



Fayetteville Council of Neighborhoods

April 17, 2008

Meeting was called to order at 5:30.

Attendees

Katherine Adam	Town Mountain South
Victoria Sowder	Mt. Sequoyah North
Claire Wiseman	Woodland
Sarah Lewis	Sang Valley
Bob Caulk	Mt. Sequoyah South
Juli Dorrough	Dickson Street
Steve Sheppard	University Heights
Terry Phelan for Joyce Redman	
Aubrey Shepherd	Town Branch
Jo Ann Kvamme	Root School
Michael Thomas	Sunset Woods
Jim Hunt	North Heights
Dave Flynn	Huntington

Building Safety – presenter Steve Cattaneo Building Safety Division City of Fayetteville
Contact info e-mail scattaneo@ci.fayetteville.ar.us
Phone: 479-575-8239

- Building Safety Week is May 5-11, 2008
- There will be lots of advertisement about this at Springfest, House Fair at the Mall, Farmer's Market – they will hand out brochures
- This is the department most people contact first when they decide to build
- 2007 – 5,600 permits
- 28,000+ inspections
- \$2.7 million in new construction approved
- \$283 million business last year
- 2008 there is a slow down in single-family homes and more multifamily and apartments are being built
- We provide info to designers too
- We are constantly training so we can help keep the community safe
- We work with Fire marshal on occupancy permits and inspections
- Get 150 rating
- Public Safety our main goal
- We are located on the first floor of City Hall and we will help
- Totally self supporting through sale of permits

Michael – If you are clearing a building/home when does public safety come in –
Mr. Cattaneo – After all the other approvals are done then they go to Public safety and we distribute info to those that need to sign off – then they give the Building permit after all others write off

What do we need permits for?

- Less than 80 square feet - no permit
- If extend or add on requires a permit you can call to be sure
- Cabinets, floors etc. – no
- If pull electric must have it inspected before can reinstall
- Do inspections before cover up the upgrade – you can do your own work but must be inspected
- IF you make changes and don't get permits you can't sell till you get the permits
- We can send reminders to check smoke alarms

Julie – Building permit information is on line and all meeting information is on line

Last month we covered where to go to find information – facilitating neighborhoods

- What zoning is our neighborhood? We can see map in Julie's office or she will send a pdf of our area
- Go to building permit section and see if anything is coming out- this comes out weekly and if no public notice go check under the building activity report
- If builder is in compliance with everything and less than one acre doesn't go through public hearing – straight to building permits
- Schools must go through the process however the University does not
- Request to be put on the list for the agendas
- Document management – planning commission agendas, board of adjustments going up
- Variances get Red/White signs
- Adjacent neighbors should be contacted (all public hearings have red and white signs)

Sarah – Facilitating neighborhoods

- How to work through the system
- What to look for
- Who to contact
- What to ask

Documents compiled by Julie

Julie – New Development – through public hearings

- Large Scale Developments
- Lot Splits
- Variances
- Conditional Use
- PZD
- Zone Appeals
- Preliminary Plat
- Final Plat

Neighbors are notified and can go to the planning commission and speak to city officials while going through approval for Large Scale and Conditional Use – has special permit and can speak and give concerns

We need to ask city council to change ordinance from voluntarily to mandatory to notify the neighborhoods when public hearings will occur

Steve S.

Also possibly **require** consultation with neighbors

Victoria – Economic development huge issue – development is difficult already she feels very expensive to develop here

Shepherd – it is important to encourage careful meaningful development that increase the tax base and keeps quality of life

Possibly the level of co-operation helps us screen who should be allowed to develop here

Shepherd proposes to the Chair and Julie to look into changes being reported and that government offices

Motion to develop what will work to increase neighborhood input without extra cost burden

Aubrey – need a larger area needs consulted before development because can't know all impacts

Michael seconds motion

Julie – the process is not more involved we helped design accessory dwelling unit so less public hearings, with stricter regulations

Public Hearings costly - what types of things could be done administratively that would help?

Accessory units don't need to notify neighbors – but quite tight rules

Aubrey – in large scale developments neighbors go speak at all the meetings then planning commission says speak at the city council meeting but only if PZD do you get that chance

With Large scale development need to have all information at early meetings

Bob – large scale developments - if meet the rules nothing planning can do

If feel the ordinance needs changed must talk to the alderman

Aubrey – if both agree you can appeal the planning commission decision

We have to have a sponsor (one of the city council members) to appeal however the developer can appeal on their own

Sarah – we need to look for good development and show support for the good ones – we must pay attention to the processes

Walker Park zoning district boards up in Planning Office if you want to go by and see them

What are “City wide uses” by right? If it falls within restriction can go ahead

Julie will get the definition

New Development

Let city know about problems to see how we can remedy best thing to do is speak up

Julie will send links to weekly meetings

Next Month – Code Compliance

Neighborhood News

Sunset Woods – None

Root School - None

Town Branch Earth Day world peace Prairie Day 444-6072

www.worldpeacewetlandprairie.com

Saturday 10-4 need volunteers at garden center at Walmart on

Saturday to give out 4 species of oaks – free – need to be planted

Woodland - Ward 2 clean –up May 3rd can take items to Woodland school and Church of Christ downtown

Mt. Sequoyah North – quiet

Dickson Street – quiet – we met with Springfest music folks so neighborhood on board. Springfest has a special permit for music festival

I don't know why neighborhood was not notified first? BBB person – they have not

board has appointed a neighborhood person – they have not

contacted anyone yet? Julie will check what is up

Huntington – pavement

North Heights - None

Mt. Sequoyah South – None

Sang Valley - April 24 is the next neighborhood meeting and we will have the candidates to speak. We are very happy the synagogue is very interested in bio swales for the water on the property

Potential speaker

Bruce Shackelford could be a potential speaker on wet prairie waste water treatment

Bob would like to have a meeting to visit the waste water treatment plant

May 15 next meeting!