

Planning Commission Minutes
September 26, 2016

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

PRESENT

Jay Moore
Sean Schader
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Judy Horne
Bobby Wilson

ABSENT

Gerry Harris

City Employees Present: Melissa McCarville-
City Business Manager; Steve Tennant, City
Attorney; Rich Brammall, City Inspector, Chris
Dougherty representing Chris Brackett, City
Engineer

- 2. Approval of Minutes:** August 22, 2016 minutes were approved as written.

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

4. Public Hearing:

**A. Conditional Use on Appeal – Home Child Care—Todd & Colleen Bachman
17 Valley Drive**

Colleen Bachman answered questions, stating the daytime-only facility will serve up to ten (10) children; she understands meeting all Arkansas standards and city requirements. There was no public comment.

Chairman Mann called for question and upon vote, commissioners voted unanimously in favor of the conditional use.

B. Rezoning Request – acreage in front of Twin Falls property - C-2 to R-1—Keith Marrs

Mr. Marrs request includes 8 lots with smallest being 1.05 acres. It will have same covenants and guidelines as Phase 1. There were no comments from citizens. Upon vote, rezoning request passed unanimously.

Melissa McCarville explained that this proposed development would be required to go to the Farmington Technical Plat Review process again and then to the City Council.

C. Variance Request – 57 S. Hunter St. by Littlefield Oil to use gravel instead of paving and request for paying a fee in lieu of installing sidewalk and street improvements

Regarding the request for paving, Judy Horne noted that city has an ordinance that requires paving of lots.

Many city residents were present to oppose both the location of trucks on this site and also the idea of gravel instead of paving. They expressed concern regarding nearby residents' safety, gravel dust, noise, increased traffic hazard, lack of sufficient radius for large trucks to turn into the parking lot, and unsightliness. Those speaking were: Norm Toering who lives in Twin Falls, Beverly Swift of 73 S. Hunter, Diane Bryant who owns property just south of the lot in question, Linda Lee, 72 S. Hunter, and Kathy Rigby of the nearby Oakridge Development.

Engineer for the oil company, Geoff Bates said the lot would be surrounded with a privacy fence and landscaping.

The Commissioners voted unanimously to deny the variance from paving.

Chairman Mann then called for question the request by Littlefield Oil Company to pay a fee instead of putting in sidewalk and street improvements that would be changed when South Hunter (Arkansas Highway 170) is widened in the future. Commissioners voted unanimously to approve the request.

D. Large Scale Development – Property on S. Hunter Street to be used by Littlefield Oil as trailer storage lot with one fueling pump

Many of the people who spoke in opposition in 4 C. above, again voiced strong opposition. In discussion the number of trucks that would be parked in the lot was questioned since 3, 4, or possibly 5 had been mentioned. Jack Abbott of 56 S. Hunter stated that empty fuel trucks actually emit more fumes when they are empty. Nearby residents and other citizens also had concerns about runoff and ground pollution from leaked fuel. Strong interest was also expressed in keeping the main downtown areas of Farmington looking nice and Jane Vest, 102 Oakridge Drive, reminded that numerous visitors will be driving on South Hunter to attend events at the new Farmington High School.

Bobby Wilson presented information from the State Board of Health 2012 Fire Code section 5706.6.2.1 regarding location of this type of storage facility within 500 feet of residences which he had obtained from Washington County Fire Marshal Dennis Ledbetter.

City Inspector Rick Brammall gave a copy of the Fire Code section in question to City Attorney Steve Tennant who agreed that it did have validity for this discussion because the Code states that such vehicles may not be left unattended in residential areas, or within 500 feet of residences.

Toni Bahn moved to table the Large Scale Development request until further study could be done. Motion died for lack of second.

Chairman Mann called for question regarding approval of the Large Scale Development plan of Littlefield Oil Company for property at 57 S. Hunter. All Commissioners voted No and the LSD was not approved.

5. Public Hearing Date Set for Farmington Land Use Plan – Sean Schader moved, seconded by Bobby Wilson that a public hearing be held at the next Planning Commission meeting on October 24, 2016. Motion passed unanimously.

6. Adjournment: Having no further business, Toni Bahn moved to adjourn, seconded by Bobby Wilson and passed unanimously.



Judy Horne - Secretary



Robert Mann - Chair