

Planning Commission Meeting Minutes
August 24, 2026, 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
Chad Ball
Ryan Crawford
Ken Goff
Norm Toering
Bobby Wilson

ABSENT: Matt Hutcherson

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

2. **Approval of Minutes: August 24, 2026**, minutes were unanimously approved.

3. **Comments from Citizens:** None

Comments from Citizens: None

Public Hearings

1A. Variance- Different variances for Design Standards, property owned by Farmington School District #6, property located at 12049 N. Hwy 170, presented by Bates & Associates.

Geoff Bates with Bates & Associates stated the architect, engineer, and contractor are here if there are any questions. City Attorney Jay Moore commented that he had done a little research and from what it looks like it would be ok to treat a school district differently than a non-profit building. It is an agency of the state, and I feel comfortable if someone else comes in down the road and says you let the school district do it, we have pretty good backing when it comes to allowing the school district to do certain things.

City Business Manager Melissa McCarville spoke to the architect who is doing our review and it's common in design standards to allow architectural metal. There is more leeway and that's what the junior high plans to use, if we add that as acceptable material it would be another way to assume no one could come back and say let the school do it.

Chad Ball asked if the architectural metal is similar to the renovation at the junior high next to the admin building. Criag Boone, president of Architectural Plus answered we did not do the junior high, it's a different profile but similar material. Ken Goff asked to see the elevation review to see what the building will look like. Mr. Boone passed out the pictures to the planning commission.

Comments from Citizens:

Jeff Oxford 12186 N. Hwy 170, I live across from the solar panels, this is going to go right down the road from my house. I have been on the school board for nineteen years and I am going to tell you what \$500,000 does to the school district. An extra \$500,000 basically takes away five million dollars' worth of borrowing power, that's a huge amount for the school district. I ask that you keep that in the back of your mind that \$500,000 is a lot more than \$500,000 to the district.

Chairman Mann closed the floor for public comment.

Bobby Wilson, as I stated Monday night, I am going to be for this because it's a school, they don't have the ability to raise prices and do other things to recoup funds.

Chad Ball there's more than just the building articulation requirements. I think we are comfortable with that because in all phases it will be corrected and it's for the safety of the schools. The building articulation requirements, it is our intent to make sure that it is not one straight line of metal and what your bringing to us does not look like a metal building. There are some articulations and what we are trying to figure out in a brand-new ordinance. I am comfortable with the way this is being presented.

Vice-Chair Gerry Harris asked about the fencing requirement along the western property line and asked if there will be a fence on the back of the property that does not have a fence, and if Mr. Bates and Mr. Boone had seen that. Mr. Bocne responded that they had not seen that, but the Department of Education will force them to put up a fence.

Ryan Crawford asked if the cul de sac on western side will it have a drivable access? Mr. Boone stated the access is very limited use. Mr. Crawford stated I understand the point the brick and matching other buildings in the district and is concerned with the east phase, I know the south phase is brick facade is there any brick other than the bottom skirt on the east phase along Hwy 170. Mr. Boone answered we've articulated the corners with additional brick.

Norm Toering asked about the cul-de-sac surface and parking capacity. Mr. Boone stated that 50 feet would be gravel, with the remainder paved. Concerns were raised about parking for the gymnasium, especially with the loss of 114 spaces. Mr. Bates explained the gym would host smaller events, and Mr. Boone stated the bleacher seating would accommodate the student body.

Chairman Mann called the question to approve the variance for different variances for design standards; property owned by Farmington School District #6, property located at 12049 N. Hwy 170, presented by Bates & Associates. **property owned by Farmington School District #6, property located at 12049 N. Hwy 170, presented by Bates & Associates.** City Attorney Jay Moore stated for the record voting on all of these at one time and read off all the variances laid out in Bates & Associates memo dated August 5, 2026. Upon roll call the vote passed 5-1 with Norm Toering voting no.

1B. Large-Scale Development Farmington Junior High School; property owned by Farmington School District #6, property located at 12049 N. Hwy 170, presented by Bates & Associates.

Geoff Bates with Bates and Associates, I am here to answer any questions. Chairman Robert Mann stated the city had received a letter from Jane Morton regarding the Large-Scale Development, and all the commissioners have been given letter and aware of it.

City Engineer Chris Brackett read a memo as follows: The Large-Scale Development for the Farmington Junior High School has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by Washington Water Authority, the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. This development contributes to the flow into the sewer system that is currently under construction to increase the sewer system capacity. The City paid \$1,346,444.80 for these improvements for the added capacity for 1,940 single-family lots. The flow for the school at full capacity was converted to the flow for equivalent single-family lots. Based on this calculation, the school will have to pay \$111,046.40 prior to building permit approval. These calculations will be included with these conditions of approval.
4. Submit to the City two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
5. A sign permit will be required for the construction of the signage for this project.
6. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
7. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
8. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Kenn Goff asked about stormwater calculations. City Engineer Chris Brackett stated the City is working with the school district on improvements to address existing drainage concerns. Chad Ball asked about pedestrian access

between the junior high and high school. Jarod Morrison Director of Student Support Services stated students are not expected to walk between the schools during the day and would be shuttled if necessary.

City Attorney Jay Moore referenced a prior discussion with Superintendent Laffoon about an agreement allowing students to travel between junior high and high school through the property. He asked whether this access would be included in the current development phase or a later phase.

Comments from Citizens:

Jennifer Stanick 560 Utah passed out her drainage concerns to the commissioners. Ms. Stanick stated she was there not to oppose the school. Since we have lived on the property on Utah we have had a flooding issue. When the city moved the ditch, we did get some of our property back and I appreciate that. Since that happened my property has now flooded and that hasn't happened before. After it worsened, I had a city representative come to my house to see and at that time I was told when the school property was developed the school's engineers would address the drainage problem, it seems like it is on some of y'all's minds. This has happened four times in the last year. The water came within inches of coming into my neighbor's back door. I have concerns about the culvert from Clyde Carnes; it doesn't appear to have enough capacity to transfer the water. We do have a retention pond in our neighborhood but that doesn't fill with any water. Because of that backup it becomes a big problem. Before construction moves forward there are a few questions I have.

1. Has the drainage study evaluated the existing flooding in our neighborhood rather than the drainage at school?
2. Does it evaluate the ditch behind our home and the culvert under Clyde Carnes?
3. How will run off from the new buildings, parking lots, roads and other improvement services be controlled?
4. The city previously told me the school engineers would address existing drainage problems when this property was developed is correcting that problem included in the scope.
5. What measures will ensure this development doesn't increase the volume speed with the water reaching our homes?

I support the schools and appreciate what you all do, I just ask before we add more development and run off to this area, we make sure the existing drainage is fixed, and this project will not make it worse.

Chairman Mann closed the floor for public comment.

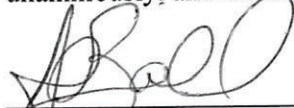
Chairman Mann asked City Engineer Chris Brackett to answer Ms. Stanick's questions regarding the flooding. City Engineer Chris Brackett answered the culvert under Clyde Carnes is a city issue, we are aware of that and have had discussions numerous times. Replacing the culvert is a big-ticket item, it's not something that is going to be super quick because of the cost involved. The issue with the ditch can probably be fixed and we have asked to speak with the school district to find the best way to move forward and fix the issue.

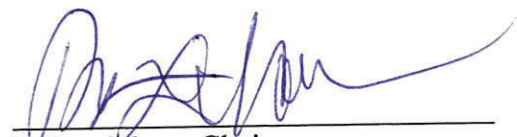
City Attorney Jay Moore there are about ten homes that run along that edge and what Chris Brackett is saying is we are going to have to spend some money and make the culvert bigger. Chris Brackett answered for the runoff control they are slightly over-detaining and doing everything they are doing to build the building. This is a pre-existing problem, and we aren't going to ask the school to fix something they had no part in doing, we will try to get done to fix it together.

Chairman Mann called the question to approve the Large-Scale Farmington Junior High School #6; property located at 12049 N. Hwy 170, property owned by Farmington School District presented by Bates & Associates subject to Chris Brackett's memo dated August 24, 2026. Upon roll call the vote passed 6-0.

Chad Ball stated he would like to put on the next work session to modify the Design Standards.

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


Chad Ball, Secretary


Robert Mann, Chair