



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

**AMENDED PLANNING COMMISSION AGENDA  
September 23, 2013**

**A meeting of the Farmington Planning Commission will be held on  
Monday, September 24, 2012 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - August 26, 2013
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Renewal of Conditional Use on Appeal Request – renewal of 62 Hwy. Gun & Pawn**

Property owned by: Wallace Andrade (leased by Lee D. Dancer)  
Property Location: 233 E. Main Ste. 18  
Presented by: Lee Dancer
  - B. **Conditional Use on Appeal Request – Home daycare**

Property owned by: Richard Allen  
Property Location: 11153 Frisco  
Presented by: Kristin Allison
5. Resolution: Planning Area Boundary Description and Map Approval

PLANNING COMMISSION MINUTES

August 26, 2013

ROLL CALL

PRESENT

Sean Schader

Matt Hutcherson

Robert Mann

Gerry Harris

Judy Horne

ABSENT

Josh Clary

Toni Bahn

Bobby Wilson

Approval of Minutes for July 22, 2013. They were approved unanimously by Commission members.

COMMENTS from Citizens: Richard Romero of 16<sup>th</sup> Pittman St. Farmington is on the Landscaping committee. He said he worked in planning, landscape architecture and wants to volunteer for the Garden Club.

DISCUSS DESIGN STANDARDS:

A Sample Copy of Bentonville's Design Standard Ordinance was obtained and all members were asked to make comments before next meeting.

Judy Horne made a motion to adjourn and it was 2<sup>nd</sup> by Matt Hutcherson.

A Work Session was scheduled for September 16, 2013.

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Secretary, Planning Commission

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Chairman, Planning Commission

CITY OF FARMINGTON

CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

**CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.**

Applicant's Name Lee Davis Date 8-15-13  
Address 233 E Main St 18 Zoning \_\_\_\_\_  
Phone # 479-207-3232 Email 62 Pawn @ ATT.NET  
Description of proposed use: Pawn Shop

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

- Yes    1.    A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.  
 No
- Yes    2.    Does applicant reside at the address that this conditional use was applied for?  
 No
- Yes    3.    The applicant has provided proof that each adjacent property owners have been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.  
 No
- Yes    4.    Are public services and utilities available and adequate?  
 No
- Yes    5.    Is fire protection adequate?  
 No
- Yes    6.    Is the proposed use compatible with the surrounding area and the planned use for the area.  
 No
- Yes    7.    Is screening and egress safe and convenient?  
 No
- Yes    8.    Are off-street parking and loading areas adequate?  
 No
- Yes    9.    Will refuse and service areas **not** cause adverse effects on adjacent property?  
 No
- Yes    10.    Will off street parking and loading areas **not** cause adverse effects on adjacent property?  
 No
- Yes    11.    Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)  
 No

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

CITY OF FARMINGTON  
354 WEST MAIN STREET  
P.O. BOX 150  
FARMINGTON, AR 72730

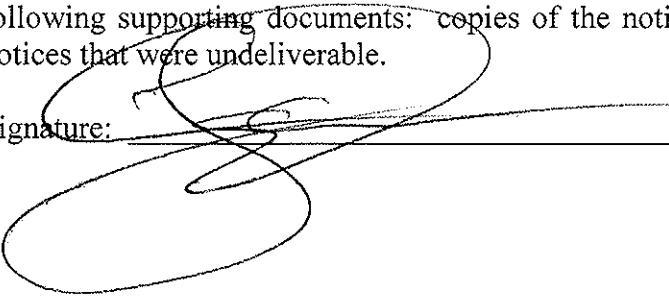
# RECEIPT

DATE	8-16-13	No.	087468
RECEIVED FROM	Lee Danner		\$50.00
FOR	for me		
FOR RENT	conditional use renewal		DOLLARS
ACCOMPT			
PAYMENT	50.00		
BAL. DUE			
<input type="radio"/> CASH			
<input type="radio"/> MONEY ORDER			
<input checked="" type="radio"/> CHECK			
<input type="radio"/> CREDIT CARD			
FROM		TO	
BY	F. Coleman		

## AFFIDAVIT

I hereby certify that I Lee Vance  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and nay notices that were undeliverable.

Signature: 

Date: 8-15-13

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

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

233 E main  
Location:

Wallace Andrade  
Owned by:

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

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

Explanation: Pawn Shop

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on Sept 23 2013 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

  
Jan Lamb

west

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

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

233 E main

Location:

Wallace Andre de

Owned by:

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

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

Explanation: Pawn Shop

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on Sept 23 - 2013 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.



Jen Lamb

South

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

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

233 E main

Location:

Wallace Andrade,

Owned by:

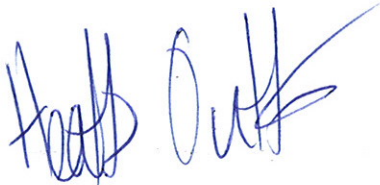
NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

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

Explanation: Pawn Shop

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on SEPT 23-2013 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.



east



Mailed to Bo Martin

**U.S. Postal Service RECEIPT**  
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 For details visit us at [www.usps.com](http://www.usps.com)

0260 1088 0000 094E 2102

For delivery information visit [www.usps.com](http://www.usps.com)

0230 Postmark Here

Postage	\$0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.11

08/16/2013

Sent to: \_\_\_\_\_  
 Street, Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_  
 Farmington, Arkansas 72703

Farmington MPD  
 Farmington, Arkansas  
 727309998  
 0451330230-0097  
 08/16/2013 (479)267-3787 11:24:25 AM

Sales Receipt

Product Description	Sale Unit Qty	Price	Final Price
PRAIRIE GROVE AR 72753 Zone-1			\$0.46
First-Class Mail Letter			
0.50 oz.			
Scheduled Delivery Day: Sat			
08/17/13			
Return Rcpt (Green Card)			\$2.55
@@ Certified			\$3.10
Label #:	70123460000088010970		
Issue PVI:			\$6.11
<b>Total:</b>			<b>\$6.11</b>

Paid by:  
 Debit Card \$6.11  
 Account #: XXXXXXXXXXXX1521  
 Approval #: 181401  
 Transaction #: 646  
 23902841030  
 Receipt#: 007304

@@ For tracking or inquiries go to  
 USPS.com or call 1-800-222-1811.

North

CITY OF FARMINGTON

CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

**CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.**

Applicant's Name Kristin Allison Date \_\_\_\_\_  
Address 1153 Frisco Drive, Farmington Zoning R1  
Phone # 479-790-4084 Email kristinallison74@gmail.com  
Description of proposed use:  
home childcare

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

- Yes 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.  
 No
- yes Yes 2. Does applicant reside at the address that this conditional use was applied for?  
 No
- Yes 3. The applicant has provided proof that each adjacent property owners have been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.  
 No
- yes Yes 4. Are public services and utilities available and adequate?  
 No
- Yes 5. Is fire protection adequate?  
 No
- yes Yes 6. Is the proposed use compatible with the surrounding area and the planned use for the area.  
 No
- yes Yes 7. Is screening and egress safe and convenient?  
 No
- yes Yes 8. Are off-street parking and loading areas adequate?  
 No
- Yes 9. Will refuse and service areas **not** cause adverse effects on adjacent property?  
 No
- Yes 10. Will off street parking and loading areas **not** cause adverse effects on adjacent property?  
 No
- yes Yes 11. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.) no signs will be used  
 No

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

7012 0470 0001 0907 7131

**CERTIFIED MAIL™ RECEIPT**  
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**PRAIRIE GROVE AR 72753**

Postage	\$ 0.46	0230 05 Postmark Here
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>	

09/13/2013

Sent To: Mike Fidler  
Street, Apt. No., or PO Box No.: PO Box 975  
City, State, ZIP+4: Prairie Grove AR 72753

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 0907 7063

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**SPRINGDALE AR 72764**

Postage	\$ 0.46	0230 02 Postmark Here
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>	

09/16/2013

Sent To: Daniel Hawes  
Street, Apt. No., or PO Box No.: 3020 Sagely Lane  
City, State, ZIP+4: Springdale AR 72764

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 0907 7056

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**FARMINGTON AR 72730**

Postage	\$ 0.46	0230 05 Postmark Here
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>	

09/13/2013

Sent To: Valley View Golf LLC  
Street, Apt. No., or PO Box No.: 11520 Clubhouse Pl  
City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 0907 7070

**U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**FAYETTEVILLE AR 72704**

Postage	\$ 0.46	0230 02 Postmark Here
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>	

09/16/2013

Sent To: CRP Farms of Ark LLC  
Street, Apt. No., or PO Box No.: 2595 N. Tou Ave  
City, State, ZIP+4: Fayetteville AR 72704

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 0907 7087

**U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**FARMINGTON AR 72730**

Postage	\$ 0.46	0230 02 Postmark Here
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>	

09/16/2013

Sent To: Joseph & Tammy Scribner  
Street, Apt. No., or PO Box No.: 11164 Frisco Drive  
City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

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

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

Location: 11153 Frisco Drive, Farmington, AR 72730

Owned by: Richard Allen

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

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

Explanation: Home Chickaree

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on September 23, 2013 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

# RECEIPT

DATE 9-16-13

No.

087481

\$ 50.00

DOLLARS

RECEIVED FROM

Justin Coleman

FOR RENT

2 pay + 100  
Conditional 1000 - day car

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

- CASH
- MONEY ORDER
- CHECK
- CREDIT CARD

FROM

BY J. Coleman

TO

**AFFIDAVIT**

I hereby certify that I Prishn Allison  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and nay notices that were undeliverable.

Signature: Prishn Allison Date: 9/16/13

FARMINGTON FIRE DEPARTMENT  
DAY CARE INSPECTION FORM

Name of Business \_\_\_\_\_

Location 1153 Frisco Dr 479-790-4084

Owner or Manager Kristin Allison

Number of Children 10 Date of Inspection 9/16/13

EXITS

- 1.   Keep all exit doors unlock and unobstructed
- 2.   Repair or activate exit lights
- 3.   Provide printed exit signs or exit lights
- 4.   Provide additional exits
- 5.   2 exits in daycare facility
- 6.   install emergency lighting unit's
- 7.   Repair emergency lighting units

ELECTRICAL

- 8.   Install Child Protection inserts in wall outlets
- 9.   30 inch clearance in front of electrical panels
- 10.   Keep covers closed on electrical panels
- 11.   Repair loose fixtures and wiring
- 12.   Have licensed electrician make necessary repairs
- 13.   Recommend elimination of all extension cords

STORAGE

- 14.   Keep all storage 18" away from sprinkler heads and 24" below ceiling of non-sprinkled building.
- 15.   Keep all combustible storage 48" away from heating, 18" from vent pipes, 2" from heating ducts and steam pipes.
- 16.   Segregate hazardous materials that will react with each other or cause spontaneous ignition.

HEATING APPLIANCES

- 18.   Have heating system inspected and repaired.
- 19.   Is heating appliance vented?
- 20.   Have fireplace/woodstove chimney/flue-pipe inspected/repared as necessary.
- 21.   Have hot water heater checked for pressure relief valve, no gas shut off valve, combustion air, venting or leaking.

FIRE PROTECTION EQUIPMENT

- 22.   Provide \_\_\_\_\_ UL and /or FM listed \_\_\_\_\_ lb. dry chemical or other \_\_\_\_\_.
- 23.   Mount all extinguishers on wall with top not over 5 feet above floor.
- 24.   Recommended service tag, and date on all portable fire extinguishers on annual basis and/or after each use by a certified licensed company or individual.
- 25.   Recommend monthly/weekly/ inspection by owner or representative of fire extinguisher, exit lights, emergency lighting, alarm pull station or any other fire protection equipment on premises, with a log of date, condition of equipment with individuals signature.

SMOKE DETECTORS

- 26.   Test smoke detector monthly/weekly, log date condition and signature.
- 27.   Replace any smoke detectors with UL/FM listed, hard wired-battery back-up type.

MISCELLANEOUS

- 28.   Conduct fire drills as required.  
\* log date, time, number of occupants evacuated, time to evacuate.
- 29.   Post emergency evacuation procedures in required areas.
- 30.   Instruct employees, occupants, key personnel in location and proper use of fire extinguishers. Include locations of extinguishers, pull stations on above evacuation plan.
- 31.   Repair all openings: walls, ceilings, floors, fire separation
- 32.   Are all fuel burning space heaters, floor furnace, and wall type electrical heaters provided with a protective screen and anchored securely?
- 33.   Is the building free of any non-vented fuel burning heaters?
- 34.   Are bathroom door locks designed to permit opening of the locked door from the outside in an emergency and the opening device shall be readily accessible to the staff?

Notes: Good to open

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Re-inspection Due \_\_\_\_\_ Fire Marshal or Representative

*Fire Chief*  
*Mark Cunningham*

Inspection Complete \_\_\_\_\_

White- Occupant Yellow- Follow-up Pink-File

## RESOLUTION

### PLANNING AREA BOUNDARY DESCRIPTION AND MAP APPROVAL

Pursuant to requirements of A.C.A. 14-56-412, the Farmington Planning Commission hereby designates the following described area as its planning area. Said area is visually depicted on the attached map, entitled "City of Farmington Planning Area Boundary – 2013," which is adopted herewith and made a part hereof: Those parts of Sections 14, 15, 16, 22, 23, 24, 25, 34, and 36 of T16N, R31W lying in the Farmington city limits; S3, T15N, R31W, less and except territory in the Prairie Grove city limits; all of S21, T16N, R31W lying south of Goose Creek; the E  $\frac{3}{4}$  of S20, T16N, R31W lying south of Goose Creek; the NE  $\frac{1}{4}$  of S29, T16N, R31W and the E  $\frac{1}{2}$  of said S29; the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of S32, T16N, R31W; the NE  $\frac{1}{4}$  of S33, T16N, R31W; the W  $\frac{1}{4}$  of S1, T15N, R31W; the N  $\frac{1}{4}$  of S10, and S11 of T15N, R31W; all of Sections 26, 27, 28, and 35 of T16N, R31W; and all of S2 T15N, R31W, less and except that portion lying in the corporate limits of Fayetteville; the unincorporated territory lying in the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of S23, T16N, R29W; all in Washington County, Arkansas.

Approved by the Farmington Planning Commission this \_\_\_ day of \_\_\_\_\_, 2013.

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Chairman

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Secretary



# Farmington Planning Area Boundary - 2013

