



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***

***November 24, 2025***

**A meeting of the Farmington Planning Commission will be held on  
Monday, November 24, 2025, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –October 27, 2025
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. Variance – Lot Size**

**Property owned by:** Suzanne Lentz  
**Property Location:** 1072 S. Foster Lane  
**Presented by:** Suzanne Lentz

**B. Large Scale Development – Grand Savings Bank**

**Property owned by:** Grand Savings Bank  
**Property Location:** 12245 W. Highway 62  
**Presented by:** 4iE Engineering, Inc.

**C.** The City of Farmington will hold a public hearing to hear ordinances related to Arkansas State Legislative changes. Changes to existing Chapters 13.16, 9.12.07, 15.04, and 14.08, and new language for Additional Dwelling Units and Third-Party Plan Review and Inspections will be heard at this meeting.

**Planning Commission Meeting Minutes  
October 27, 2025, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Gerry Harris, Vice Chair  
Howard Carter  
Ryan Crawford  
Matt Hutcherson  
Norm Toering  
Bobby Wilson

**ABSENT:** Norm Toering, Chad Ball

**City Employees Present:** Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Chris Brackett, City Engineer; Rick Bramall, Building Official, Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

2. **Approval of Minutes:** September 22, 2025, minutes were unanimously approved.

3. **Comments from Citizens: None**

**Public Hearings**

1A. Future Land Use Plan

Courtney McNair Urban Planner with Garver stated she has been working with the Planning Commission for a few months to get the Future Land Use Plan map updated to move forward with the commercial zoning category that we have been working on as well. What we have are changes to the Future Land Use map and some additional categories we've added. All the changes exist in the existing commercial corridor and definitions have been passed out multiple times. At the last work session, we discussed the difference between Future Land Use and zoning. The Future Land Use is a guideline, a tool that the Planning Commission can use in the future when making zoning decisions, it is not a legal document.

Chairman Robert Mann acknowledged that there had been areas of uncertainty and lack of clarity, but he commended Ms. McNair for effectively addressing and clarifying those issues.

**Comments from Citizens: NONE**

Vice Chair Gerry Harris asked Ms. McNair to look at the map she had and stated there was no explanation and asked if that was what was discussed at the work session. Ms. McNair answered the map that Gerry had was an old map and not the correct one.

Chairman, Robert Mann called for the Land Use Plan to be forwarded to the City Council as presented. Upon roll call vote, passed unanimously.

City Business Manager Melissa McCarville stated this will be on November 10, 2025, City Council agenda. This will be an adopted resolution; it's not a law it's a guideline for Planning Commissioners to use.

City Attorney Jay Moore set a public hearing for November 24, 2025, for city attorney ordinances for legislative changes. Ryan Crawford made a motion, Bobby Wilson seconded the motion, and it was approved unanimously.

**Adjournment:** Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

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Gerry Harris, Vice-Chair

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Robert Mann, Chair

# City of Farmington, Arkansas

## Application for Variance/Waiver



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Suzanne Lentz Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Representative: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Property Owner: Suzanne Lentz Day Phone: 479-426-6505  
 Address: 1072 S. Foster Lane Fax: \_\_\_\_\_

Indicate where correspondence should be sent (circle one): Applicant — Representative — **Owner**

Describe Proposed Property In Detail (Attach additional pages if 2 acres: 1 w/ house, 1 vacant  
see Exhibit A)

Property Description  
 Site Address - 1072 S Foster Lane  
 Current Zoning -- A-1

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

Type of variance requested and reason for request: Keep in mind the Planning Commission considers a variance from the literal provisions of the zoning ordinances in an instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. Please outline what hardship would be caused if your variance is not considered favorably:

*lot size*

I currently own a 2 acre parcel in Farmington. I would like to divide my lot into 2 1 acre lots so I can sell the vacant acre to provide income for myself. I am a single senior citizen, and do not want to be dependent on government assistance. Dividing my land and selling the vacant acre will be a significant help for me. I will continue to live on the other acre.

**Responsibilities of the Applicant:**

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable. *Thank you.*
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting. A copy of the proof of publication from the newspaper must be

Proof that the property has access to water: (In lieu of these signatures copies of approvals may be submitted).

Approved for water: Planning to put in a well (city water not available due to 5 taps on current 2" line)  
City of Fayetteville/Washington Water Authority

Applicant acknowledges that there are no guarantees that septic system permits will be approved on any parcel, existing or newly created. In addition, owner(s) should ensure that the septic system serving an existing house remains fully contained within the new lot boundaries.

Applicant Signature \_\_\_\_\_

**APPLICANT/REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPERTY OWNER(S)/AUTHORIZED AGENT:** I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

*Owners (attach additional info if necessary):*

Name (printed): Suzanne Lentz

Address: 1072 S Foster Lane  
Farmington, AR 72730

Signature: Suzanne Lentz

Date: 10/29/2025

Phone: 479-426-6505

Name (printed): \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

**Staff Use Only**

*Administrative Approval:*

City Business Manager \_\_\_\_\_

Date \_\_\_\_\_

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Doc ID: 015653600003 Type: REL  
 Kind: WARRANTY DEED  
 Recorded: 03/27/2014 at 02:40:35 PM  
 Fee Amt: \$25.00 Page 1 of 3  
 Washington County, AR  
 Kyle Sylvester Circuit Clerk

File **2014-00007131**

**PREPARED BY:**  
 Matt McCain  
 4148 W MLK BLVD Suite 1  
 Fayetteville, AR 72704

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**  
 Harold W Slinkard  
 127595 S Hwy 265  
 Prairie Grove, AR 72753

**MAIL TAX STATEMENTS TO:**  
 Harold W. Slinkard  
 127595 S Hwy 265  
 Prairie Grove, AR 72753

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS GENERAL WARRANTY DEED, made and entered into on the 27th day of March, 2014, between Harold W Slinkard, a married person, whose address is 127595 S Hwy 265, Prairie Grove, Arkansas 72753, Wilma Jean Slinkard, a married person, whose address is 127595 S Hwy 265, Prairie Grove, Arkansas 72753, and Wilma Jean Slinkard, a married person, whose address is 127595 S Hwy 265, Prairie Grove, Arkansas 72753 ("Grantors"), and Suzanne Lentz, a single person, whose address is 303 N Summit, Prairie Grove, Arkansas 72753 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantee, the property located in Washington County, Arkansas, described as:

See attached "Exhibit A" for legal description

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: \_\_\_\_\_

IN WITNESS WHEREOF the Grantors have executed this deed on the 26th day of March, 20 14.

3-26-14  
Date

Harold W Slinkard  
Harold W Slinkard, Grantor

3-26-14  
Date

Wilma Jean Slinkard  
Wilma Jean Slinkard, Grantor

State of Arkansas  
County of Washington

On this the 26th day of March, 20 14 before me, Matt McCain, the undersigned notary, personally appeared Harold & Wilma Slinkard known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Matt McCain  
Notary Public  
My Commission expires: 2-28-16



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

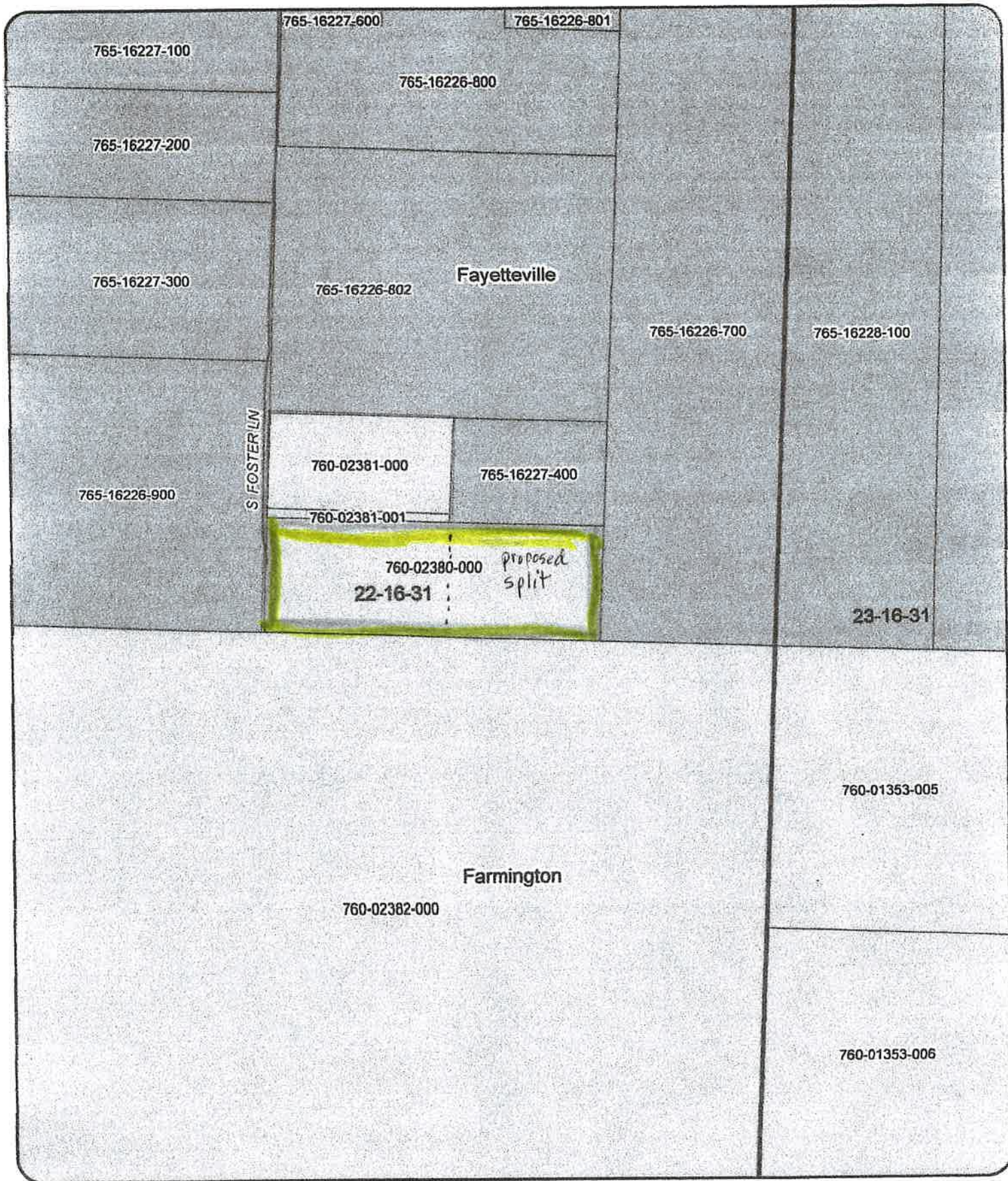
**All that certain parcel of land situated in the City of Farmington, County of Washington and State of Arkansas bounded and described as follows:**

**A part of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Twenty-Two (22), Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows to-wit:**

**Beginning at a point which is 528 feet East and 990 feet South of the Northwest corner of said Forty acre tract, and running, thence East 528 feet; thence South 330 feet; thence West 528 feet; thence North 330 feet to the point of beginning. The West 15 feet hereof is subject to a roadway easement as set forth in that easement, dated January 14, 1982 and recorded in Book 1053 at Page 425. Also all right title and interest in and to a roadway easement as set forth in that easement, dated January 14, 1982 and recorded in Book 1053, Page 428, and described as follows to-wit: Beginning at a point which is 528 feet East of the Northwest corner of the Northeast quarter (NE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section 22, Township 16 North, Range 31 West and running, thence West 14 feet; thence South 1320 feet to the South line of said 40 acre tract; thence East 15 feet, thence North 1320 feet to the Point of Beginning.**

**LESS AND EXCEPT: A part of the Northeast quarter (NE  $\frac{1}{4}$ ) of the Northeast quarter (NE  $\frac{1}{4}$ ) of Section Twenty-Two (22) Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 528 feet East and 990 feet South of the North West corner of said forty acre tract and running thence East 528 feet; thence South 165 feet; thence West 528 feet; thence North 165 feet to the point of beginning.**

**The West 15 feet hereof is subject to a Roadway Easement as set forth in that Easement, dated January 14, 1982 and recorded in Book 1053 at page 425. ALSO rights of Ingress and Egress over and across a roadway easement dated January 14, 1982 and recorded in Book 1053 at page 427, and described as follow, to-wit: Beginning at a point which is 528 feet East of the Northwest corner of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section 22, Township 16 North, Range 31 West and running thence West 15 feet; thence South 1320 feet to the South line of said 40 acre tract; thence East 15 feet; thence North 1320 feet to the point of beginning.**



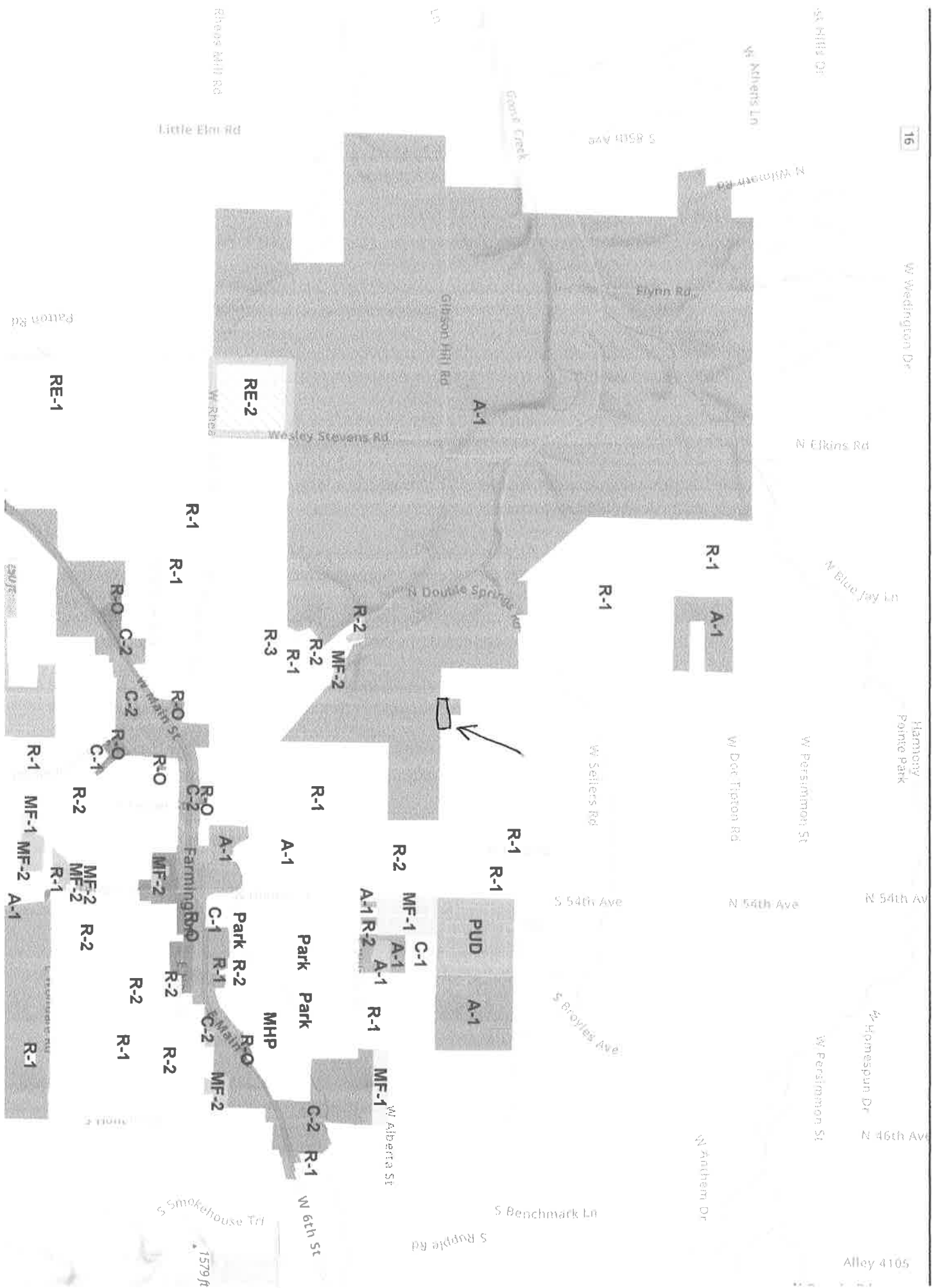
County Disclaimer: These maps were created by Washington County using data created or acquired by its Assessor's office, Dept. of Emergency Management, and Road Department and in accordance with Arkansas Code 15-21-502 (2) (B), which states "The digital cadastre manages and provides access to cadastral information. Digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre." and Arkansas Code 15-21-502 (6) which indicates that "Digital cadastre" means the storage and manipulation of computerized representations of parcel maps and linked databases." These maps have been developed from the best available sources. No guarantee of accuracy is granted, nor is any responsibility for reliance thereon assumed. In no event shall said Washington County be liable for direct, indirect, incidental, consequential or special damages of any kind, including, but not limited to, loss of





Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# ArcGIS Web Map



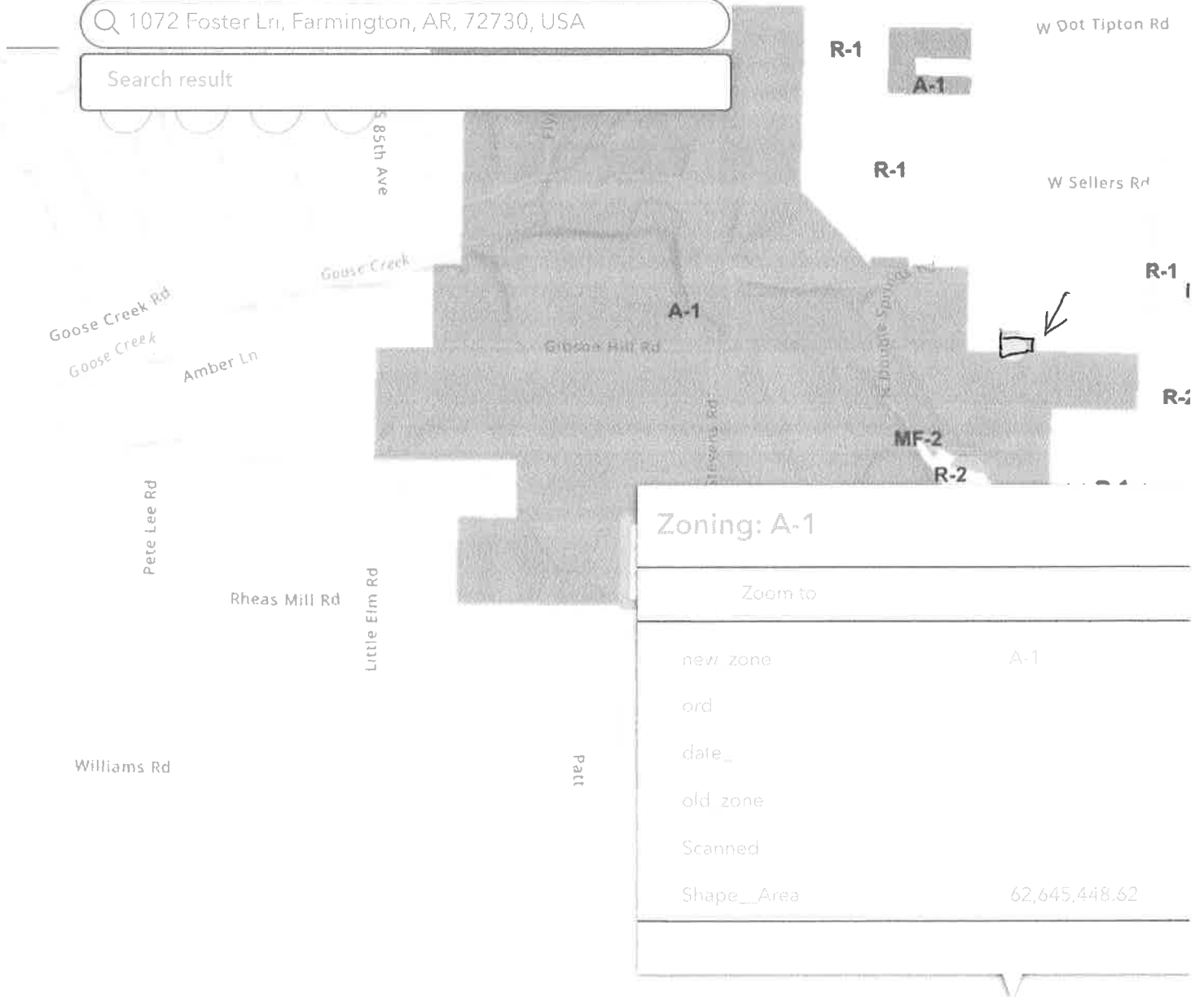


# Farmington, Arkansas City Map



Q 1072 Foster Ln, Farmington, AR, 72730, USA

Search result



# WASHINGTON COUNTY ENTERPRISE-LEADER

Account #: STCH124

Company: CATHERINE HARRISON  
3265 W Mount Comfort Rd  
Fayetteville, AR 72704-5721

Ad number #: 551550

PO #:

Matter of: Meeting Nov 24 Zoning/ Lot Size

### AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **Washington County Enterprise Leader**, a daily newspaper printed and published in WASHINGTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Meeting Nov 24 Zoning/ Lot Size

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **Washington County Enterprise Leader** for publication the sum of \$190.44. (Includes \$0.00 Affidavit Charge).

*NWA nwaonline.com 11/05/25; NWA Washington County 11/05/25*

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian  
Subscribed and sworn to before me on this 5th day of November, 2025

D Brasher  
NOTARY PUBLIC



NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 29th day of October, 2025.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

EXHIBIT A

LEGAL DESCRIPTION

All that certain parcel of land situated in the City of Farmington, County of Washington and State of Arkansas bounded and described as follows:

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A public meeting to consider this request for a zoning/ lot size variance at the above described property will be held on 24th day of November, 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Suzanne Lentz

November 5, 2025 551550

City of Farmington  
Application and Checklist  
Large Scale Development

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Grand Savings Bank Day Phone: 479-715-6622  
 Address: 3401 SW 2nd Street, Suite 115  
Bentonville, AR 72712 Fax: gcable@grandsavingsbank.com

Representative: 4iE Engineering, Inc. Day Phone: 479-381-1066  
 Address: P.O. Box 56  
Cave Springs, AR 72718 Fax: ffourie@4ie.engineering

Property Owner: Grand Savings Bank Day Phone: 479-715-6622  
 Address: 3401 SW 2nd Street, Suite 115  
Bentonville, AR 72712 Fax: gcable@grandsavingsbank.com

Indicate where correspondence should be sent (circle one): Applicant - Representative - Owner

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$ \_\_\_\_\_ Date \_\_\_\_\_ Receipt # \_\_\_\_\_

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

Property Description

Site Address -- 12245 W. Highway 62

Current Zoning -- R-O

Attach legal description


Financial Interests

The following entities or people have a financial interest in this project:

\_\_\_\_\_

\_\_\_\_\_

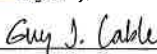
Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

Signed by: 

Date 10/21/2025

Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

Signed by: 

Date 10/21/2025

Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".			
5. List of adjacent property owners and copy of notification letter sent. *		X	To be completed with notifications
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	To be completed with notifications
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	To be completed with notifications
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.		X	No wetlands exist on this site
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.		X	No regulatory flood plain
10. Status of regulatory permits:			
a. NPDES Storm water Permit		Small Site-	Issued at construction
b. 404 Permit		No required	
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		Septic sewer proposed
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	X		No known issues
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	To be completed
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the		X	N/A

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of –way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.		N/A	
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.		N/A	
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)		N/A	
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.		N/A	
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		N/A	
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		N/A	
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		N/A	
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.		N/A	
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		N/A	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	X		
16. Draft of covenants, conditions and restrictions, if any.		X	
17. Draft POA agreements, if any.		X	
18. A written description of requested variances and waivers from any city requirements.		X	None anticipated
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

**File# 2025-00026772**

**WARRANTY DEED  
(INDIVIDUAL)**

**KNOW ALL MEN BY THESE PRESENTS:**

That **Slow Dime Properties, Inc.**, by its **Secretary, Kerry Workman**, hereinafter called the GRANTOR, whether one or more, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration paid by **Grand Savings Bank, an Oklahoma Banking Corporation**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Grand Savings Bank, an Oklahoma Banking Corporation**, hereinafter called GRANTEE, whether one or more, and unto GRANTEE'S heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

Lot 128 of Twin Falls Addition, Phase III, being a replat of Tract 1B, Twin Falls Addition, Phase I and part of the SW 1/4 of the SW 1/4 and part of the SE 1/4 of the SW 1/4, all in Section 27, Township 16 North, Range 31 West, City of Farmington, Washington County, Arkansas, as per plat on file in Plat Book 24A at Page 143.

Subject to easements, right-of-way, covenants and restrictions of record, and prior mineral reservations, if any.

TO HAVE AND TO HOLD The same unto the GRANTEE and unto GRANTEE'S heirs and assigns forever, with all appurtenances thereunto belonging. And GRANTOR hereby covenants with GRANTEE that GRANTOR will forever warrant and defend the title to the property against all lawful claims whatsoever.

And GRANTOR, for said consideration release and relinquish unto said GRANTEE all GRANTOR'S right of curtesy, dower, and homestead to the said lands.

WITNESS GRANTOR'S hand this 24th day of September, 2025.

**SLOW DIME PROPERTIES, INC**

  
Kerry Workman  
Secretary

PREPARED UNDER THE SUPERVISION OF:  
Gregory A Therman, PA  
41 Kings Highway / PO DRAWER 190  
Eureka Springs, AR 72632

ACKNOWLEDGMENT

State of Arkansas

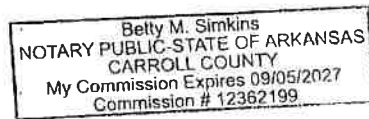
ss.

County of Carroll

On this 24th day of September, 2025 before me, Betty Simkins, a Notary Public, appeared the within named, **Slow Dime Properties, Inc., by it's Secretary, Kerry Workman** to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 24th day of September, 2025.

*Betty M. Simkins*  
Notary Public Betty Simkins  
My Commission Expires: Sept 5, 2027



Prepared under the supervision of:

Gregory A. Thurman, P.A.  
41 Kings Highway/P.O. Drawer 190  
Eureka Springs, AR 72632

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

\_\_\_\_\_ Grantee/Agent

\_\_\_\_\_ Grantee's Address



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 25-F090

**Grantee:** GRAND SAVINGS BANK, AN OKLAHOMA BANKING CORPORATION  
**Mailing Address:** PO BOX 451809  
GROVE OK 743451809

**Grantor:** SLOW DIME PROPERTIES, INC  
**Mailing Address:** 1996 21ST AVE  
SAN FRANCISCO CA 941161205

**Property Purchase Price:** \$365,000.00  
**Tax Amount:** \$1,204.50

**County:** WASHINGTON  
**Date Issued:** 09/25/2025  
**Stamp ID:** 2143896576

Washington County, AR  
I certify this instrument was filed on  
9/26/2025 8:52:02 AM  
and recorded in REAL ESTATE

File# 2025-00026772  
Kvle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): KINGS RIVER TITLE

Grantee or Agent Name (signature): [Signature] Date: 9/25/25

Address: PO BOX 1444

City/State/Zip: Huntsville AR 70740

# Water & Environmental Testing of NWA

PO Box 790  
West Fork, Arkansas 72774  
479-466-6117

Dave Hodges  
12245 W Hwy 62  
Parcel# 760-03871-000  
Farmington, Arkansas

January 05, 2023

An inspection of the soil on the property above was performed to determine if the soil was suitable for a Standard Septic System. The pit yielded an Adjusted Moderate Seasonal Water Table at 27" for a Loading Rate of 0.68Gal/Sqft. This would be suitable for Standard Septic system. A 3 bedroom house would need 272ft of Lateral line. A four Bdrm would require 330' of Lateral Line.

All parts of the septic system must stay out of utility easements and 10' from any utility lines underground; 15' from overhead electric lines. All parts of the Septic System must be 50' from any wet weather creeks or ponds on property and 100' from any wells and ponds off the property and 100' from named creeks

An Onsite Septic System Permit Application should be submitted to the Local Health Unit for approval before construction begins. Please call me to design the system onsite once the house has been staked onsite. If you have any questions, call 479-466-6117.

Sincerely,



Linda Mayo Tillery, Designated Representative  
Water Operator D-IV, T-I  
Wastewater Operator III



Account #: STN4EI

Company: NWC 4IE ENGINEERING INC.

P. O. 56

Cave Springs, AR 72718

Ad number #: 553194

PO #:

Matter of: Large Scale Development, Farmington

**AFFIDAVIT • STATE OF ARKANSAS**

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Large Scale Development, Farmington

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$167.20.  
(Includes \$0.00 Affidavit Charge).

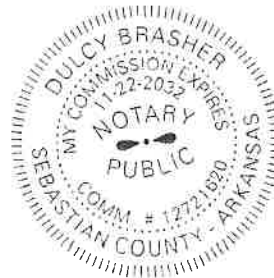
*NWA Democrat Gazette 11/09/25; NWA nwaonline.com 11/09/25*

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian

Subscribed and sworn to before me on this 10th day of November, 2025

D. Brasher  
NOTARY PUBLIC



A PETITION FOR LARGE-SCALE DEVELOPMENT FOR THE PROPERTY AS DESCRIBED BELOW HAS BEEN FILED WITH THE CITY OF FARMINGTON ON THE 21ST DAY OF OCTOBER, 2025.

ALL OF TRACT B AND ALL OF TRACT C OF A LOT SPLIT RECORDED IN PLAT BOOK 2017 AT PAGE 14275, WASHINGTON COUNTY, ARKANSAS. ALSO PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 128 OF THE TWIN FALLS ADDITION, PHASE III, AS RECORDED IN PLAT BOOK 24A AT PAGE 143, WASHINGTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE N87°52'08"W 116.73 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JIM BROOKS ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A DELTA OF 62°18'59", A RADIUS OF 100.00 FEET, A LONG CHORD THAT BEARS N29°59'25"W 103.48 FEET, AN ARC DISTANCE OF 108.76 FEET; THENCE N60°52'38"W 22.18 FEET TO AN IRON PIN FOUND; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE N29°03'29"E 36.05 FEET TO AN IRON PIN FOUND; THENCE N60°59'13"W 40.02 FEET TO AN IRON PIN FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N31°31'53"E 137.83 FEET TO AN ALUMINUM MONUMENT FOUND; THENCE N31°12'08"E 66.06 FEET TO AN IRON PIN FOUND; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE S63°19'28"E 153.61 FEET TO AN IRON PIN FOUND; THENCE N31°42'37"E 62.90 FEET TO AN IRON PIN FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. TWIN FALLS DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 03°57'46", A RADIUS OF 960.00 FEET, A LONG CHORD THAT BEARS S53°53'51"E 66.38 FEET, AN ARC DISTANCE OF 66.40 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S24°26'21"W 302.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1.51 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

A PUBLIC HEARING TO CONSIDER THIS LARGE-SCALE DEVELOPMENT WILL BE HELD ON THE 24TH DAY OF NOVEMBER 2025 AT SIX O'CLOCK P.M. AT FARMINGTON CITY HALL, 354 WEST MAIN, FARMINGTON, ARKANSAS. ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

November 9, 2025 553194

## **ADJACENT OWNER SEARCH**

Date: November 6, 2025

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Washington County, Arkansas have been examined as to the following parcels:

### **760-03871-000**

The following parcels, owners, and mailing addresses were found to be adjacent to the above listed tract:

760-02764-000  
Twin Falls Property Owners Assoc  
PO Box 596  
Farmington, AR 72730

760-02763-001  
John C. Everett and Mary Elizabeth Everett  
PO Box 1460  
Farmington, AR 72730

760-02763-002  
David Torgerson and Jennifer Torgerson  
504 Twin Falls Dr  
Farmington, AR 72730

760-03872-000  
Gregory S. Mann and Paige H. Mann  
503 W Twin Falls Dr  
Farmington, AR 72730-2825

760-03874-000  
Marcus K. Jones and Hope Q. Jones  
1635 N Cannondale Dr  
Fayetteville, AR 72704-6945

760-03068-000  
Daugherty\_Stearman Co LLC  
2745 Hidden Springs Dr  
Fayetteville, AR 72703

760-03878-000  
KSDA Inc.  
PO Box 605  
Farmington, AR 72730-0605

760-02403-700  
Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72203-2261

760-03879-000  
City of Farmington, Arkansas  
PO Box 150  
Farmington, AR 72730

760-03048-000  
Goose Creek Properties LLC  
496 Double Springs Rd  
Farmington, AR 72730



Sincerely,  
Lenders Title Company

By: Stephanie R. Eden

9589 0710 5270 1439 4348 69

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

Farminston, AR 72730

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0718  
05

Postmark  
Here

Postage	\$0.78
Total Postage and Fees	\$10.48

11/07/2025

Sent To  
David Torgerson and Jennifer Torgerson  
504 Twin Falls Drive  
Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1439 4348 52

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Postmark  
Here

Postage	\$0.78
Total Postage and Fees	\$10.48

11/07/2025

Sent To  
John C. Everett and Mary Elizabeth Everett  
PO Box 1460  
Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2111 9597 86

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Fayetteville, AR 72703

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark  
Here

Postage	\$0.78
Total Postage and Fees	\$10.48

11/07/2025

Sent To  
Daugherty Stearman Co. LLC  
2745 Hidden Springs Drive  
Fayetteville, AR 72703

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Little Rock, AR 72203

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage	\$0.78
Total Postage and Fees	\$10.48

11/07/2025

Sent To  
Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72203

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farminston, AR 72730

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postmark  
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Postage	\$0.78
Total Postage and Fees	\$10.48

11/07/2025

Sent To  
City of Farmington  
PO Box 150  
Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farminston, AR 72730

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Postage	\$0.78
Total Postage and Fees	\$10.48

11/07/2025

Sent To  
Goose Creek Properties, LLC  
496 Double Springs Road  
Farmington, AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Fayetteville, AR 72704

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

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11/07/2025

Sent To  
 Street and Apt. No., or PO Box No. **Marcus K. Jones and Hope Q. Jones**  
**1635 N. Cannondale Drive**  
 City, State, ZIP+4® **Fayetteville, AR 72704**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

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11/07/2025

Sent To  
 Street and Apt. No., or PO Box No. **Twin Falls Property Owners Assoc**  
**PO Box 596**  
 City, State, ZIP+4® **Farmington, AR 72730**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

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Postmark  
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11/07/2025

Sent To  
 Street and Apt. No., or PO Box No. **KSDA, Inc.**  
**PO Box 605**  
 City, State, ZIP+4® **Farmington, AR 72730**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Farmington, AR 72730

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Postage	\$0.78
Total Postage and Fees	\$10.48

0718  
05

Postmark  
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11/07/2025

Sent To  
 Street and Apt. No., or PO Box No. **Gregory S. Mann and Paige H. Mann**  
**503 W. Twin Falls Drive**  
 City, State, ZIP+4® **Farmington, AR 72730**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

To All Owners of land lying adjacent to the property at:

12245 W. Highway 62, Farmington, Arkansas

---

Location

Grand Savings Bank

---

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Monday, 24 November, 2025 at 6:00 p.m.

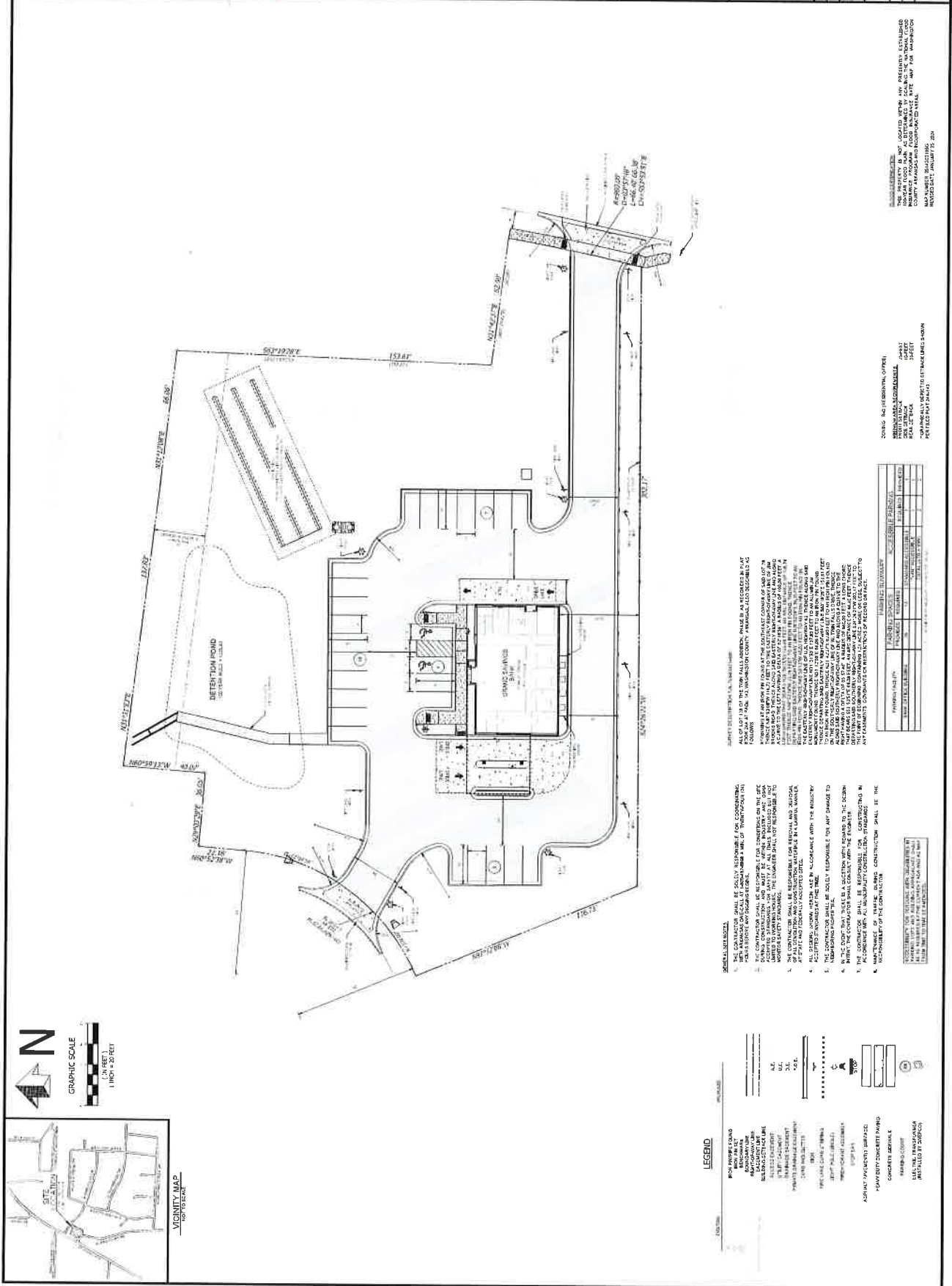
All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



VICINITY MAP  
N.T.S.







**GENERAL NOTES:**

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

**FOR REVIEW**

PROJECT NO. 1103

SHEET C2.0

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 11-11-25

PROPERTY NAME	ADDRESS	OWNER	PERMITS	APPROVALS	STATUS
GRAND SAVINGS BANK	1103 N. HIGHWAY 167	GRAND SAVINGS BANK	YES	YES	APPROVED
DETENTION POND	1103 N. HIGHWAY 167	GRAND SAVINGS BANK	YES	YES	APPROVED
PARKING LOT	1103 N. HIGHWAY 167	GRAND SAVINGS BANK	YES	YES	APPROVED

**LEGEND**

- CONCRETE DRIVE
- ASPHALT DRIVE
- CONCRETE DRIVE
- ASPHALT DRIVE
- CONCRETE DRIVE
- ASPHALT DRIVE
- CONCRETE DRIVE
- ASPHALT DRIVE
- CONCRETE DRIVE
- ASPHALT DRIVE

**FOR REVIEW**

PROJECT NO. 1103

SHEET C2.0

DESIGNED BY: [Name]

CHECKED BY: [Name]

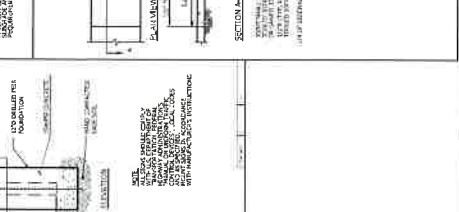
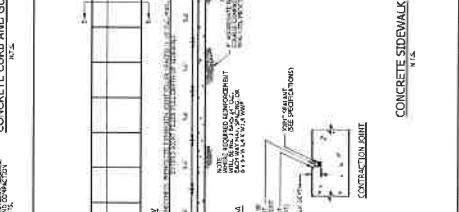
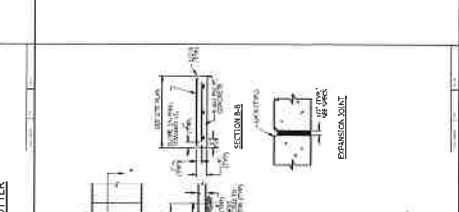
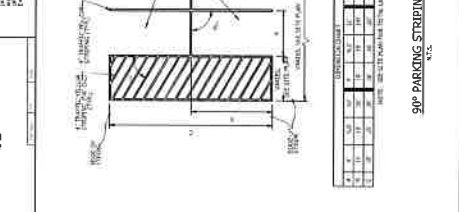
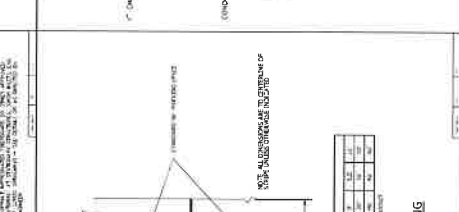
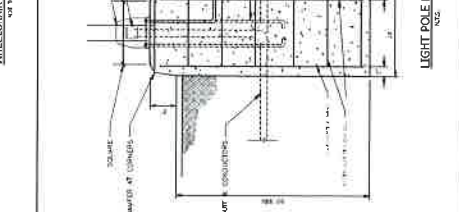
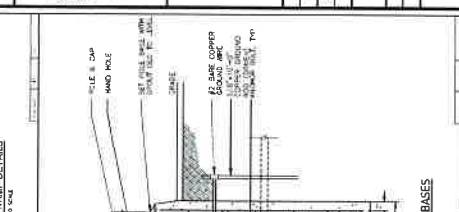
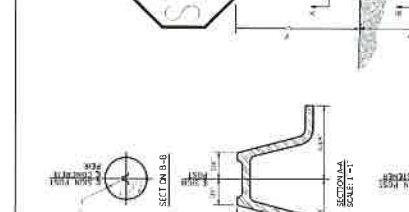
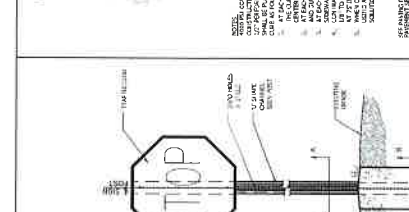
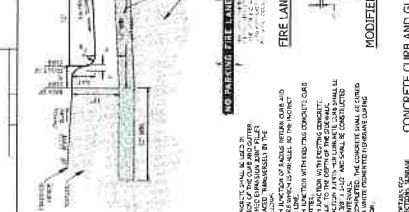
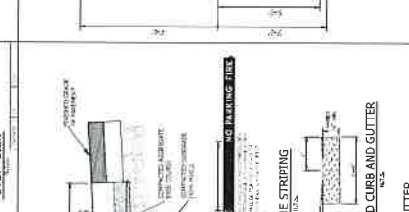
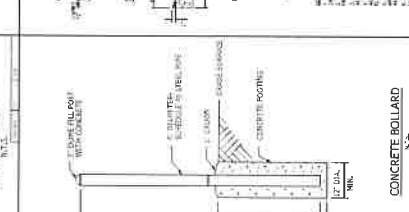
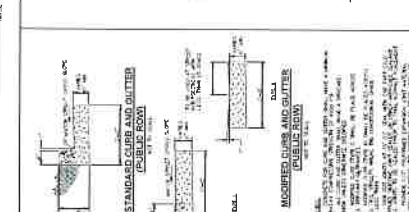
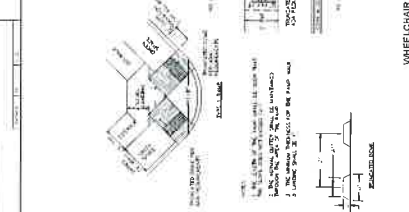
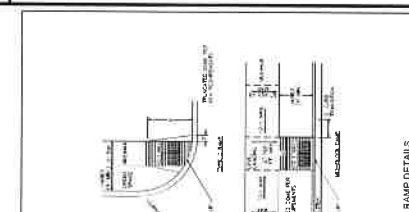
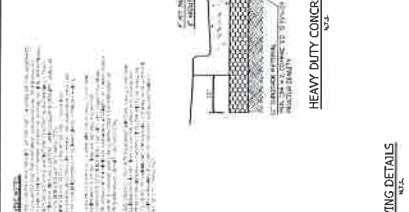
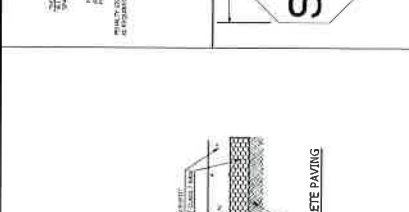
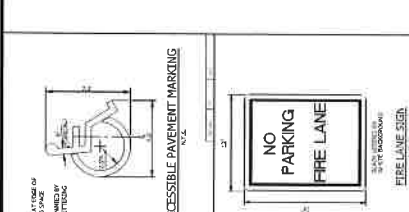
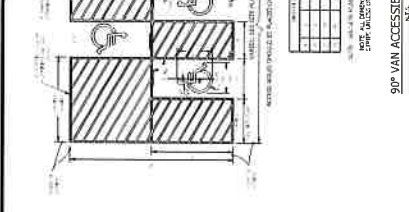
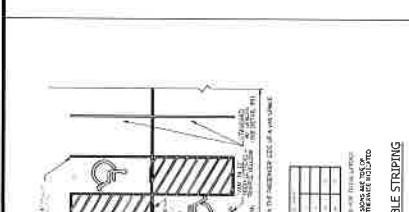
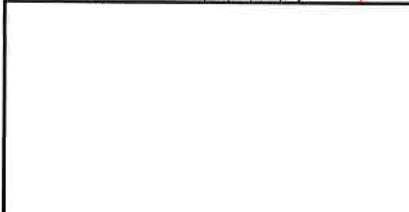
DATE: 11-11-25

**GENERAL NOTES:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

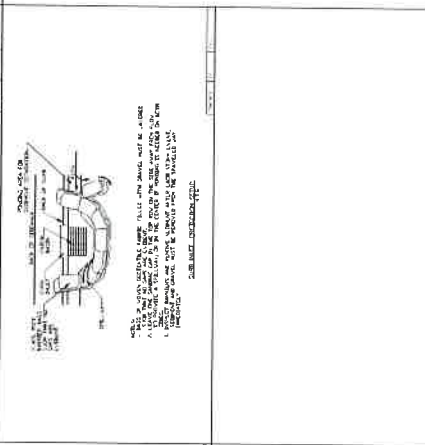
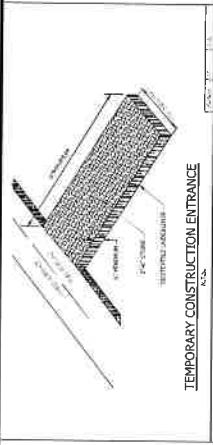
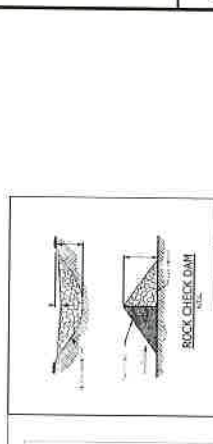
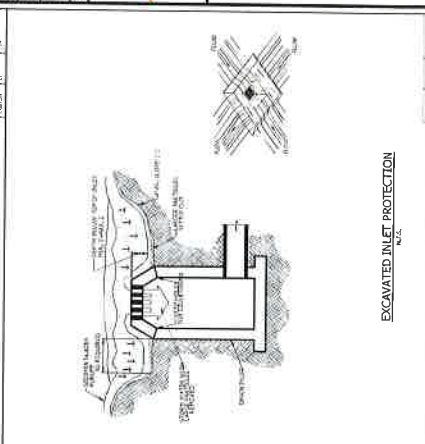
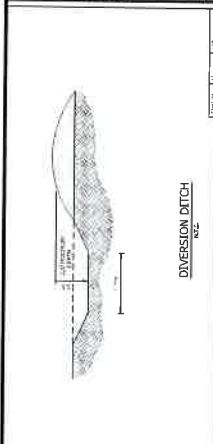





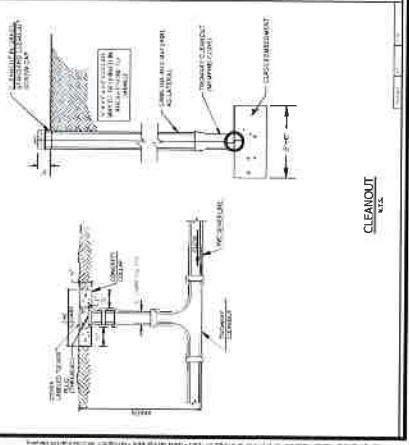
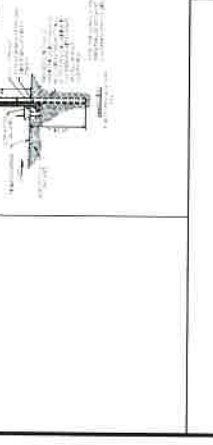
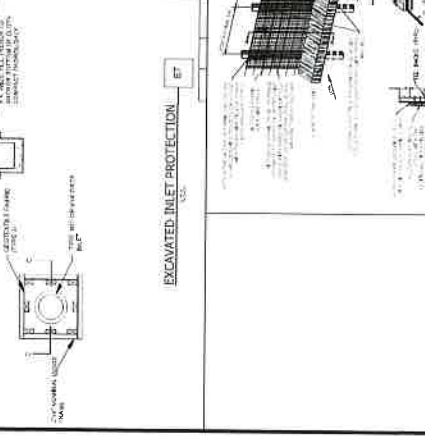
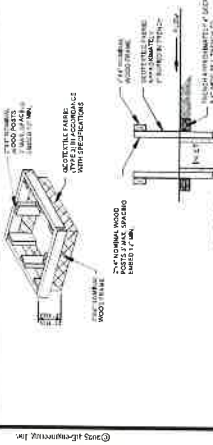
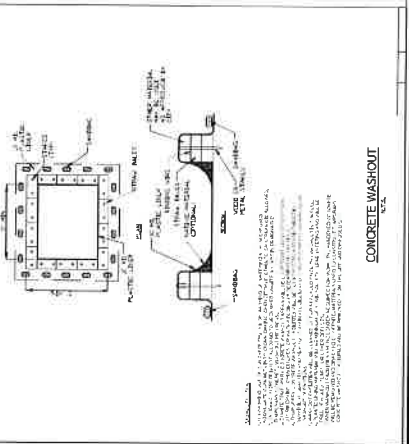
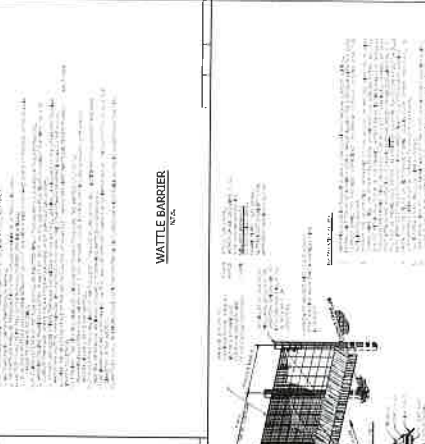


DATE	11/11/25
DESIGNED	PP
CHECKED	PP
DRAWN	PP

**PROFESSIONAL ENGINEER**  
 STATE OF ARKANSAS  
 No. 000-48-3689  
 A.P. 11/11/25  
 1153  
 SHEET  
**C5.1**



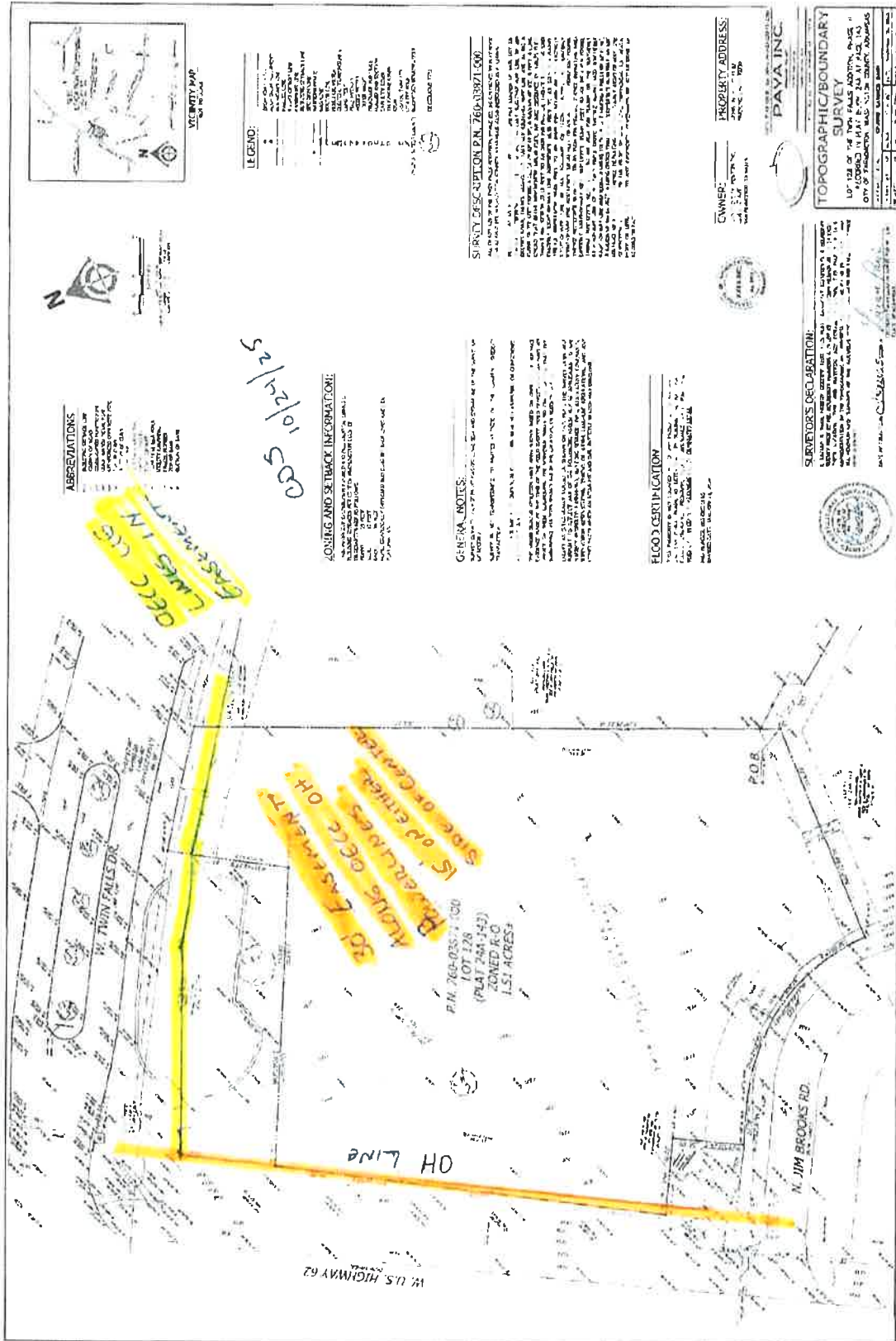

**SPRINGDALE WATER UTILITIES**  
 1153  
 SHEET  
**C5.1**











**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

**To All Owners** of land lying adjacent to the property at:

12245 W. Highway 62, Farmington, Arkansas

---

Location

Grand Savings Bank

---

Owned by

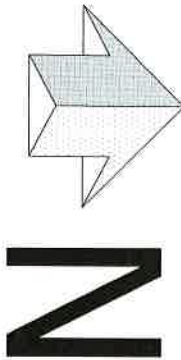
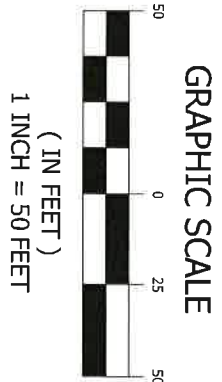
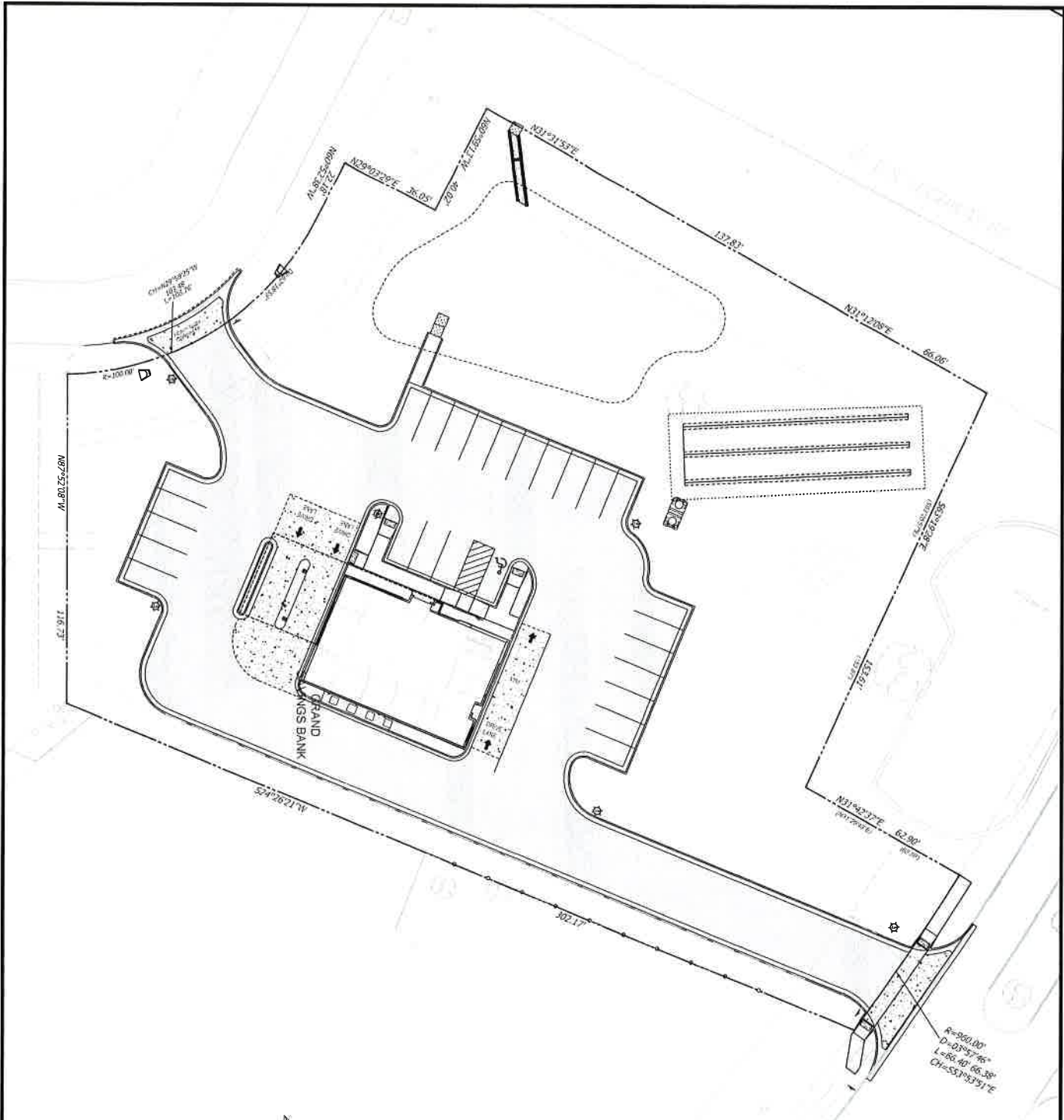
NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Monday, 24 November, 2025 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, 479-267-3865.



VICINITY MAP  
N.T.S.




**4IE ★ ENGINEERING**  
 479.381.1066  
 P.O. BOX 56  
 Springdale, Arkansas  
 ©2024 Civil Design Engineers, Inc.

<b>SITE PLAN</b>		
<b>GRAND SAVINGS BANK</b>		
<b>FARMINGTON, ARKANSAS</b>		
DRAWN FF	CKD FF	SHEET 1 1

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Grand Saving Bank

Date: November 4, 2025

Project Name: Grand Savings Bank LSD

Engineer/Architect: 4iE Engineering, Inc

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at [chris@kms-engr.com](mailto:chris@kms-engr.com).
3. This project will be required to improve Jim Brooks Road to the Master Transportation Plan Section. Jim Brooks is a local road with a 50' right-of-way, 27' back-to-back curbed road, 6' greenspace and a 5' sidewalk.
4. The detention pond must be sodded from the top of the bank.
5. The bottom of the detention pond must have a slope of at least 1% to the outlet weir with a 5' concrete trickle channel for the inlet flume to the outlet weir.
6. 26 parking spaces require 2 handicap spaces with one of them being van accessible.
7. Provide the ADH approval for the septic design. This approval will be required prior to Planning Approval.
8. Drainage Report: No Comments

**CITY OF FARMINGTON**  
**TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: CDE

Date: November 4, 2025

Project Name: Grand Savings

Engineer/Architect: CDE

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, November 9, 2025, to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday November 24, 2025 at 6:00 pm.**



**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 10/24/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Grand Savings Bank

Knox Box Access will be required.

**Fire Lane Signage**

D103.6.1 Roads 20 to 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.

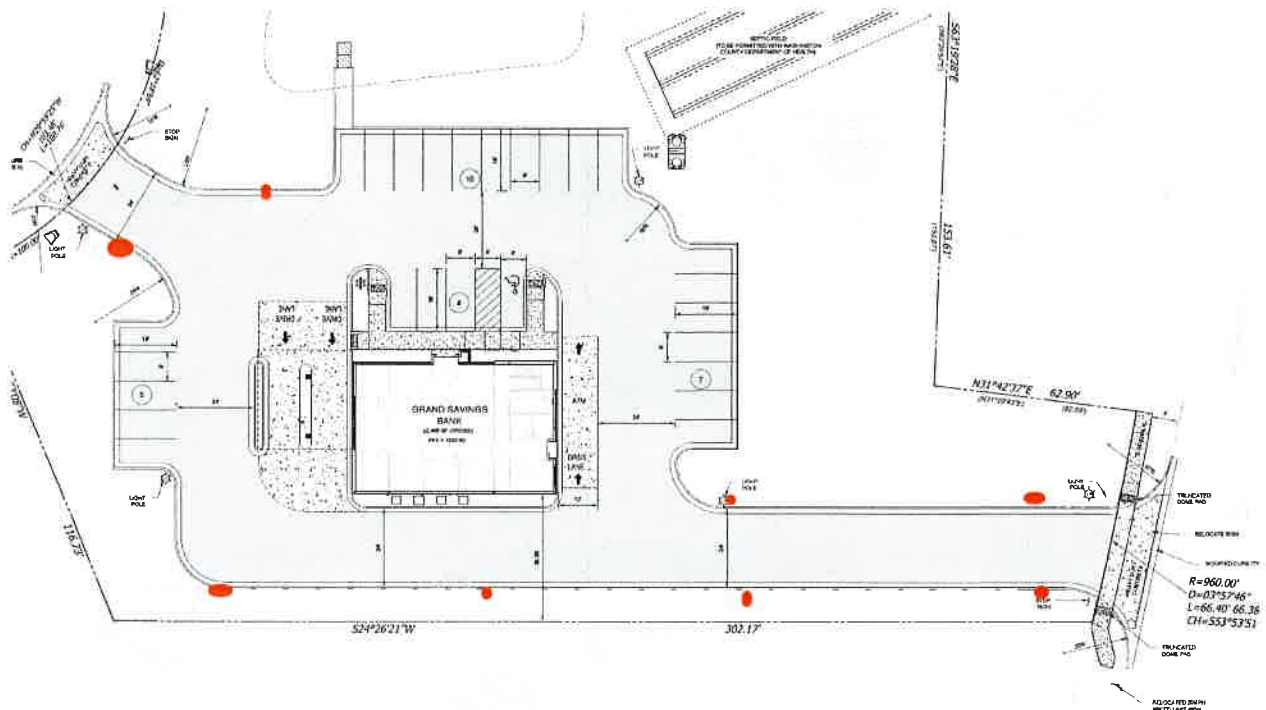
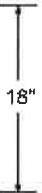
SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"





## Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

### PLANNING COMMISSION LETTER

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**Project: Grand Savings Bank Hwy 62 LSD**

**EDA project #: 2641\_F**

**Letter creation: November 4, 2025**

**TPR Meeting: November 4, 2025**

---

Mrs. McCarville,

We have reviewed the LSD plans submittal by 4iE Engineering for the project known as Grand Savings Bank Hwy – Farmington Branch (referred to by EDA as Grand Savings Bank - Hwy 62 LSD) received by EDA on 10/24/25. The plan set's cover page stamp is dated 10/21/25. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet L1.0:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz (sdg@eda-pa.com).*
2. *Street trees: please confirm with the City regarding if it's acceptable with them to have the street trees within the right of way as shown on the plans, since street trees are not stipulated within the City's Master Street Plan road profiles and since the City will not maintain them.*
3. Please correct the direction of the north arrow this sheet.
4. Please show all proposed and existing utilities this sheet. We will then re-review for any tree conflicts.
5. Along Hwy 62 - please relocate the two proposed shrubs shown on the adjacent property.
6. Plant legend-please update the *Ilex vomitoria* quantity.
7. Please update the vicinity map in the upper left-hand corner to the new Grand Savings' Bank's proposed location.
8. A 6' tall opaque fence is required along the entire south and eastern property boundaries (where a fence meeting these stipulations doesn't already exist on an adjacent property) since those sides face residential properties.
9. *Provide screening for the sides of the HVAC units from view from W Twin Falls Dr and Jim Brooks Rd (the front of the units will be sufficiently screened from the neighbor's view by the required fencing. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.*
10. *Update the irrigation note: If to be watered by hose bibs, show on the plan where they will be located and make the note refer to only hose bib watering. If to be watered by an irrigation system, update the note to stipulate this.*

11. Sheet L1.1:

- a. Warranty heading: update to reflect the City's 2 year warranty requirement.
- b. Update detail 3's mulch depth requirement to only refer to 3" mulch).

If you have any questions, please do not hesitate to contact EDA.

*Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.*

Sincerely,



Sarah Geurtz, PLA

## LeAnn Tolleson

---

**From:** Hughes, Shannon E. <SEHughes@GarverUSA.com>  
**Sent:** Monday, November 3, 2025 9:55 AM  
**To:** LeAnn Tolleson  
**Cc:** Stephanie Eiland; James Ballou; Gregory, Lawrence F. (Larry)  
**Subject:** FW: Tech Plat Review meeting

Good morning LeAnn,

On behalf of WWA, comments for the Grand Savings Bank are as follows:

- The existing meter appears to service the irrigation system of the POA lot located adjacent to this property. A new service meter and tap will need to be made, sized appropriately for the 1.5” service.

Thank you,  
**Shannon Hughes**  
Garver  
479-800-1931

**From:** Hughes, Shannon E.  
**Sent:** Tuesday, October 28, 2025 1:27 PM  
**To:** Gregory, Lawrence F. (Larry) <lfgregory@garverusa.com>  
**Subject:** RE: Tech Plat Review meeting

Larry,

I saved this here:

[\\garverinc.local\gdata\Projects\2023\23W01680 - WWA 2023 On-Call\Planning\Engineering Reviews\Farmington\Grand Savings Bank\2025-10-24](#)

This site is located within WWA boundary and already has a meter ready to go. The only water work proposed is connecting to the existing meter and running service to the building, so I have no comments.

Thank you,  
**Shannon Hughes**  
Garver  
479-800-1931

**From:** Gregory, Lawrence F. (Larry) <LFGregory@GarverUSA.com>  
**Sent:** Friday, October 24, 2025 1:10 PM  
**To:** Hughes, Shannon E. <SEHughes@GarverUSA.com>  
**Subject:** Fw: Tech Plat Review meeting

Let's look at this on Monday.



Date: 10/24/25

City of: Farmington

Name: Grand Savings Bank

**General Comments:**

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 6 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction. Bare minimum of 5 pipes) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.

Call: [Cheston Shadrick at \(479\) 684-9807 eshadrick@ozarksecc.com](mailto:eshadrick@ozarksecc.com) or Wes Mahaffey at (479)263-2167 [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

**Additional Comments: See additional attachment for easement needed.**





## 4iE Engineering

---

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: [ffourie@civilde.com](mailto:ffourie@civilde.com)

November 10, 2025  
Melissa McCarville  
City Business Manager  
City of Farmington  
354 W. Main Street  
Farmington, AR 72730  
Office: 479.267.3865

Re: Comment Response – Landscape Comments  
Grand Savings Bank – Farmington Branch  
Large Scale Development

Dear Ms. McCarville:

The following is in response to the Landscape Plan of the proposed Grand Savings Bank branch in Farmington, dated November 4, 2025:

1. All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz ([sdg@eda-pa.com](mailto:sdg@eda-pa.com)).  
*A response letter will be submitted to the city with the next submittal.*
2. Street trees: please confirm with the City regarding if it's acceptable with them to have the street trees within the right of way as shown on the plans, since street trees are not stipulated within the City's Master Street Plan road profiles and since the City will not maintain them.  
  
*Street trees moved to be within property*
3. Please correct the direction of the north arrow this sheet.  
*North arrow has been corrected.*
4. Please show all proposed and existing utilities this sheet. We will then re-review for any tree conflicts.  
*All utilities are shown on the landscape plan.*

5. Along Hwy 62 - please relocate the two proposed shrubs shown on the adjacent property.  
[Shrubs have been moved to within the property line.](#)
  
6. Plant legend-please update the flex vomitoria quantity.  
[Plant quantities in the plant legend have been updated.](#)
  
7. Please update the vicinity map in the upper left-hand corner to the new Grand Savings' Bank's proposed location.  
[Vicinity map has been removed from the landscape plan.](#)
  
8. A 6' tall opaque fence is required along the entire south and eastern property boundaries (where a fence meeting these stipulations doesn't already exist on an adjacent property) since those sides face residential properties.  
  
[6' Fence shall be installed where not currently existing.](#)
  
9. Provide screening for the sides of the HVAC units from view from W Twin Falls Dr and Jim Brooks Rd (the front of the units will be sufficiently screened from the neighbor's view by the required fencing. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall mounted mechanical equipment.  
6' fence shall serve as screening for the HVAC units.  
[Screening fence added](#)
  
10. Update the irrigation note: If to be watered by hose bibs, show on the plan where they will be located and make the note refer to only hose bib watering. If to be watered by an irrigation system, update the note to stipulate this.  
[Location for hose bibs have been placed on the landscape plan.](#)
  
11. Sheet L1.I:
  - a. Warranty heading: update to reflect the City's 2 year warranty requirement.
  - b. Update detail 3's mulch depth requirement to only refer to 3/1 mulch).  
[Note 17 on sheet L1.0 states all plant material shall be warranted for 24 months.](#)  
[Shrub mulch revised to 3" of mulch depth.](#)

Sincerely,  
James Gibson, PLA  
LandTekStudios  
479.283.9721



## 4iE Engineering, Inc.

---

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: [ffourie@civilde.com](mailto:ffourie@civilde.com)

November 10, 2025  
Melissa McCarville  
City Business Manager  
City of Farmington  
354 W. Main Street  
Farmington, AR 72730  
Office: 479.267.3865

Ferdinand Fourie, P.E.  
P.O. Box 56  
Cave Springs, Arkansas 72718  
479.381.1066  
[ffourie@4iE.Engineering](mailto:ffourie@4iE.Engineering)

Re: Comment Response – Landscape Comments  
Grand Savings Bank – Farmington Branch  
Large Scale Development

Dear Ms. McCarville:

The following is in response to the Landscape Plan of the proposed Grand Savings Bank branch in Farmington, dated November 4, 2025:

Representing: KMS Engineering/Farmington Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the resubmission, and that a narrative for each comment must be submitted along with the revised plat.  
**Ok**
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to [KMSat.chris@kms-engr.com](mailto:KMSat.chris@kms-engr.com).  
**Ok**
3. This project will be required to improve Jim Brooks Road to the Master Transportation Plan Section. Jim Brooks is a local road with a 50' right-of-way, 27' back-to-back curbed road, 6' greenspace and a 5' sidewalk.  
**Along the area of our project the ROW appears to be 60'. None of the existing street is a curbed road and Jim Brooks is not centered within the ROW. There is no sidewalk to connect to.**
4. The detention pond must be sodded from the top of the bank.  
**Added to Grading Plan**

5. The bottom of the detention pond must have a slope of at least 1 % to the outlet weir with a 5' concrete trickle channel for the inlet flume to the outlet weir.  
**5' Concrete trickle channel added at 1% as shown on Site and Grading Plan drawings.**
6. 26 parking spaces require 2 handicap spaces with one of them being van accessible.  
**One standard space converted to ADA at building.**
7. Provide the ADH approval for the septic design. This approval will be required prior to Planning Approval.  
**As discussed at tech plat, the final septic design will be completed as part of construction plan submittal.**
8. Drainage Report: No Comments  
**Ok**

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly.  
**Ok**
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.  
**Registered mailings sent and receipts submitted as part of resubmittal.**
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available.  
The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, November 9, 2025, to meet the deadline.**  
**Ad in paper November 9, 2025 – certificate included with resubmittal**

4. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.  
**15 EA hardcopy submittal to consist of Cover, Site, Utility and Landscape drawings. At half size.**
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.  
**Ok**
6. Planning Commission meeting will be Monday November 24,2025 at 6:00 pm.  
**Ok**



Washington Water Authority – Shannon Hughes (Garver; 479.800.1931)

1. The existing meter appears to service the irrigation system of the POA lot located adjacent to this property. A new service meter and tap will need to be made, sized appropriately for the 1.5" service.  
**Additional service added**

Representing: City of Fayetteville Name: Justin Bland

1. This project does not seem to have and connections to any City of Fayetteville utilities.  
**Yes**

Representing: Ozarks Electric Cooperative Name: Wes Mahaffey

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.  
**Ok**
2. All property corners and easements must be clearly marked before construction will begin.  
**Ok**
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.  
**Ok**
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 - 6 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction. Bare minimum of 5 pipes) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.  
**Ok**
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.  
**Location added to Utility Plan**
6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.  
**Ok**
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.  
**Ok**

8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.

**There will not be a Final Plat since this property has been platted, but Easement Plat will be completed before occupancy**

9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.

**Ok**

10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.

**Ok**

11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.

**Ok**

Call:

wmahaffey@ozarksecc.com

or Wes Mahaffey at (479)263-2167

Additional Comments: See additional attachment for easement needed.

**25' Easement added along highway frontages at existing overhead line.**

**ORDINANCE NO. 2025-08**

**AN ORDINANCE TO REVISE THE CITY'S PLANNING AND ZONING REGULATIONS IN RESPONSE TO ACT 314 OF 2025; TO ELIMINATE REFERENCES TO EXTRATERRITORIAL JURISDICTION; AND FOR OTHER PURPOSES**

**WHEREAS**, be it ordained by the City Council of the City of Farmington, Arkansas, that Act 314 of 2025 amended A.C.A. §14-56-413, referencing the City's power outside of its corporate limits.

**WHEREAS**, the City Council needs to update and remove obsolete references to extraterritorial jurisdiction within its code.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:**

Section 1: That Act 314 of 2025, enacted by the Arkansas General Assembly, repeals municipal authority to exercise zoning or planning jurisdiction outside municipal corporate limits. Due to Act 314, all previous extraterritorial jurisdiction exercised by Farmington is now eliminated.

Section 2: Any provision of the Farmington Municipal Code, Zoning Code, Subdivision Regulations, or any other ordinance that asserts or relies on extraterritorial planning, zoning, or subdivision jurisdiction outside the corporate limits are hereby repealed to the extent it conflicts with Act 314 of 2025.

**REPEALING CLAUSE.** All other ordinances and parts of ordinances in conflict herewith are hereby repealed.

**SEVERABILITY CLAUSE.** In the event any portion of this Ordinance is declared to be inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

**EMERGENCY CLAUSE:** That the City Council of the City of Farmington, Arkansas further determines that this Ordinance is necessary to promote the health, safety, and welfare of the inhabitants of the City; therefore, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 8<sup>th</sup> day of December 2025.

APPROVED:

BY: \_\_\_\_\_  
Ernie Penn, Mayor

ATTEST:

BY: \_\_\_\_\_  
Kelly Penn, City Clerk

**ORDINANCE NO. 2025-09**

**AN ORDINANCE TO AMEND THE CITY OF FARMINGTON UNIFIED DEVELOPMENT CODE BY ESTABLISHING ACCESSORY DWELLING UNIT REGULATIONS IN COMPLIANCE WITH ACT 313 OF 2025; AND FOR OTHER PURPOSES**

**WHEREAS**, be it ordained by the City Council of the City of Farmington, Arkansas, that Act 313 of 2025 amended Farmington's Unified Development Code by establishing accessory dwelling unit (ADU) regulations.

**WHEREAS**, the City Council needs to add to and update the City of Farmington Zoning and Development regulations to comply with Act 313 which requires all Arkansas municipalities to allow at least one ADU by right on any lot containing an existing or proposed single family dwelling.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:**

Section 1: One ADU is permitted by right on any lot containing an existing or proposed single family dwelling, subject only to the requirement of this Ordinance and applicable building codes. The City shall not prohibit construction of an ADU that otherwise complies with this Ordinance and state law.

Section 2: A maximum ADU shall not exceed: (1) 1,000 square feet or Seventy Five percent (75% of the floor area of the primary dwelling, whichever is less. (2) ADU's shall comply with standard accessory structure setbacks and height requirements of the zoning district.

Section 3: The City shall not require additional off-street parking for an ADU beyond what is required for the primary dwelling, shall not require the ADU to replicate the exterior design, materials, or architectural style of the primary dwelling, or require owner occupancy of the primary dwelling.

Section 4: The City may require an ADU to connect to public water and sewer pursuant to adopted utility regulations. The City may require ADU's to be served by separate utility meters for water and sewer. The City shall not require an ADU to share utility lines with the primary dwelling.

Section 5: Any administrative review or zoning compliance application related to an ADU shall not exceed \$250.00, consistent with Act 313. Standard building fees shall apply as established by the City. All ADU applications shall be processed as administrative approvals, not discretionary reviews. The City shall issue approval if the ADU meets the dimensional and regulatory requirements of this ordinance and state law.

REPLEALING CLAUSE. All other ordinances and parts of ordinances in conflict herewith are hereby repealed or amended to the extent of the conflict.

SEVERABILITY CLAUSE. In the event any portion of this Ordinance is declared to be inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

EMERGENCY CLAUSE: That the City Council of the City of Farmington, Arkansas further determines that this Ordinance is necessary to promote the health, safety, and welfare of the inhabitants of the City; therefore, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 8<sup>th</sup> day of December 2025.

APPROVED:

BY: \_\_\_\_\_  
Ernie Penn, Mayor

ATTEST:

BY: \_\_\_\_\_  
Kelly Penn, City Clerk

## **ORDINANCE NO. 2025-10**

### **AN ORDINANCE TO IMPLEMENT AND CODIFY ACT 591 OF 2025 (ALLOWING THIRD-PARTY PLAN REVIEW AND INSPECTION) WITHIN THE CITY OF FARMINGTON; PROVIDING PROCEDURES, QUALIFICATIONS, AND REQUIREMENTS; AND FOR OTHER PURPOSES.**

**WHEREAS**, be it ordained by the City Council of the City of Farmington, that the Arkansas General Assembly enacted Act 591 of 2025, which authorizes cities to accept third-party (private professional) plan review and inspection for construction and development.

**WHEREAS**, the City of Farmington desires to adopt procedures consistent with Act 591 to ensure timely permitting, flexibility for applicants, and continued protection of public health, safety, and welfare.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:**

#### **SECTION 1. DEFINITIONS**

“Act 591” means Act 591 of the 2025 Arkansas General Assembly.

“Applicant” means any person or entity applying for a building, development, or construction permit from the City of Farmington.

“Building Official” means the City’s designated building official or staff responsible for plan review and inspection.

“Private Professional Provider (PPP)” means any licensed architect, engineer, or other qualified professional authorized by Act 591 to perform plan review or inspections and who is not employed by the applicant or otherwise disqualified by conflict of interest.

“Plan Review” means the review of construction documents for compliance with adopted building codes, ordinances, and applicable standards.

“Inspection” means any site visit required to verify compliance with approved plans or code requirements.

“Regulatory Requirements” means all applicable federal, state, and local building codes, ordinances, and construction standards enforced by the City.

#### **SECTION 2. APPLICABILITY**

- A. This Ordinance applies to all permits requiring plan review or inspection by the City.
- B. The Applicant may elect to use a PPP for plan review or inspection as authorized under Act 591.

C. Nothing in this Ordinance removes the City's authority to issue or deny a Certificate of Occupancy or final approval.

### **SECTION 3. CITY REVIEW; APPLICANT OPTION TO USE PPP**

A. If the City cannot complete a permit application within five (5) business days of reception, the City shall notify the Applicant whether the City can perform plan review within the timeframe required by Act 591.

B. If the City cannot meet required timeframes, the Applicant may retain a PPP for plan review.

### **SECTION 4. PRIVATE PROFESSIONAL PLAN REVIEW PROCEDURES**

A PPP performing plan review shall:

1. Conduct a review equivalent in scope to that performed by the City;

2. Verify compliance with all applicable Regulatory Requirements;

3. Submit a sworn affidavit stating:

a. The PPP holds appropriate licensure and required insurance;

b. The plans comply, to the best of the PPP's knowledge, with all Regulatory Requirements;

c. The plans submitted to the City are consistent with plans reviewed by the PPP.

B. Upon receipt of the PPP's affidavit and reviewed plans, the City shall, within ten (10) business days:

1. Accept the PPP review; or

2. Issue written comments identifying specific non-compliant items.

3. Failure by the City to respond within ten (10) business days shall constitute acceptance of the PPP plan review.

### **SECTION 5. THIRD-PARTY INSPECTIONS**

A. Applicants may utilize a PPP to perform any inspection authorized by Act 591.

B. The PPP shall provide written notice to the City of the date and time of any inspection.

C. The City shall have one (1) business day to object in writing and state the specific reason for the objection.

D. If the City does not object within one (1) business day, the inspection may proceed.

E. City inspectors may attend any third-party inspection.

F. Only the City may issue a Certificate of Occupancy.

## **SECTION 6. QUALIFICATIONS OF PRIVATE PROFESSIONAL PROVIDERS**

A PPP must:

1. Hold all applicable Arkansas licenses for the discipline performing plan review or inspection;
2. Maintain professional liability insurance in an amount established by the City's fee and insurance schedule;
3. Have no employment, ownership, or financial interest in the project that would constitute a conflict of interest;
4. Be independent of the Applicant except for a contractual service relationship.

## **SECTION 7. FEES**

A. The City shall maintain a published schedule of administrative and oversight fees associated with third-party plan review and inspections.

B. Fees shall be reasonably related to the costs incurred by the City in receiving, auditing, and approving PPP submissions.

C. The Applicant is responsible for payment to the PPP for services performed.

D. The City may establish procedures for reduced City fees when a PPP performs the plan review.

## **SECTION 8. CITY AUTHORITY; STOP-WORK ORDERS**

A. Nothing in this Ordinance limits the City's authority to:

1. Issue stop-work orders;
2. Require work to remain uncovered until inspected;
3. Enforce all applicable codes and ordinances.

## **SECTION 9. REPORTING AND AUDIT**

A. PPPs shall provide reports as required by the Building Official, including summaries of reviews, inspections, and deficiencies identified.

B. The City may audit any PPP plan review or inspection for compliance with this Ordinance and applicable law.

REPLEALING CLAUSE. All other ordinances and parts of ordinances in conflict herewith are hereby repealed or amended to the extent of the conflict.

SEVERABILITY CLAUSE. In the event any portion of this Ordinance is declared to be inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

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PASSED AND APPROVED this 8<sup>th</sup> day of December 2025.

APPROVED:

BY: \_\_\_\_\_  
Ernie Penn, Mayor

ATTEST:

BY: \_\_\_\_\_  
Kelly Penn, City Clerk