

**Planning Commission Minutes**  
**June 24, 2019**

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Howard Carter  
Chad Ball  
Toni Lindsey  
Gerry Harris  
Judy Horne

**ABSENT**

Jay Moore  
Bobby Wilson

**City Employees Present:** Mayor Ernie Penn;  
Melissa McCarville, City Business Manager; Steve  
Tennant, City Attorney

2. **Approval of Minutes:** May 28, 2019 Minutes were approved as written. Toni Lindsey abstained, having been absent from that meeting.

3. **Comments from Citizens:** No comments

4. **General Discussion Regarding Proposed PUD Ordinance:**

Melissa opened the meeting with comments from the City regarding the proposed Planned Unit Development (PUD). She stated that there were no changes from the Commission's previous work session; the bonding language will be added by Steve Tennant. The Commissioners set the Planned Unit Development ordinance for a Public Hearing at the July 22, 2019 meeting.

**Public Comment:**

The only person present to comment was Tamara Martin- 322 Warmal. She has worked on numerous PUD developments throughout Northwest Arkansas. She expressed an interest in the possibility of a PUD development in Farmington. She emphasized that the purpose of their developments is to provide needed amenities and environment that builds a sense of community with neighbors.

She asked questions concerning the proposed PUD and in addition, she offered her insights into the proposed ordinance. Some of her questions included:

What are the density restrictions?

Can there be variation/ substitution for landscaping/ screening due to the complexity of PUDs? The screening and landscaping ordinance already allows for some variation and flexibility as far as the plant variety substitutions and planting seasons.

She asked if they built a pavilion, could it be rented to anyone, or would it strictly be used for common usable space? That is not addressed in the proposed PUD.

She was interested in the ability for creating a large PUD project in phases with building permitting and certificate of occupancy as the project proceeds. She said this is very helpful to builders creating a large, complex PUD that may include both residential housing and businesses.

She suggested that the City allow for the building permits to be issued at preliminary plat phase.

Private streets vs. dedicated City roads was discussed. The City would not be responsible for maintenance of the streets if they were private. The downside is the owners may not take responsibility to maintain the roads and alleys and this was a concern to Commissioners.

If the roads are dedicated to the City then the City can make sure they are maintained and they can control the traffic going through development. Further, the City can make sure that the street specs will be adequate for safety and to meet the fire codes, as well as handle the volume of traffic flow. Again, the City's concern and that of Commissioners is that private streets can fall into disrepair and it may be difficult to get developer or others to repair.

However, the PUD, as written, doesn't state that private streets are not allowed. She suggested wording changes or leave it as open end to be determined by the City at platting phases.

There is no specifically defined density limit that is set within a PUD. Melissa explained that this was done so that there is flexibility regarding the various zone requirements that might be in a PUD.

Ms. Martin stated that the Home Owners Association usually governs the use of park or green space of a PUD. The amount required for dedication is determined by total residential area, not by individual lots. She suggested that the proposed PUD's definition of the residential area needs clarification.

Regarding phasing of a project, Melissa explained that currently the Large Scale Developments, get their building permits after the final plats are complete. Tamara Martin explained that carrying the costs during the course of the project adds up and developers of large PUD projects need the flexibility to do the project in pieces due to financial needs. Melissa said the City will be getting opinions from the City Engineer and the City Building Official before evaluating changes.

Judy Horne asked Ms. Martin about her previous PUD projects' average land size. A large example is Harbor Meadows in Springdale. The smallest PUD they've developed was 3-4 acres.

The reminder for the upcoming meeting with the Public hearing for the PUD was announced. This meeting is set for July 22, 2019 at 6 PM.

**5. Adjournment:** Since further discussion of the proposed PUD ordinance was the only item of business, meeting was adjourned, and the commissioners then continued to give their input regarding the proposed ordinance in an informal work session.

  
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Judy Horne - Secretary

  
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Robert Mann - Chair