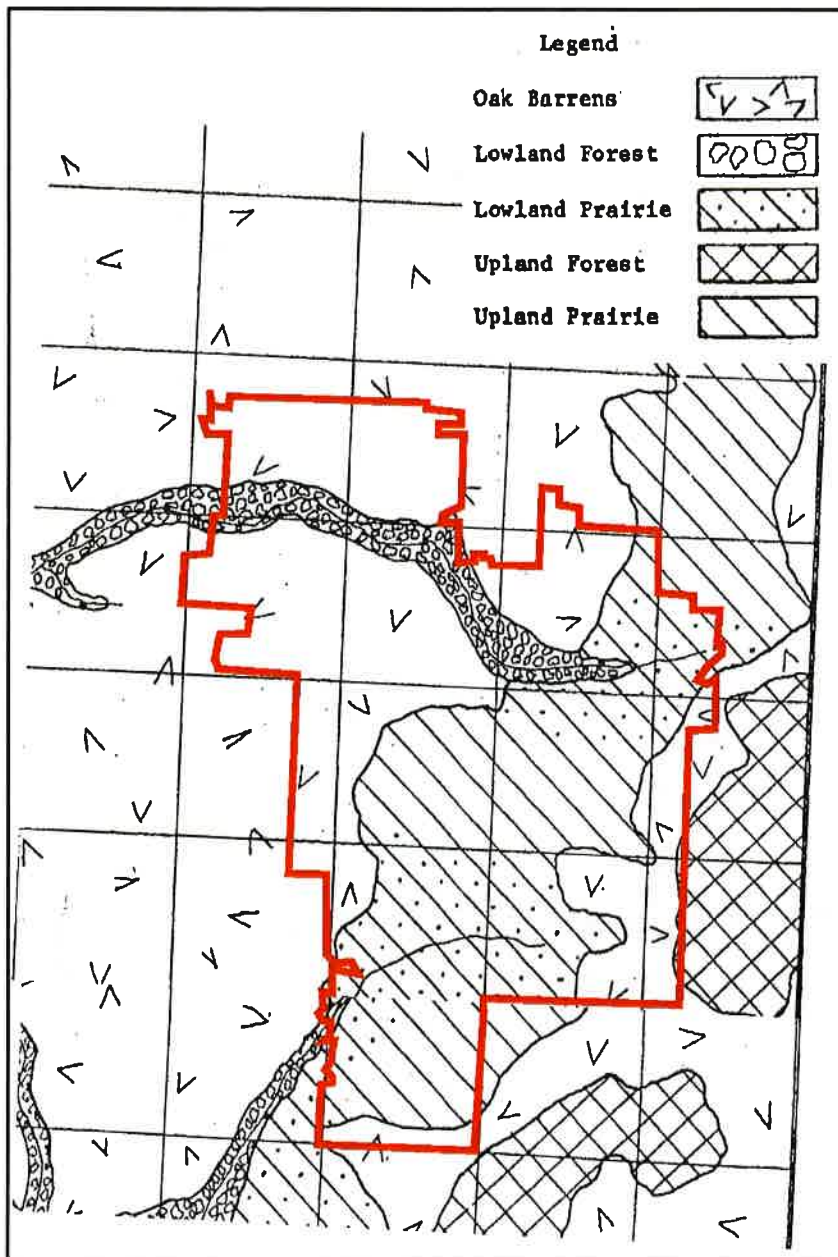
Ecoregion IVs - denote areas of more detailed similarities found within a Level III ecoregion.

Farmington is located within an especially beautiful pocket of Northwest Arkansas containing two ecoregions – both of which can be viewed while driving along Main St/Hwy 62. The majority of the city is the Springfield Plateau ecoregion and the beautiful mountain ranges viewable to the south are the Lower Boston Mountain ecoregion (*more specifically, they are Mt. Kessler and Mt. Miller which are part of the Boston Mountains*).

The gently rolling and open savannahs and prairie of the Springfield Plateau would have made this area easy to farm and develop. As testament to this, in Farmington’s history there were a number of mills for grinding grains.⁷

The below charts offer a breakdown of Farmington’s Ecoregions.

Farmington’s ECOREGIONS <small>Data according to <u>Ecoregions of Arkansas</u>⁶:</small>
<u>Springfield Plateau (39a) - Ecoregion IV (of the Ozark Highlands Ecoregion III)</u>
The soils are largely underlain by highly soluble and fractured limestone and dolomite. Therefore, karst features such as caves, underground drainage, and sinkholes are relatively common. Nearly level to rolling land underlain with cherty limestone; sinkholes and caves are common. Vegetation is primarily forest, savannas, and tall-grass prairies. ⁶
<u>Lower Boston Mountains (38b) - Ecoregion IV (of the Boston Mountains Ecoregion III)</u>
Being one of the Ozark Plateaus, it has higher elevations than the Ozark Highlands of which Farmington mostly consists. Mixture of woodland, forest, and savanna but mostly forested and underlain with sandstone, shale, and siltstone. ⁶



Source: A Vegetal Reconstruction of Early Historic Northwest Arkansas, by Henry M. Miller⁵, with current city limits outline overlaid in red.

These landforms and the historic plant materials of these Ecoregions are reflected in 1972 map created for Benton and Washington Counties by Henry M. Miller with the Department of Anthropology at the University of Arkansas⁵. Of the maps he created, the compiled map to the left (overlaid with Farmington's current city limits) shows the vegetative types that existed around 1830 for Farmington, as based on the United States Land Survey⁵. Further information about these maps is found in the following section titled GLO Maps.

Miller created this and other maps to reconstruct the area's vegetation zones and to determine the subsistence resources available to prehistoric populations⁵. Today, his work is a valuable tool for understanding how Northwest Arkansas looked prior to European American settlement.

Before European American settlers began arriving in modern-day Arkansas, Northwest Arkansas was primarily used by Osage Native Peoples as a hunting ground; they lived in what is now known as southern Missouri.¹

GLO Maps

In 1803, The Louisiana Purchase added to the United States what is now known as Arkansas. In 1814, government surveying of the largely unsettled Arkansas Territory began. The surveyors recorded not only metes and bounds as they divided the land into townships, ranges, and sections, though. They recorded site features, plants they observed, if a land had value for farming, and every once in a while, a few humorous personal notes. Today, these records are maintained by the United States Department of the Interior Bureau of Land Management's General Land Office Records (BLM GLO).¹⁰

Arrival of settlers

In 1829⁹, seven years before Arkansas acquired statehood (1836), European American pioneers arrived in the area of today's Farmington, and the City of Farmington began to form.

In 1870, the city's grid-patterned streets were laid out by William Engles who owned several mills in the area and from whose name the area was originally known: "Engles Mill"⁴. Engles renamed the town to "Farmington" at this time⁴. The platted lots measured 50'x150'. The resulting street layout still remains.

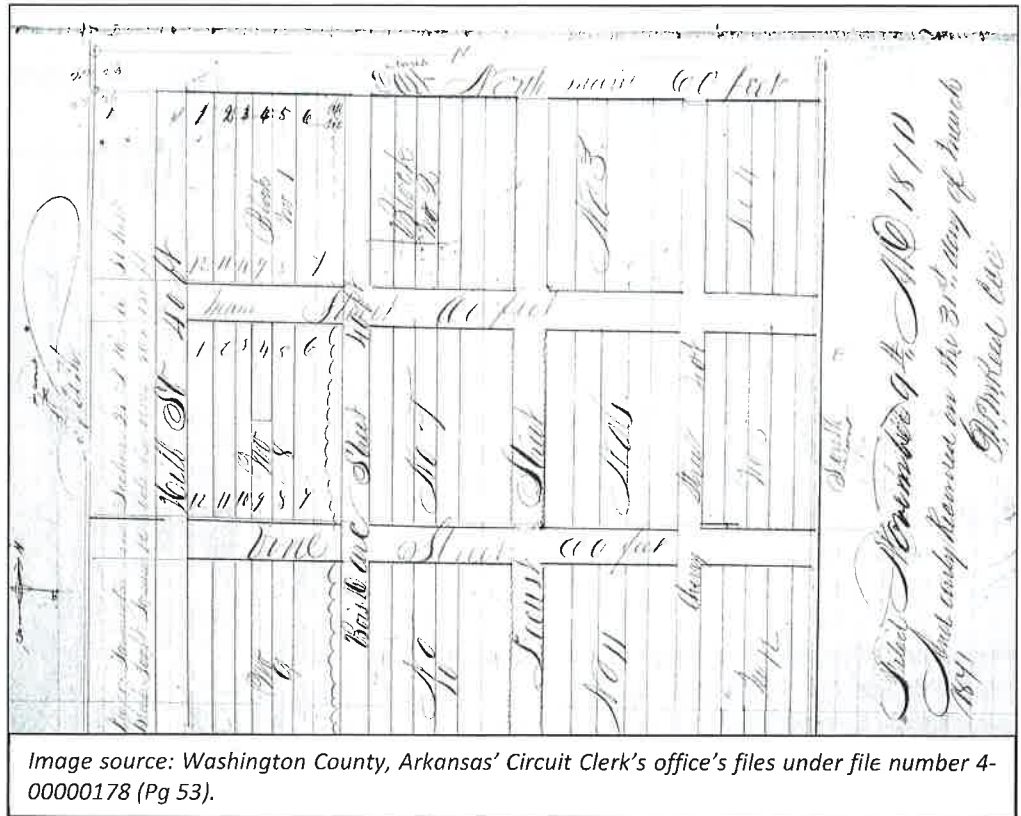


Image source: Washington County, Arkansas' Circuit Clerk's office's files under file number 4-00000178 (Pg 53).



Photo Credit: Courtesy Shiloh Museum of Ozark History/ Washington County Historical Society collection (P-1074)

Farmington's Hawthorne/Ebenezer School House – 1908 Class Reunion Photograph

The plaque on the building's front states "1848-1908". This was Farmington's second school⁹. The founder of Farmington, William H. Engles, is second from left (standing).

STAFF & COMMUNITY INPUT



CITY STAFF SURVEY INPUT

Staff Input

In May 2021, an online Farmington Parks Plan Guiding Survey was created for the entities who would be involved with guiding the Park Plan. The purpose was to influence the Park Plan's guiding and Mission Statements. This survey was shared among City staff.

Eighty-four people completed the internal survey. The intent of this survey was to get direction from the city staff guiding the development/direction of the Parks Master Plan. In order to compile a condensed response from the large number of question responses, a "Word Cloud" program was used to sort out key words and count the number of times various words were repeated.

Note that the more times a word was repeated in the data entered into the Word Cloud program, the larger that word appeared in the word cloud image. Example: You might see the word "Park" but it may show up because people responded with a sentence such as "I would like a family-friendly park." "Family-Friendly" was the key phrase but the word cloud picks up "park" also. Therefore, in conjunction with the word clouds on the following pages, the most pertinent responses are also shown for each answered question.

From all the responses, we took note of respondent's suggestions we felt should/could be incorporated into the Parks Masterplan. The draft Vision, Mission, Goals and Objectives were created based on these survey responses and were presented to the Planning Board.

Some excellent ideas gleaned from this survey took the reins and started directing the park plan in an exciting direction.

The following pages show the survey questions asked, the generated word clouds, and the top responses.

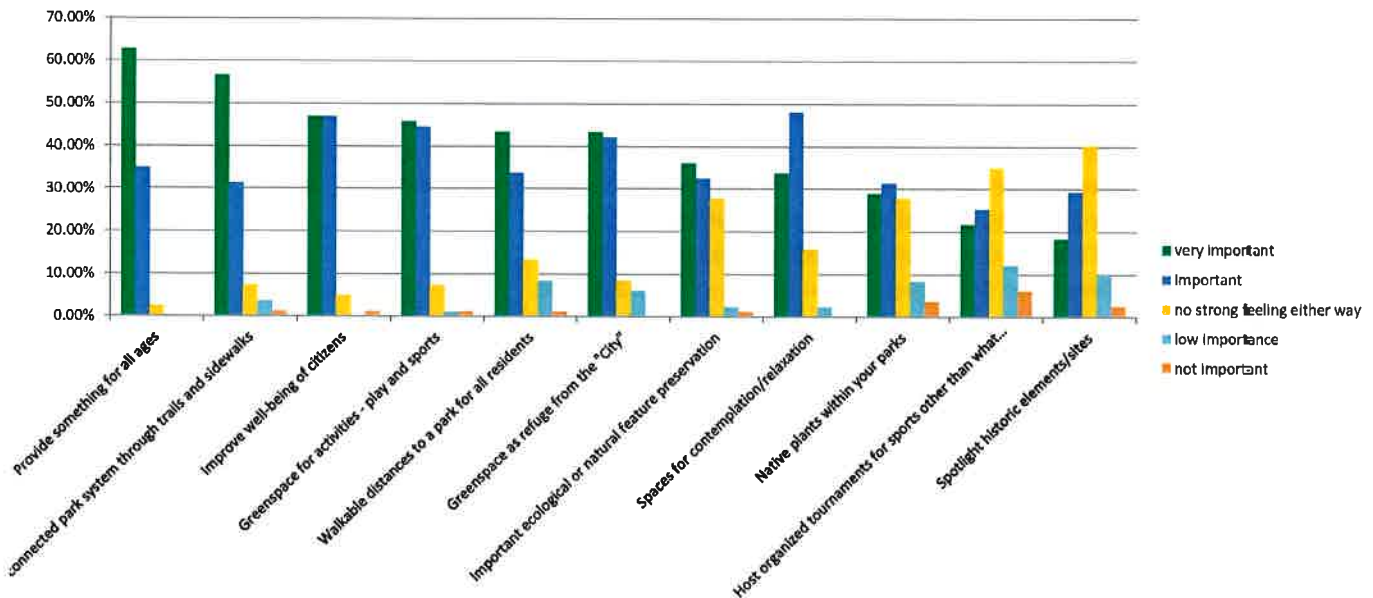


**QUESTION ASKED:
WHAT DO YOU NOT LIKE ABOUT YOUR CURRENT PARKS?**

Top 4 of what people DO NOT like about their park system:

1. Nothing they didn't like
2. No bike path connections to the NWA greenway
3. Lack of a dog park
4. Not enough parks

**QUESTION:
THINKING OF FARMINGTON IN 10, 20, + YRS FROM NOW, RATE THE IMPORTANCE, IN YOUR OPINION, OF THE FOLLOWING ITEMS FOR CREATING THE BEST FARMINGTON PARK SYSTEM.**



Top 6 items ranked in levels of what people considered the MOST important things for the park system to be known for:

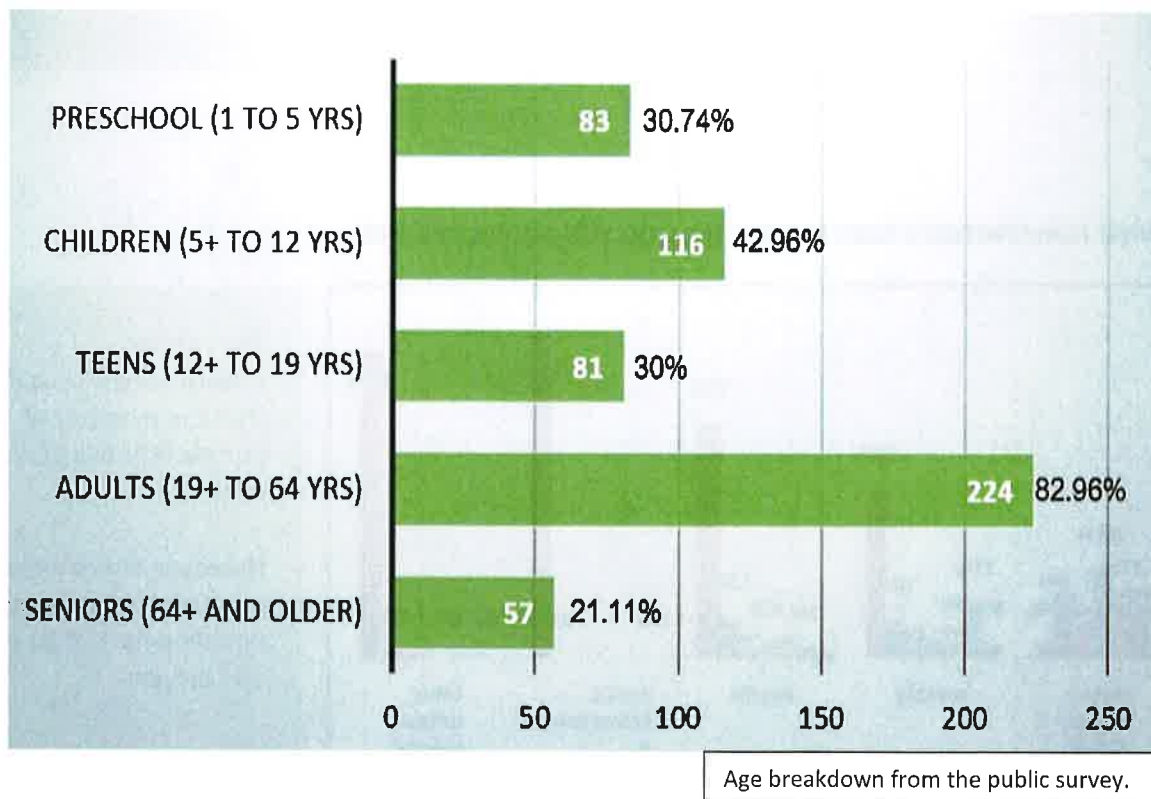
1. That the parks offer something for all ages. (*very important 62.65%*)
2. That the parks are interconnected. (*very important 56.63%*)
3. That the parks offer services for citizen's well-being. (*very important 46.99%*)
4. That both play and sports are offered. (*very important 45.78%*)
5. That the distances to the parks are within walkable distances & that the parks offer a "refuge" from the city. (*very important 43.37%*)
6. That the parks offer ecological features and contemplation and relaxation. (33.73% / 36.14%)

Public input

The public's input was very important in directing this plan. Due to the Covid Pandemic, online surveys were conducted in lieu of public gatherings. The surveys were used to determine critical use input such as who uses the parks, what mode of travel they use, how long would they be willing to travel, what did they enjoy about the City's park, and what did they/would they enjoy at a park. The survey was published via social media and the Northwest Arkansas Democrat Gazette ran an article about the survey (including the survey link). The survey was closed on November 12, 2021; there were 272 survey participants.

Population and Age Range

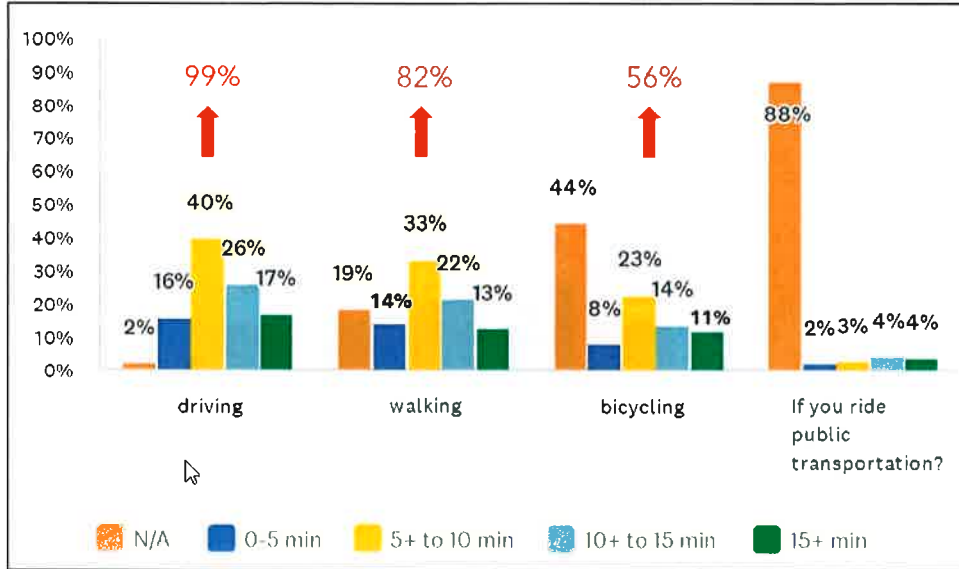
The survey results revealed that a majority of survey participants lived within Farmington's City Limits (72%) and 25% lived nearby but outside the city limits. Of the people completing the survey, an encouraging mixture of age groups utilize the City's Parks. This indicates that the parks offer activities for all these age groups. The U.S. Census Bureau's 2019 American Community Survey 5-Year Estimates show that Arkansans 65 years and older consist of 17.4% of the population while those in Farmington comprise only 10.4% of the population. Of the people completing the survey, 21.11% were 64 years and older.



QUESTION:

HOW MUCH TIME ARE YOU WILLING TO SPEND GETTING TO A PARK (VIA DIFFERENT MODES OF TRANSPORTATION)?

It is no surprise that the highest transportation choice of people would be by driving, because this park is used by people from all over town. However, walking was a close second choice.



In each category, the greatest number of responders (40%/33%/23%, respectively) reported they would be willing to spend 5-10 minutes accessing a park.

This tells us that the 5-10 minute travel time is more of a reflection of time management/available time rather than strictly of physical exertion.

The 5-10 minute “sweet spot” showed up again when asked how much time they would be willing to spend accessing a site – whether by driving, walking, or bicycling.

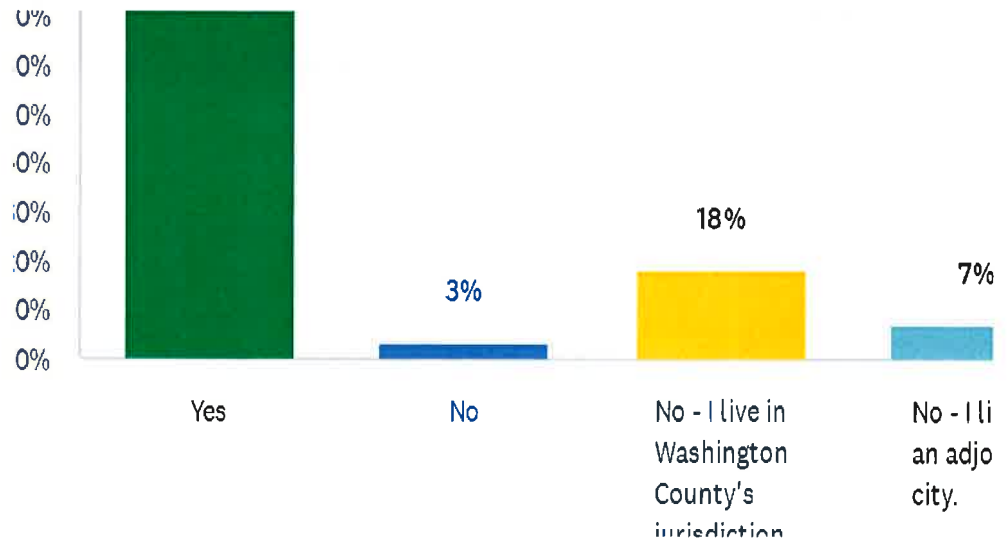
Background Information from Surveys

QUESTION:

DO YOU LIVE IN FARMINGTON'S CITY LIMITS?

72% of the respondents resided within the City Limits.

28% of respondents lived outside of the City Limits.



Census Data

Economics

Specific US Census data was considered in relation to how it might affect the City's park system's needs. The below data comes from the United States Census' 2021 American Community Survey's (ACS) 5-Year Estimates.¹⁶ This data gives average values over a 5-year period (in this case, from 2017-2021); it gives increased statistical reliability of the data for less populated areas such as Farmington.

Per person, Farmington resident's median household income is around 20 percent higher than in the rest of the Northwest Arkansas Metropolitan Area (NWAMA), and the income is around 90% of that of the NWAMA. Associated with this data is that the poverty rate is around one-third that in the NWAMA.

Income

\$30,197

Per capita income

about 90 percent of the amount in the Fayetteville-Springdale-Rogers, AR Metro Area: \$35,173

a little higher than the amount in Arkansas: \$29,210

\$77,443

Median household income

about 20 percent higher than the amount in the Fayetteville-Springdale-Rogers, AR Metro Area: \$66,565

about 1.5 times the amount in Arkansas: \$52,123

Household income



Poverty

3.5%

Persons below poverty line

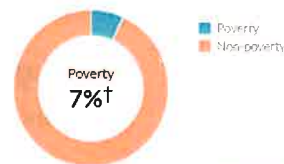
about one-third of the rate in the Fayetteville-Springdale-Rogers, AR Metro Area: 11.6%

about one-fifth of the rate in Arkansas: 16%

Children (Under 18)



Seniors (65 and over)



Housing

Farmington's percentage of citizens who own versus rent their homes is around 25% higher than in the rest of NWAMA and 10% higher than in AR. We expect that the colleges in NWA account for much of this difference in the comparison of NWAMA and Farmington's housing.

Units & Occupancy

2,720

Number of housing units

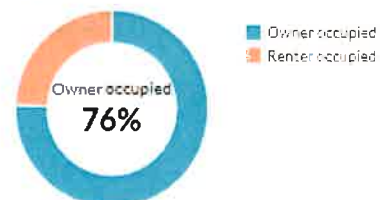
the Fayetteville-Springdale-Rogers, AR Metro Area: 217,139

Arkansas: 1,361,880

Occupied vs. Vacant



Ownership of occupied units



Demographics

Age

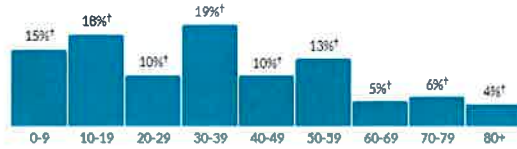
35.8

Median age

a little higher than the figure in the Fayetteville-Springdale-Rogers, AR Metro Area: 34.4

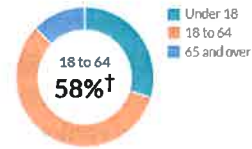
about 90 percent of the figure in Arkansas: 38.3

Population by age range



Show data / Embed

Population by age category



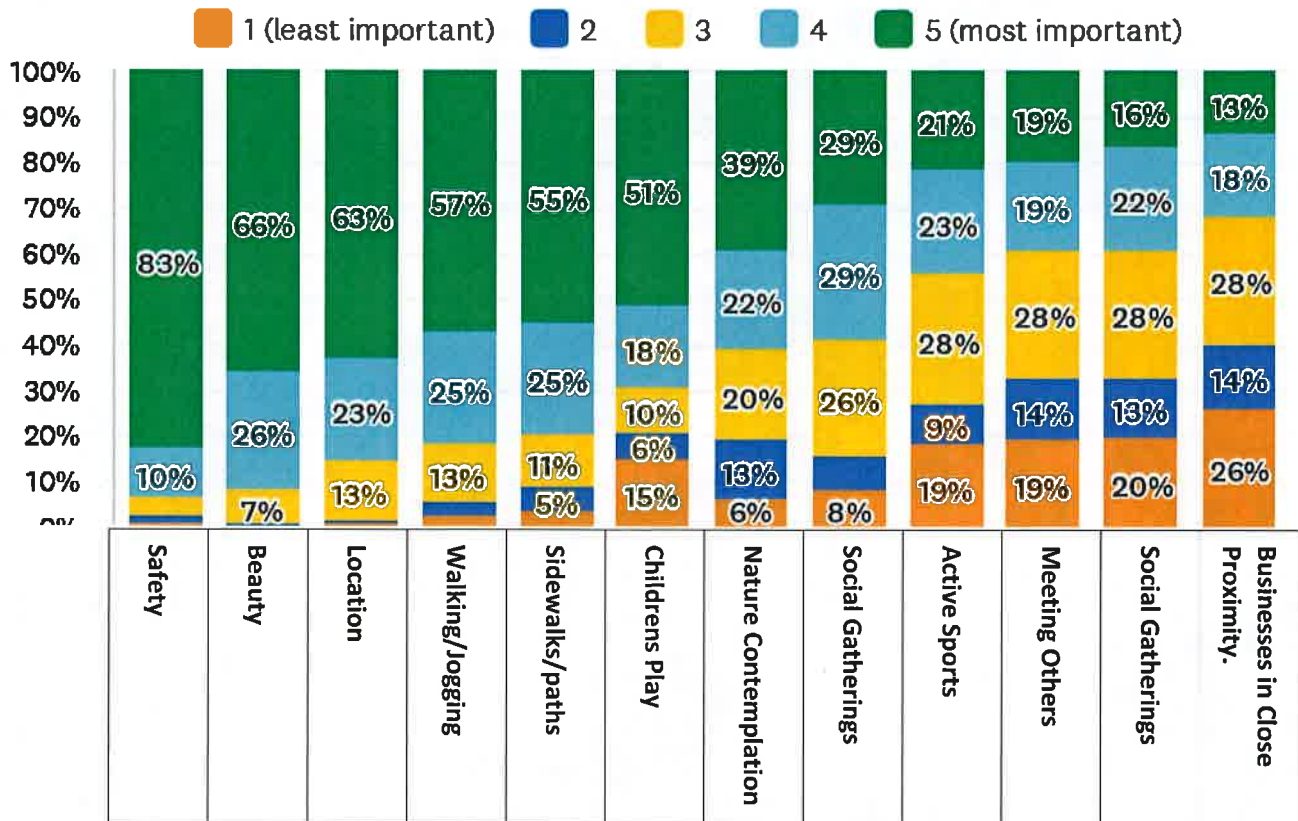
Show data / Embed

In contrast to the new data showing that fewer women in Farmington were having children around 2020, demographics show that at the time of the census, the number of children under age 18 was around 20% higher than the rate in NWAMA. The 65 and older population is the same in NWAMA (13%), and the population between 18 to 64 is 58% which is around 10% less than the rest of NWAMA. For a time, this can impact the type of usage Farmington's parks will see.

Recreational Draw

QUESTION:

RANK THE IMPORTANCE OF THE BELOW PARK ELEMENTS IN DRAWING YOU TO A PARK.



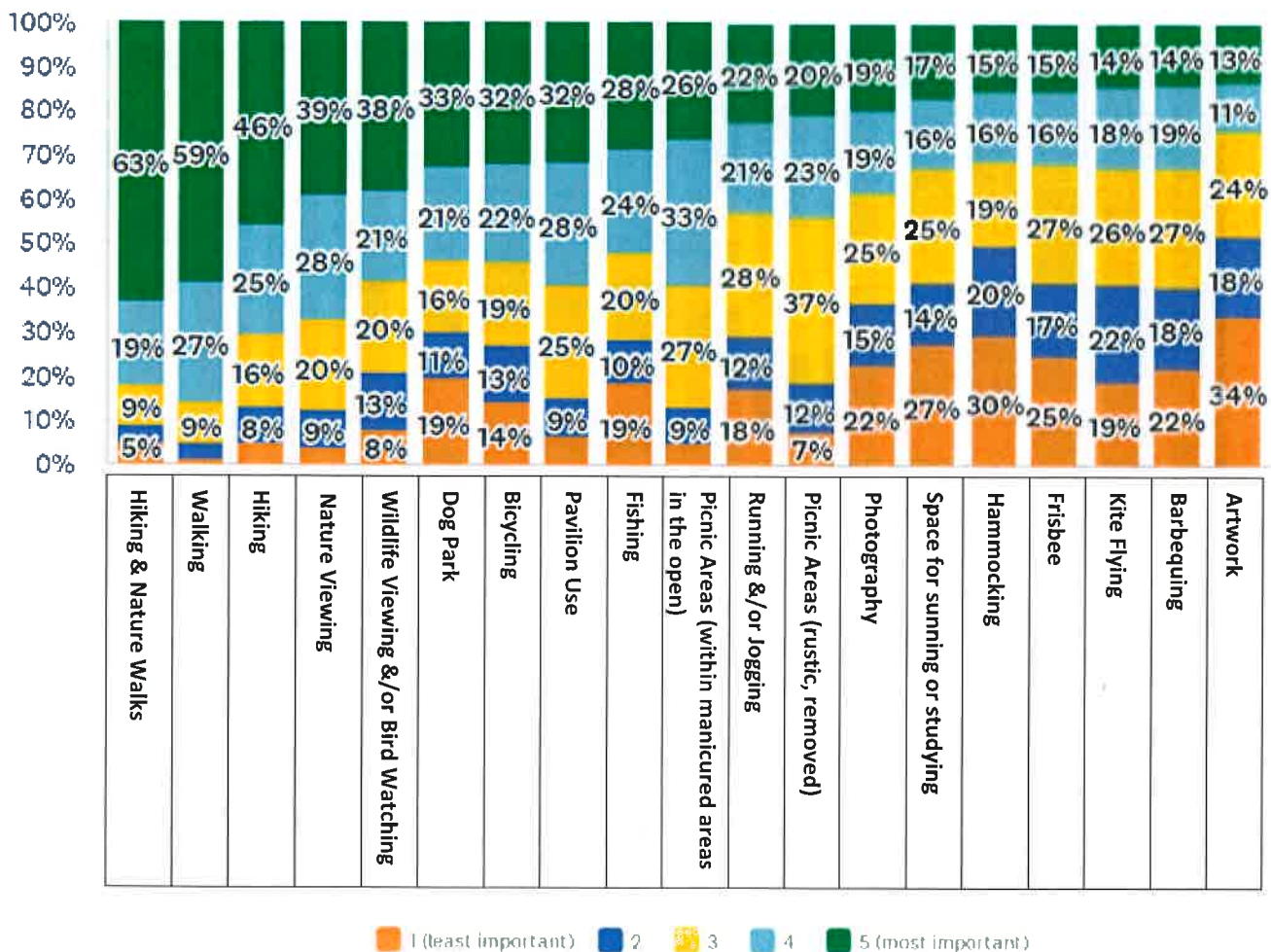
Recreation activities

Survey takers were asked about their preferences in two general types of recreation categories: Active Recreation and Passive Recreation. Both are important and should be incorporated into a municipalities' park system.

Passive Recreation

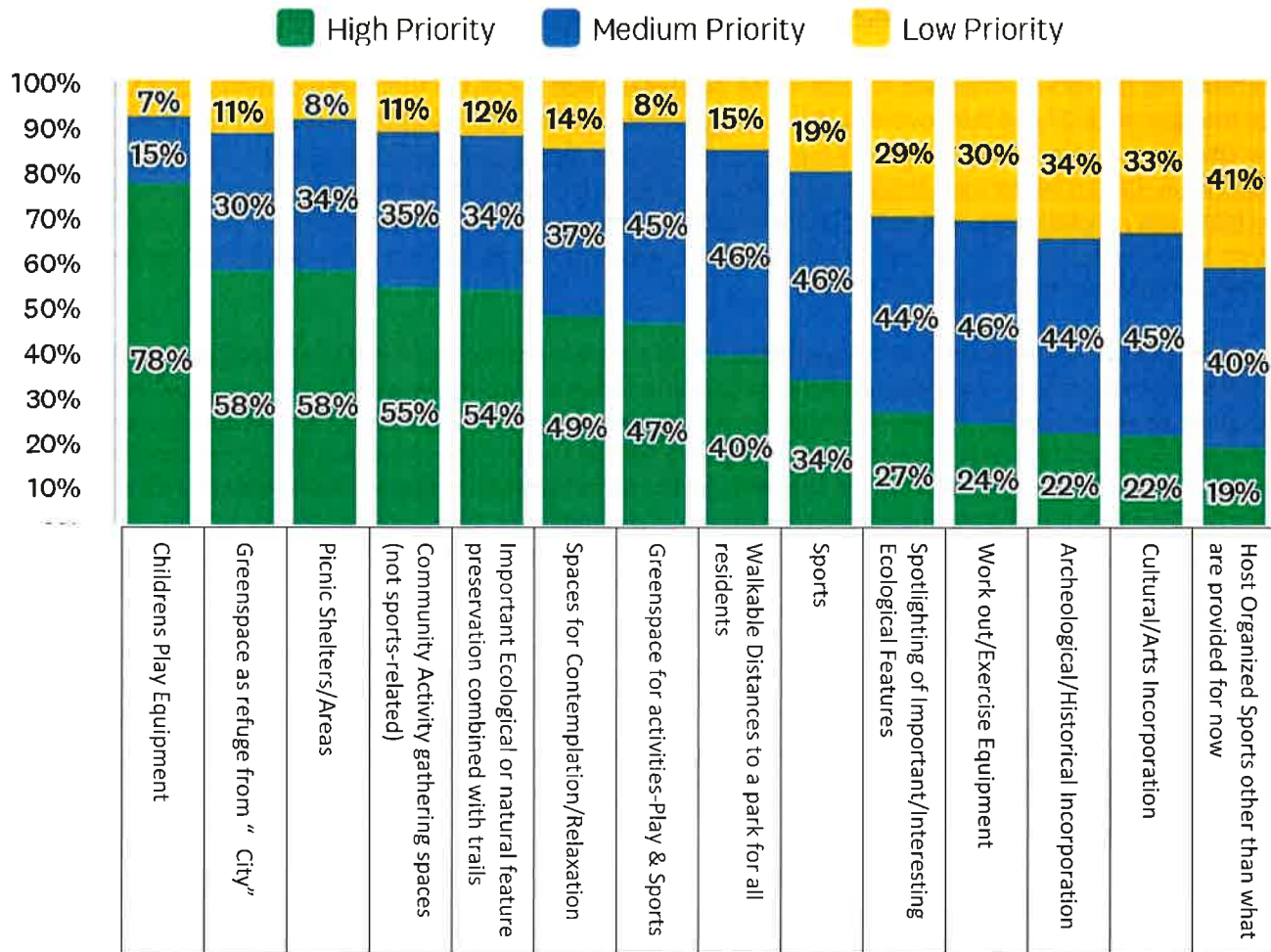
These are generally less structured recreational activities requiring no to little development and management. They are generally less expensive to create and maintain than active recreational activities.

The takeaways in this category were that hiking and nature walks ranked as providing the most enjoyment (46-63%), nature/wildlife/bird viewing ranked at 38-39%, and dog park and bicycling ranked at 32-33%. At the low end of "most enjoyment" was drone/model plane flying, croquet, and bocci ball (4-7%).



QUESTION:

THINKING OF FARMINGTON IN 10, 20, + YEARS FROM NOW, RATE THE IMPORTANCE, IN YOUR OPINION, OF THE FOLLOWING ITEMS FOR CREATING THE BEST FARMINGTON PARK SYSTEM.



Rated of the Highest importance:

- Children’s Play – 78%
- Greenspace as refuge from city/Picnic Shelters & Areas – 58%
- Ecological Preservation – 54%
- Spaces for Contemplation/Relaxation – 49%
- Greenspace for sports & play – 47%
- Walkable distances to parks - 40%
- Sports – 34%

EVALUATION & ANALYSIS

Layering

In working toward developing the type of Park Map the City needs and is appropriate for Farmington, all the gathered data was layered to look for patterns. A Geographic Information System (GIS) base map containing base level data (data such as streets, public buildings, parks, waterways, and much other data to create an Inventory Map) was created. Next, input from the Stakeholders Survey and Community Survey was compiled and analyzed to shape the vision, goals and objectives, and to guide development of the Parks Plan Map. The vision, goals, and objectives are described later in this document starting on pg 42.

One of the early considerations arising from the data layers was a national trend in park design called the “10-minute walk” being encouraged by The Trust for Public Land. This concept is exactly as it sounds – for cities to expand access and green spaces for everyone and to serve as essential backyards for family, encourage people to exercise, and provide areas for people to gather.



Existing Walksheds

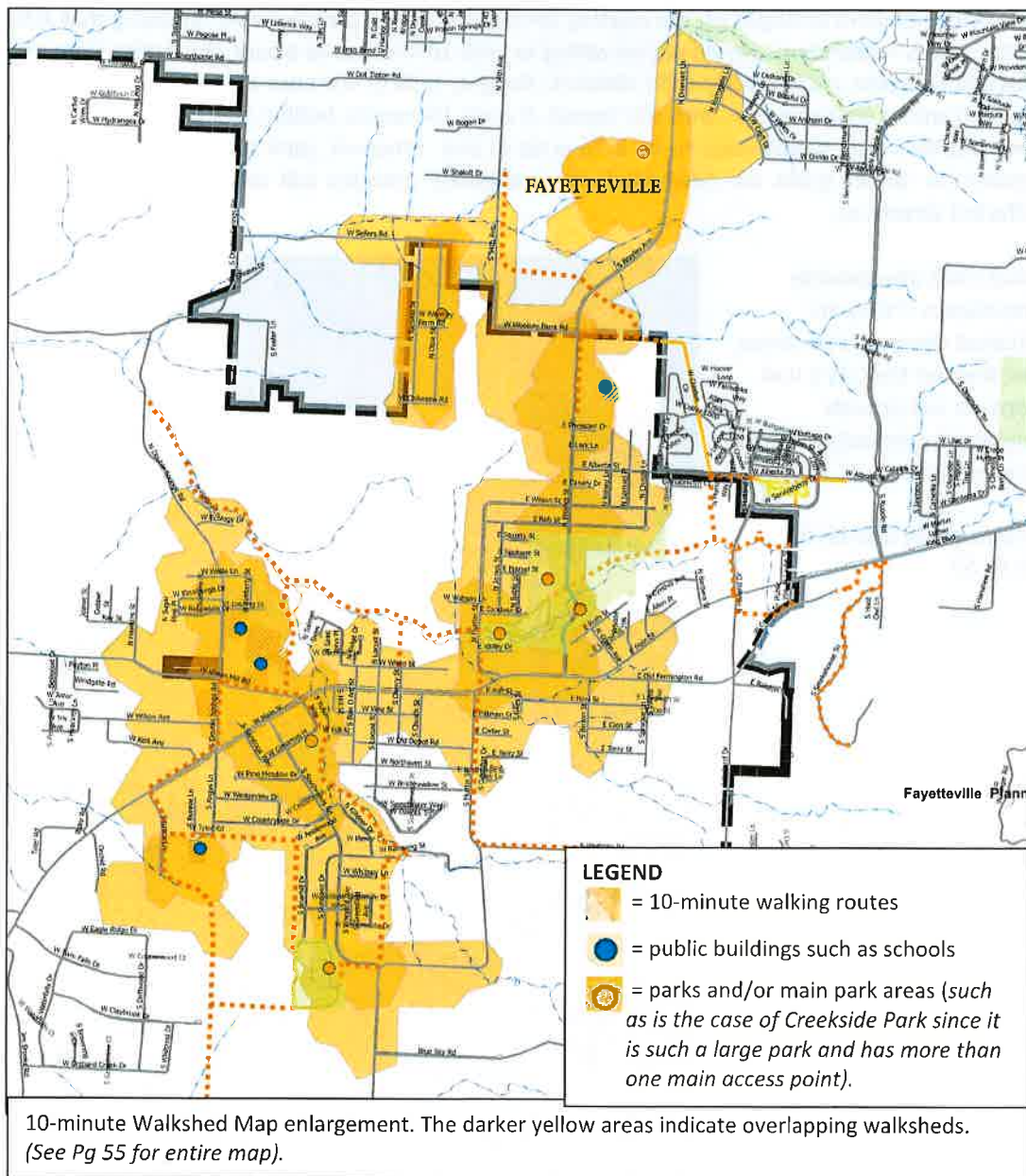
We also considered what 10 minute walksheds would look like since the community survey revealed that parks within this distance were desired. The below map enlargement shows the areas of the city considered to be within 10-minute walks of greenspace. The ArcGIS calculation utilized to create these walk areas measured 10-minute walk distances along roads (assuming sidewalks are in existence). The main points of access for the City's public parks and sports fields were used as access points for the calculator, as were main access points for the public's school playgrounds.

As the City builds out its trail and sidewalk network, and new roads are created as development occurs, this walkable network will expand as more walkable routes become available.

While just how far a person can walk in 10 minutes depends on an individual's walking speed, their sex, and their age, there is a generally accepted 10-minute walking distance of around ½ a mile walked in 10 minutes. The entire Walkshed Map can be viewed on Pg 55.

The GIS program creating the walksheds measured along road routes and assumed sidewalks existed or that pedestrians could walk on the road's shoulders. When 10-minute walksheds overlap, the orange color deepens, reflecting greater park access for properties in those areas.

Walksheds were not measured "as the crow flies" because this type of measurement can be misleading (e.g., you cannot cross through private backyards to access a park).

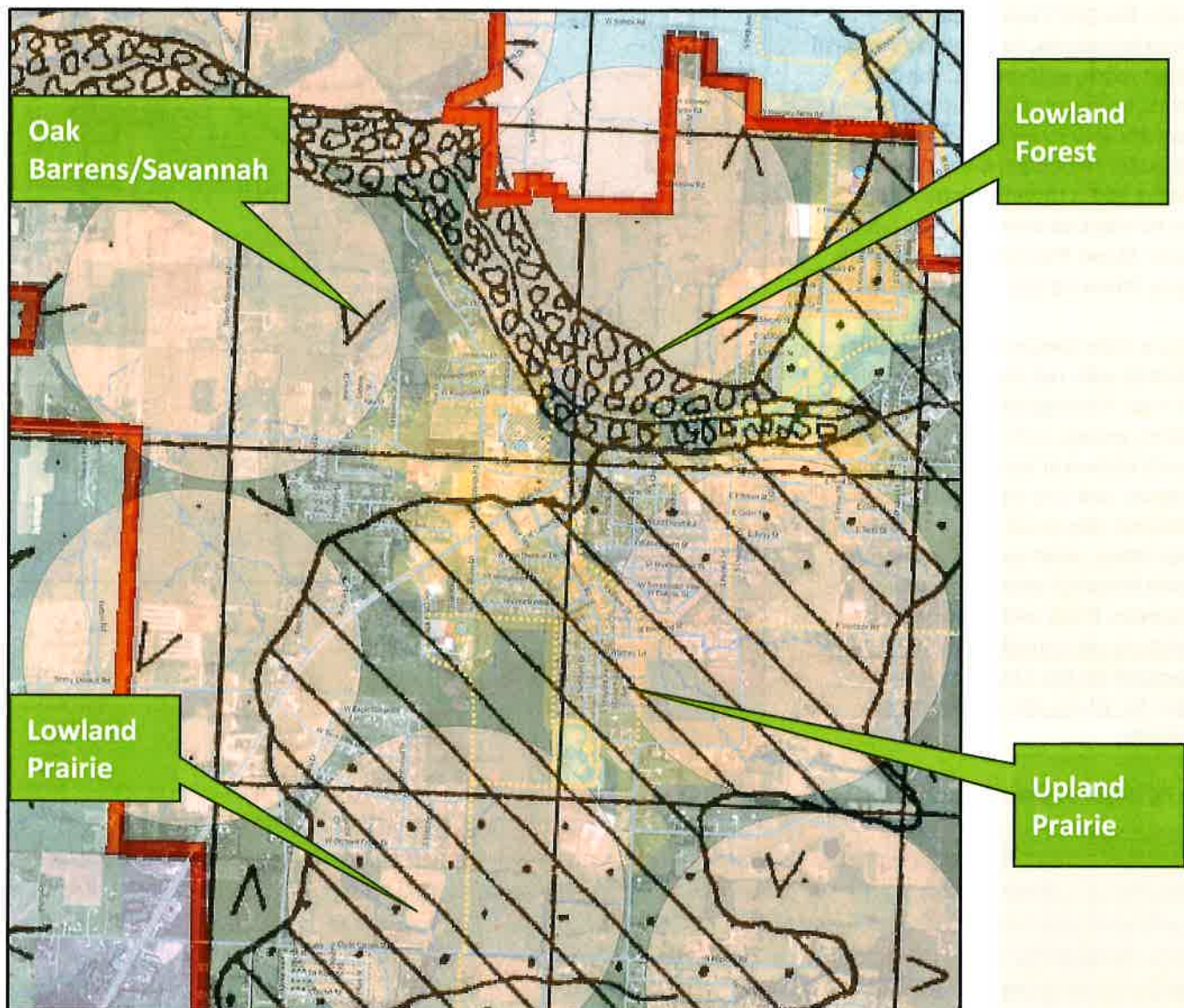


Overlaying Layers

By laying the old GLO map information (shown and discussed earlier about the City's early history), the main vegetative zones are seen against how the City's modern landscape appears. These zones could act as catalysts for park concepts within these areas. Other information will impact the design of the parks such as community needs, a site's human history, a site's specific environmental conditions (there might be a wetland within an Oak Barren area, etc), but the below image could act as a spring-board for ideas.

Consider requiring street trees and requiring specific tree species in some areas so as to preserve sight view areas (ex: maybe along Main St to preserve the view of the southern mountains along the prairie route) and to hint at ecological characteristics such as Oak Savannah landscapes.

The below illustrated ½ mile radius bubbles are approximately located. They can (and will need to at times) shift. The areas for the parks should ideally be located around the middle of the circles; shifting of the circles will naturally have to occur as time goes on.



Signage

Interpretive signage along the City's trails and sidewalks is an ideal way to teach the public about the City's history and work toward strengthening Farmington's Sense of Place as the City grows larger. This will aid in preserving your city's roots and in becoming an importance part of Farmington's trail system. In place of a dedicated museum in town, the city can become a City-wide, interactive museum. Farmington's citizens would experience feeling a sense of pride and historic interest and will gain a sense of roots, of belonging.



Image source:
<https://www.americantrails.org/resources/interpretive-signs-and-displays-along-trails>



Image source:
https://en.wikipedia.org/wiki/Walnut_Grove_Presbyterian_Church

Informational History Sign

ideas:

Settler history

∞

Indigenous Peoples history

∞

Landform History (ex: farming of the prairie as well as how the 2 ecoregions of the Lower Boston Mountains and the northern Springfield Plateau are both on display in this area).

∞

Location of past businesses that strongly shaped Farmington.

∞

Railroad's location and how it impacted Farmington's form.

∞

Butterfield Coach Trail, Civil War troops, and the Trail of Tears took.

∞

Signage about any known Civil War skirmishes.

∞

Locations where old log cabins were once located.

∞

Old school house locations.

∞

Native Plant Material

The use of locally-native plants on city grounds can produce the following positive results for the City:

1 Sense of Place

- Planting plants that are native to Washington County *only* would lend sense of place.

2 Increase in Wildlife Abundance

- More native plants correlates to an increase in insects such as caterpillars that most birds feed their young. Doing so increases the health and number of birds reared.¹³
- Would increase the wildlife in the City's parks for the public to enjoy.

3 Fewer Invasives

- Planting of native plants will decrease potential need of invasive plant removal work. Non-native plantings can result in invasive spreads that get "out of bounds" and threaten both City and non-City properties. Invasive spread of plants threatens biodiversity and decreases wildlife numbers and health.

4 Education

- Educating the public about the vegetation native to Farmington. This ties directly into educating the public about the city's history.



Native female *Lindera benzoin* (Spicebush) in fruit. These berries are very high in energy and fat. Image by Eric Hunt

INCREASING WILDLIFE

Studies have now proven that native plants usually support more native insects than nonnative plants do.

A direct correlation between the percent of native plants in a landscape and the health and number of insect-eating birds has been proven. If a site's native biomass is less than 70%, birds' reproductive success diminishes.¹³

Therefore, planting of locally-native plant species results in more food for local wildlife and this in turn results in more wildlife in the city – more birds, squirrels, butterflies, etc. for the public to enjoy.

NON-NATIVE INVASIVE VS NATIVE

A study tested the energy and fat content of berries from some invasive shrubs. The data was compared with the energy and fat content of some native shrubs fruiting at the same time. The results revealed a shocking difference between the native vs non-native berries. The nonnative berries contained very little energy and fat while the native berries contained far greater energy and fat (thereby increasing birds and other wildlife's winter survivability rates).¹⁴

By encouraging planting of locally native plant species, wildlife *would* increase in the City. Birdsong is a welcome thing in a City! Remember that your population is expected to double from 2020 to 2045. Ways to encourage wildlife will benefit your citizenry.



Quick Recap

The collected inventory and other data were compared and contrasted in layers. The existing parks were analyzed against the approximate acres of parks Farmington “should” have. The city's history (both ecological and human) was carefully considered. City staffs’ input was utilized early on in the project to create a draft Vision, Goals, and Objectives. The public’s input was sought and studied. Then, all gathered information and ideas were compiled and layered to analyze. New ideas were conceived that could help Farmington meet the City staff’s and citizen’s desires for the City’s future park system. Finally, an Implementation Matrix (see pg 45) was developed. This Matrix provides individual steps to guide the City in the “how” and “what to do” to meet the Vision Statement.

New Ideas for Farmington

Farmington’s multi-faceted story, like a Rubik’s cube, begins taking shape as these historic maps and data gave a glimpse back in time to how Farmington used to look and function and it helps one understand some of what drove its early growth patterns. This Parks Plan has the ability to tell Farmington’s past history, to celebrate what drew people to make this their home and community, *and* to provide walkable parks and greater wildlife abundance while providing the benefit of strengthening the community and pulling the community’s citizens together when the future’s increased development pressures may act to form barriers.

By embracing and patterning the City’s parks on Farmington’s beautiful mixture of natural and historic landforms (prairie, barrens, woodlands), the City’s story can begun to be told in an exciting and new way - a living museum of archeology showcasing the City’s native ecotype history at the same time as knitting in the history of the town’s development from the first European settlers to present day.

By working towards a common goal of providing parks within 10 minutes’ walking distance of Farmington’s citizens, community bonds will be created, relationships will be strengthened, community engagement should increase, and the citizen’s health should increase. Offering these parks will encourage walking which will increase both adults and children’s activity levels (therefore, improve their health).

Farmington’s future potential is exciting and in part through this Parks Plan, holds much potential for continuing to create an oasis of nostalgia by creating the so-often espoused phrase - “small town feel”.

GOAL 2 - Promote a walkable community through careful planning of park locations.

Objectives:

- 2.1 Open public school playgrounds after hours to public.
- 2.2 Locate attractive properties for purchase or donation to the City.
- 2.3 When planning future park land location, consider walkable distances to/from the park.
- 2.4 Provide parks within 10-minute walk times for approximately 80% of the properties within the City Limits.

GOAL 3 - Integrate Farmington's natural world into the city's form.

Objectives:

- 3.1 Attempt to preserve sites for parkland that can be chosen for their natural ecological beauty.
- 3.2 Utilize parkland's natural ecologic beauty to set each park apart from other parks by embracing the ecologic beauty of each, thereby creating a "sense of place" different from other parks.
- 3.3 Research & utilize history of parkland sites – ex: habitat type (woodland/prairie/savannah/wetland), or an early settler's use of that piece of property.
- 3.4 Utilize largely Washington County-native plant species in parks & City properties to lend genius loci (genius loci=a location's distinctive atmosphere, otherwise known as "sense of place"), to increase wildlife in the city & to decrease maintenance.
- 3.5 Adopt street trees into the Master Street Plan's street section requirements. Consider smaller species trees where views are desired to be preserved (ex: toward the southern mountains along Main St or along the historic open prairie areas.)
- 3.6 Reduce the City's use of pesticides, fungicides, and herbicides when possible (to increase insect populations for birds)
- 3.7 Mow walking paths through large grass areas not utilized entirely by public.

GOAL 4 - Provide both active and passive recreational park activities for differing abilities and ages.

Objectives:

- 4.1 Ensure active recreation percentages is maintained at 30-50% of the parks.
- 4.2 Provide both active and passive recreation within all parks *when possible* to encourage use by different age groups and abilities.
- 4.3 Consider a splash pad or swimming pool.
- 4.4 Provide sports fields and sports equipment for a variety of sports.
- 4.5 Incorporate different spaces for different people – quiet areas and more public spaces.
- 4.6 Provide natural area spaces within parks.

GOAL 5 - Create parks that feel safe and appealing.

Objectives:

- 5.1 Ensure surfaces beneath play equipment & routes to equipment both meet ADA standards and that some equipment is inclusive.
- 5.2 Provide play equipment for all ages and include park elements for all ages – child through older adults.
- 5.3 Provide lighting in parks and along trails.
- 5.4 Create multiple park access points (*For parks open to public in evenings, few outlets can result in people trapped in unsafe situations*).
- 5.5 Keep park restrooms in excellent condition & unlocked during park hours.

	Sidewalk Connections	Walk To School Connections	Historical Connections	Community Roots Connections	Beautiful Park System	Ecological Connections	Small-Town Feel	Recreational Uses	Attract Varying Demographics	Safety	Action Item	1-3 yrs (short)	3-5 yrs (med)	5+ yrs (long)	Ongoing
(Yellow boxes indicate the Vision's elements being met with the listed Objective.)															
2.3 Objective – When planning future park land location, consider walkable distances to/from the park.											Park Department and City Staff. Consult with Historical Connections Map.	✓			✓
2.4 Objective – Provide parks within 10-minute walk times for approximately 80% of the properties within the City Limits.											Mayor's office work with local landowners and developers. Community Development, Planning Commission, City Council, consider placement of developer's parkland dedication.				✓
GOAL 3 - Integrate Farmington's natural world into the City's Form.															
3.1 Objective – Attempt to preserve sites for parkland that can be chosen for their natural ecological beauty.											Mayor's Office. Consult with NWARPC's Open Space Plan and with NWARPC.				✓
3.2 Objective – Utilize parkland's natural ecologic beauty to set each park apart from other parks by embracing the ecologic beauty of each, thereby creating a "sense of place" different from other parks.											Parks Department & the Chosen Park Design Professional.			✓	✓
3.3 Objective – Research & utilize history of parkland sites – ex: habitat type (woodland/prairie/savannah/wetland), or an early settler's use of that piece of property.											Mayor's Office/City Staff research history of parkland sites and incorporate into park plan. Utilize services of Shiloh Museum.				✓
3.4 Objective – Utilize largely Washington County- native plant species in parks & City properties to lend genius loci (<i>genius loci</i> =a location's distinctive atmosphere, otherwise known as "sense of place"), to increase wildlife in the city & to decrease maintenance.											Pass city ordinance requiring a percentage of Washington-County native plant material to be planted by City (<i>excepting turf</i>). Push it out on social media and newspapers	✓			✓

	Sidewalk Connections	Walk To School Connections	Historical Connections	Community Roots Connections	Beautiful Park System	Ecological Connections	Small-Town Feel	Recreational Uses	Attract Varying Demographics	Safety	Action Item	1-3 yrs (short)	3-5 yrs (med)	5+ yrs (long)	Ongoing	
<i>(Yellow boxes indicate the Vision's elements being met with the listed Objective.)</i>																
4.5 Objective - Incorporate different spaces for different people – quiet areas and more public spaces.											Parks Department & Park Design Professional consider these spaces when developing and maintaining existing parks.		✓			
4.6 Objective - Provide natural area spaces within parks.											Parks Department & Park Design Professional consider these spaces when developing and maintaining existing parks.		✓			
GOAL 5 - Create parks that feel safe and appealing.																
5.1 Objective - Ensure surfaces beneath play equipment & routes to equipment both meet ADA standards and that some equipment is inclusive.											Public Works to determine any non-ADA compliancy & work with City for funds to repair & update as needed. City consult with playground equipment companies for “inclusive” equipment.		✓			✓
5.2 Objective - Provide play equipment for all ages and include park elements for all ages – child through older adults.											Public Works, & Community Development ensure age-appropriate mixture of equipment and amenities.					✓
5.3 Objective - Provide lighting in parks and along trails.											Community Development and Park Design Professionals ensure these are met during park design.					✓
5.4 Objective - Create multiple park access points <i>(For parks open to public in evenings, few outlets can result in people trapped in unsafe situations).</i>											Public Works' maintenance scheduling.					✓
5.5 Objective - Keep park restrooms in excellent condition & unlocked during park hours.																✓

<p><i>(Yellow boxes indicate the Vision's elements being met with the listed Objective.)</i></p> <p>6.3 Objective – Public artwork placement in parks/along trails. Ex: Placing large artwork in more secluded areas of parks sends the message that those spaces are used.</p>	Sidewalk Connections	
	Walk To School Connections	
	Historical Connections	
	Community Roots Connections	
	Beautiful Park System	
	Ecological Connections	
	Small-Town Feel	
	Recreational Uses	
	Attract Varying Demographics	
	Safety	
	Action Item	Community Development and the City's Grant Writer. Contact Regional Planning for contacts regarding public artwork grants.
	1-3 yrs (short)	
	3-5 yrs (med)	
5+ yrs (long)		
Ongoing	✓	

ORIGINAL DOWNTOWN'S PLAT

#178

(178)



Subd No 178 of 1/4 Sec 18, T10N, R10W
 First early bearing on the 31st day of March
 1891
 J. H. ...
 J. H. ...

EXISTING 10-MINUTE WALKSHEDS

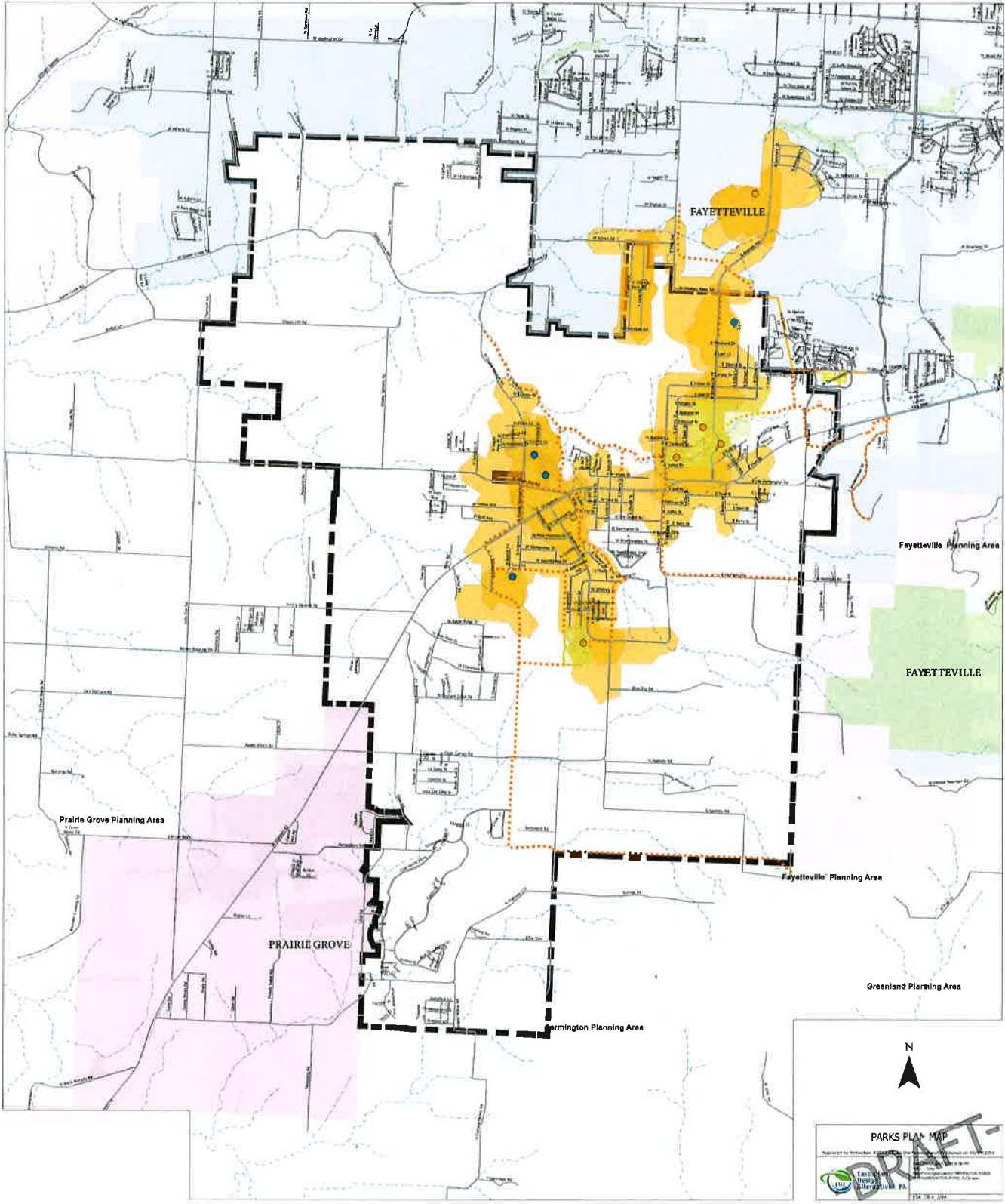


WALKSHED MAP Farmington, AR

-DRAFT-

Legend

- Park and School Priority
- Park
- School
- Farmington Parks
- Agricultural Reserve
- Wetland
- Hydrological
- 10-Minute Walkshed
- 5-Minute Walkshed
- 15-Minute Walkshed
- City Limits
- Planning Area
- Farmington
- Fayetteville
- Prairie Grove
- Greenland
- Farm Grove



10-MINUTE POSSIBLE PARK WALKSHEDS MAP



2023 PARKS MASTERPLAN MAP Farmington, AR

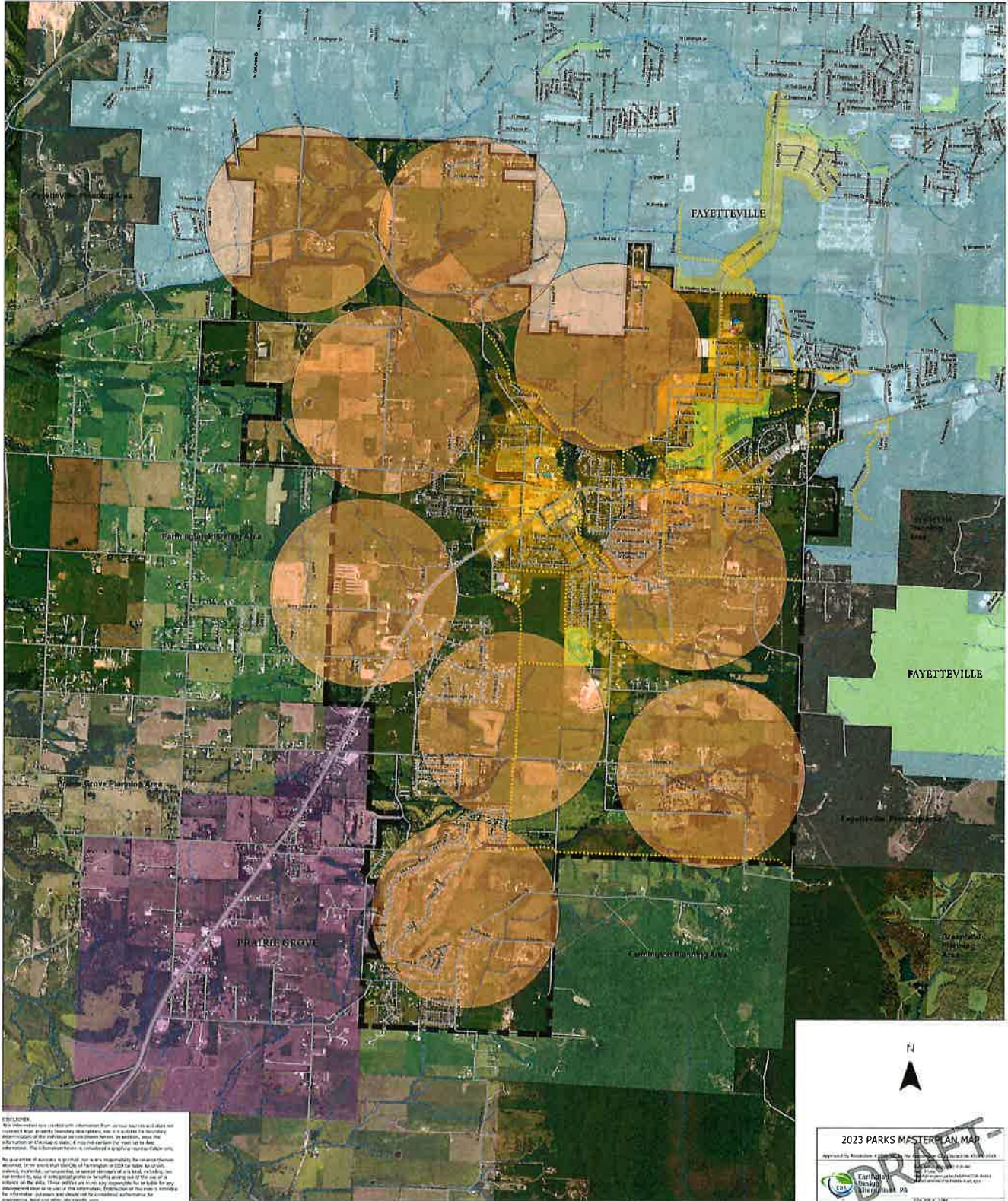
-DRAFT-

Legend

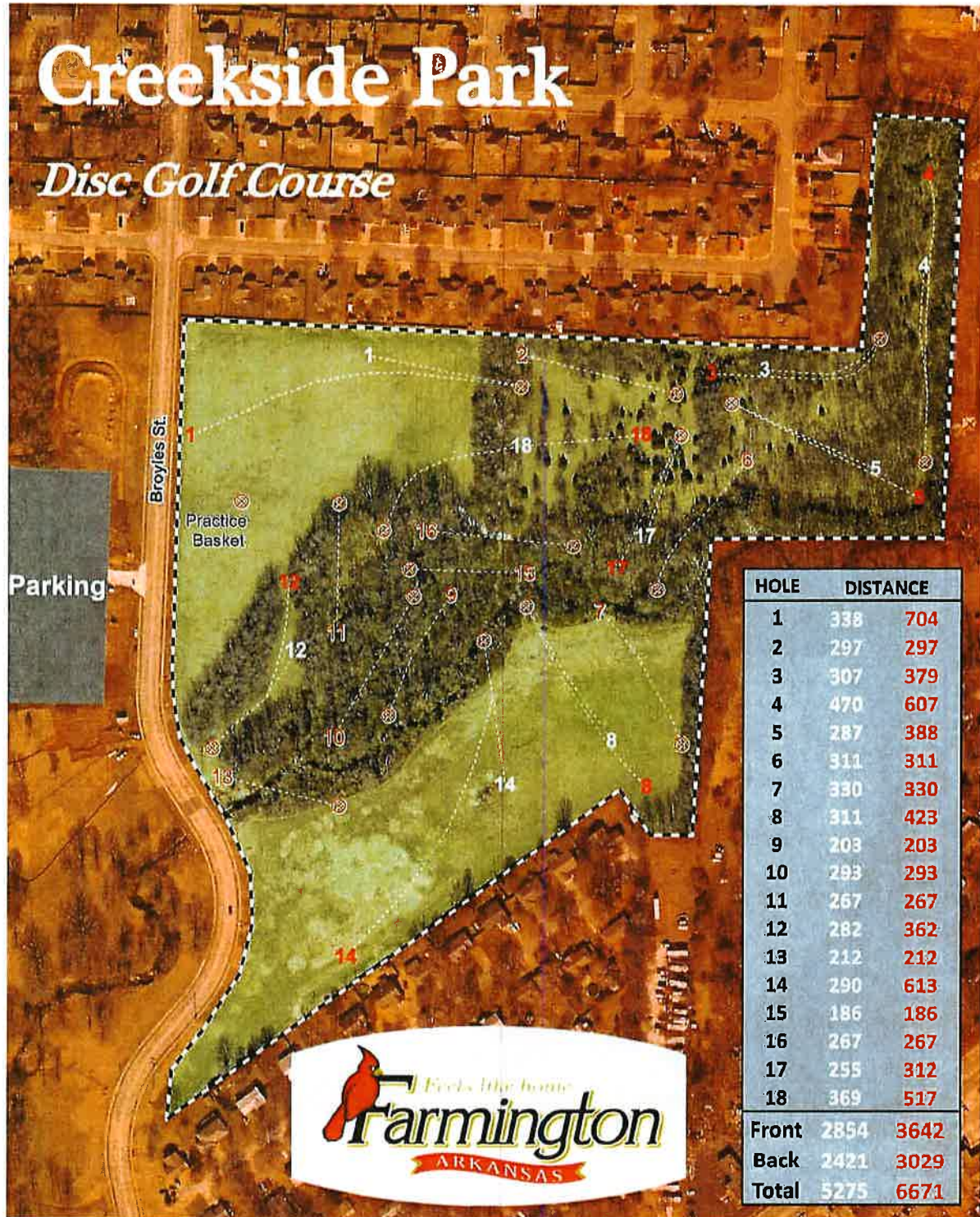
- Park and School Points**
 - Public Schools
 - Private / Religious Schools
 - Public or Private Daycare
 - Public or Private Child Care
 - Public or Private Libraries
- Waterways**
 - Streams
 - Canals
 - Small Water Features
 - Lakes
- Greenways**
 - Greenways
 - Greenway
 - Greenway
- Walksheds**
 - 10-Minute Walkshed
- CITY LIMITS**
 - Farmington
 - Prattville
 - Mountain Grove
- Park and School Points**
 - Public
 - Private
 - Religious
 - Daycare
 - Library

For more information on the information contained on this map, contact the City of Farmington, AR.

Approved by Resolution #20XX-XXX, by the Farmington City Council on XX/XX/20XX



EXISTING CREEKSIDE PARK DISC GOLF COURSE MAP



FARMINGTON HEIGHTS PARK PROPERTY

This property is undeveloped at the time of this document's creation. The City is in the process of designing it.



CITATIONS

- ¹ Native American History in Arkansas. <https://www.arkansas.com/articles/native-american-history-arkansas>. Accessed August 11, 2022.
- ² Farmington Has 150 Years of Colorful History. Source: Shiloh Museum retains a copy in their loose Farmington files. Author, newspaper, publication date, and page number unknown. Accessed July 28, 2022.
- ³ Shiloh Museum. Washington County History. Johnson, AR. Shiloh Museum. 1989.
- ⁴ Noble, Jane. Farmington (Washington County). Encyclopedia of Arkansas. <https://encyclopediaofarkansas.net/entries/farmington-washington-county-1005/>. Published May 28, 2022. Accessed August 11, 2022.
- ⁵ Miller, Henry M. A Vegetal Reconstruction of Early Historic Northwest Arkansas. Department of Anthropology University of Arkansas. 1972. Pgs. 23-37; Map pgs. 70 & 76.
- ⁶ Woods A.J., Foti, T.L., Chapman, S.S., Omernik, J.M., Wise, J.A., Murray, E.O., Prior, W.L., Pagan, J.B., Jr., Comstock, J.A., and Radford, M., 2004, Ecoregions of Arkansas (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,000,000). The Ecoregions of Arkansas.
- ⁷ Presley, Leister, Goodspeed Brothers. History of Benton, Washington, Carroll, Madison, Crawford, Franklin, and Sebastian Counties, Arkansas. From the Earliest Time to the Present, Including a Department Devoted to the Preservation of Sundry Personal, Business, Professional and Private Records; Besides a Valuable Fund of Notes, Original Observations, Etc., Etc. 1889. Digitalized Dec 23, 2016.
- ⁸ Ness, Deidre Steele, and Steele, Janie Buchanan. Flashback History of Farmington Schools Volume 64, Number 2. Washington County Historical Society. Summer 2014. Pg 78.
- ⁹ Ness, Deidre Steele, and Steele, Janie Buchanan. Flashback History of Farmington Schools Volume 64, Number 2. Washington County Historical Society. Summer 2014. Pg 79.
- ¹⁰ United States Department of the Interior Bureau of Land Management. General Land Office Records. Compared Copy of Original Field Notes of Township 16 North Range 31 West. December 11, 1833. <https://agio.maps.arcgis.com/apps/webappviewer/index.html?id=e69f0169664d4dfda2b363fa5904fa0d>. Accessed July 27, 2022.
- ¹¹ Table 3.1 – NWARPC Population Projections for the two-county region municipalities. Chapter 3. Pg 3-8. Northwest Arkansas Regional Planning Commission 2045 Master Transportation Plan. Northwest Arkansas Regional Planning Commission. Transportation. <https://www.nwarpc.org/transportation/metropolitan-transportation-plan>. Accessed April 5, 2023.
- ¹² Moeller, John. Standards for Outdoor Recreational Areas. American Society of Planning Officials 1965, Report No. 194, p 1-44.
- ¹³ Narango, D.L., Tallamy, D.W. and Marra P.P. (2018) Nonnative plants reduce population growth of an insectivorous bird. Proceedings of the National Academy of Sciences, 115(45):11549-11554.
- ¹⁴ Pagano, Susan, DeSando, and Pagano. The Value of Native and Invasive Fruit-Bearing Shrubs for Migrating Songbirds. Northeastern Naturalist. April 1, 2013.
- ¹⁵ Burton, David. Springfield Daily Citizen. Opinion: ‘Small-town feel’ is about connectedness, applies to your community. (Washington County). Encyclopedia of Arkansas. <https://sgfcitizen.org/springfield-culture/opinion-small-town-feel-is-about-connectedness-applies-to-your-community/>. Published December 2, 2022. Updated December 20, 2022. Accessed January 3, 2023.
- ¹⁶ Census Reporter. <https://censusreporter.org/profiles/16000US0523170-farmington-ar>. Accessed June 1, 2023.



CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

TRANSACTION #	10164147-7158
DATE	08/24/2023 9:36 AM
RESULT	APPROVED
AUTH CODE	08318G
TRANSACTION METHOD	KEYED
TRANSACTION TYPE	SALE
CARDHOLDER NAME	RYAN MARTIN
CARD	XXXX-XXXX-XXXX-4656
CARD TYPE	VISA
REFERENCE NUMBER	MONDAY. OCT. 2 6PM-10

1 × Large Pavilion Rental with Processing Fee	\$51.50
Subtotal	\$51.50

TOTAL	\$51.50
-------	----------------

METHOD	KEY ENTERED
MID	XXXXXXXX2407
TID	001

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2023