



Planning Commission

Kevin Boortz – Chairman
Josh Craine – Vice Chairman
Candy Black – Secretary
Scott Evans – Member
Chris Trout – Member

City Staff and Consultants

City Planner – Brad Spurlock
Planning Tech- Madelyn Parker
Public Works Director- James Clark
Building Inspector- Roger Duncan
Engineer-Zak Johnston, Karstetter Johnston & Associates
Planning Consultant – Jeff Hawkins

Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes

Date: Tuesday, October 27, 2026.

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Microsoft Teams and YouTube** (see last page of agenda for information on how to join)

1. Planning Commission Meeting Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of August 25, 2026, minutes.
6. Old Business
7. New Business

PUBLIC HEARING

1. No Business

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. No Business

Adjournment

PLANNING COMMISSION

1. **Final Plat Application (Sloan Crest Phase I)** – Applicant is requesting approval of a Final Plat for property located at 859 S Barrington located on 13.407 acres. Parcel #: 830-37774-000.
2. **Discussion of possible special meeting for two projects: Willow Trace and a PUD preliminary plat.**

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL MEETING, NOVEMBER 3, 2026.

1. **Final Plat Application (Sloan Crest Phase I)** – Applicant is requesting approval of a Final Plat for property located at 859 S Barrington located on 13.407 acres. Parcel #: 830-37774-000.

Comments from Staff

1. **September Building Activity Report**
2. **Current Planning Projects Report**



Public Hearing and Planning Commission
Meeting October 27, 2026, 6:00 PM
Virtual Meeting Participation Opportunities

Microsoft Teams
Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Teams:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Teams Meeting:

LINK: https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2I3OGY5ZDgtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%40thread.v2/0?context=%7b%22Tid%22%3a%223c738e4b-334e-4562-9a58-b8c7d8548c8f%22%2c%22Oid%22%3a%222993e075-860f-4394-890f-7a419347cd2d%22%7d

Or go to the Teams website to join: Meeting ID: 274 311 762 664; Passcode: uKnPav

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.

- **Join by phone only:**

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting.

YouTube Live:

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- **By PC, Mac, iOS (iPhone), or Android:** Navigate to the “Tontitown City Hall” channel:
<https://www.youtube.com/channel/UClbUv481CeNFF2JNwoOsrNQ>

For assistance during the meeting, or for assistance logging into the meeting, please contact Brad Spurlock, Planning Tech, City of Tontitown. (479)361-2700 or at permits@tontitownar.gov.



Planning Commission

Kevin Boortz – Chairman
Josh Craine – Vice Chairman
Candy Black – Secretary
Scott Evans – Member
Chris Trout – Member

City Staff and Consultants

City Planner – Brad Spurlock
Planning Tech- Madelyn Parker
Public Works Director- James Clark
Building Inspector- Roger Duncan
Engineer-Zak Johnston, Karstetter Johnston & Associates
City Attorney- Harrington-Miller

Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes

Date: Tuesday, August 25, 2026.

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Microsoft Teams and YouTube** (see last page of agenda for information on how to join)

1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call** – In attendance, Kevin Boortz, Josh Craine, Chris Trout, Candy Black.
Scott Evans was absent

4. **Approval of Agenda –**

Josh Craine motioned to approve the agenda
Second by Chris Trout

Motion passes Unanimously

5. **Approval of August 25, 2026, minutes.**

Josh Craine motioned to approve August 25, 2026 minutes
Second by Chris Trout

Motion Passes Unanimously

6. **Old Business - NONE**

7. **New Business - NONE**

PUBLIC HEARING –

1. **No Business**

No Public Comments

Adjournment

BOARD OF ZONING ADJUSTMENTS –

1. No Business

Adjournment

PLANNING COMMISSION

1. **Final Plat Application (Amalfi)** - Applicant is requesting approval of a Final Plat for property located at S Barrington and E Fletcher Ave located on 36.84 acres. Parcel #: 830-37664-000.

**Josh Craine motioned to approve with conditions and process notes
Second by Chris Trout**

Motion passes unanimously

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL MEETING September 15, 2026.

1. **Final Plat Application (Amalfi)** – Applicant is requesting approval of a Final Plat for property located at S Barrington and E Fletcher Ave located on 36.84 acres. Parcel #: 830-37664-000.

Comments from Staff

1. **July Building Activity Report** – Planning Director, Brad Spurlock, states that commercial building is down. They will be receiving the new software for the Agenda preparation this week.
2. **Current Planning Projects Report**

Comments from Planning Commission –

No comments – Christ Trout, Kevin Boortz, and Candy Black

Josh Craine – “If your actions create a legacy that inspires others to dream more, learn more, do more and become more, then, you are an excellent leader” *Dolly Parton*



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
BSpurlock@tontitownar.gov

Meeting: Oct 27th, 2026
Project: Sloan Crest Final Plat
Planner: Zak Johnston, P.E.

SLOAN CREST SUBDIVISION FINAL PLAT PC AGENDA ITEM 1

Parcel # 830-37774-000

SUMMARY: Applicant is requesting Final Subdivision Plat approval for the Sloan Crest Subdivision, consisting of 29 lots (28 buildable single-family residential lots and 1 non-buildable detention lot) on 13.407 acres of land. The project is located in the City of Tontitown at 859 S. Barrington Road, on the west side of S. Barrington Road at its intersection with Taldo Loop, approximately 0.80 miles south of Hwy. 412.

CURRENT ZONING: R-3

CITY WARD: Ward 3 – Mike Washkowiak, Tim Burress

FLOODPLAIN: NO

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water, Constructed 8" Waterline

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, Constructed STEP System with 2" Force Main

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

The Sloan Crest Subdivision consists of 28 buildable single-family residential lots and one non-buildable detention lot (Lot 17) on 13.407 acres. The development includes two new public streets, Ross Avenue and Jackson Street, with curb and gutter, storm sewer, a detention facility on Lot 17, an 8-inch water line, and a STEP sewer system with force main.

PRIOR APPROVALS:

Preliminary Plat: Approved by the Tontitown Planning Commission on October 17, 2022, with 9 Conditions of Approval.

Waiver: Approved by the Tontitown Planning Commission on October 17, 2022, allowing an approximately 883-foot dead-end street in lieu of the 660-foot maximum (Section 900.400.8), with the condition that hydrants be spaced no more than 400 feet apart.

Variances: Lot depths less than the required 120 feet, and approximately 50 feet of lot width/road frontage for one lot in lieu of the required 80 feet in the R-3 zoning district.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - new 8-inch water line

Electric: Ozarks Electric - No comments were received from OE.

Sewer/Septic: Tontitown Sewer - new STEP system with 2" force main

Phone: ATT - No comments were received from ATT.

Natural Gas: Black Hills Energy - No comments were received from BHE.

Cable: Cox Communications- No comments were received from Cox.

Internet: Ozarks GO - No comments were received from Ozarks GO.

***It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

School District:

Springdale school district submitted no comments.

Police:

No comments were submitted.

Fire:

Fire hydrants have been installed per the approved construction plans. Jackson Street terminates at a hammerhead turnaround adjacent to the detention lot, with a 31' access easement for the fire lane shown on the Final Plat. The dead-end street length waiver approved with the preliminary plat requires hydrants to be spaced no more than 400 feet apart.

Drainage / Stormwater Management:

The stormwater system includes curbed streets, curb inlets, reinforced concrete pipe storm sewer, and a detention pond on Lot 17 with a 4' trickle channel, headwall, spillway, and rip rap. Lot 17 is an unbuildable detention lot, and the entire lot is to be dedicated as a drainage and utility easement per the Final Plat (10-yr WSE 1267.41; 100-yr WSE 1269.03).

During the final walkthrough, staff identified the following punch list items to be completed prior to placement on the City Council agenda: (1) storm manhole rings/tops throughout the project need to be ground smooth for future entry; (2) the sanitary manhole at the offsite force main connection point needs to be cut flush with the inside manhole wall; (3) erosion control in the ditch along S. Barrington Road needs to be removed; (4) erosion control along the west property boundary needs to be removed; and (5) the rip rap apron at the storm sewer outlet into the detention pond (FES 1-6) needs to be extended.

Streets:

30' wide paved streets, measured from back of curb to back of curb, within 50' rights-of-way with 5' sidewalks have been installed on Ross Avenue and Jackson Street. The Final Plat shows 45' of right-of-way from centerline along the S. Barrington Road frontage, consistent with the Master Street Plan Minor Arterial (90' R/W) designation.

Utilities:

A new 8" water line was installed throughout the subdivision. Sanitary sewer service is provided by a STEP (septic tank effluent pump) system with a 2" force main that connects to a sanitary manhole offsite. Per Final Plat Note 5, the POA/homebuilder is responsible for STEP system installation and maintenance. All water and sewer lines have been tested and approved.

Planning:

The Sloan Crest preliminary plat (31 lots: 30 single-family and 1 detention, on 13.19 acres) was unanimously approved by the Tontitown Planning Commission on October 17, 2022 with 9 Conditions of Approval, along with the waiver and variances noted above. The Final Plat reduces the lot count to 29 lots (28 single-family and 1 detention). All conditions of the construction submittal have been met.

Landscaping:

No landscaping conditions were included in the preliminary plat approval.

STAFF RECOMMENDATION:

Tontitown staff have reviewed the project, conducted a site walkthrough, and identified minor deficiencies to be corrected before Final Plat sign off.

Staff **RECOMMENDS APPROVAL** of Sloan Crest Subdivision Final Plat with conditions.

*****NOTE: The project has been reviewed for adherence to Tontitown Planning and Development Code in good faith by Tontitown Planning Staff. However, oversight of any regulations does not relieve the Owner of their responsibility to comply with not only all Tontitown Planning and Development Code, but also any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. All five site walkthrough punch list items to be completed prior to placement on the City Council agenda.
2. 911 addresses for all lots to be assigned and shown on the Final Plat prior to placement on the City Council agenda.
3. Add notes to the Final Plat for the approved waiver and variances, as required by the preliminary plat approval, with lot numbers updated to match the Final Plat lot layout.
4. Final Plat to be signed and sealed by the surveyor (first submittal is marked "PRELIMINARY") and the Certificate of Ownership executed by the property owner of record.
5. Correct the application to list the property owner of record. The application lists McDonald Building Group LLC; the Final Plat and Warranty Deed File No. 2026-6401 list DMM Holdings, LLC.
6. Park land fee in lieu to be paid prior to Final Plat approval.
7. Provide asbuilt documents in DWG format.

NOTE: FINAL PLAT WILL NOT BE RELEASED FOR SIGNATURE UNTIL ALL CONDITIONS OF APPROVAL ARE MET.

PROCESS NOTES:

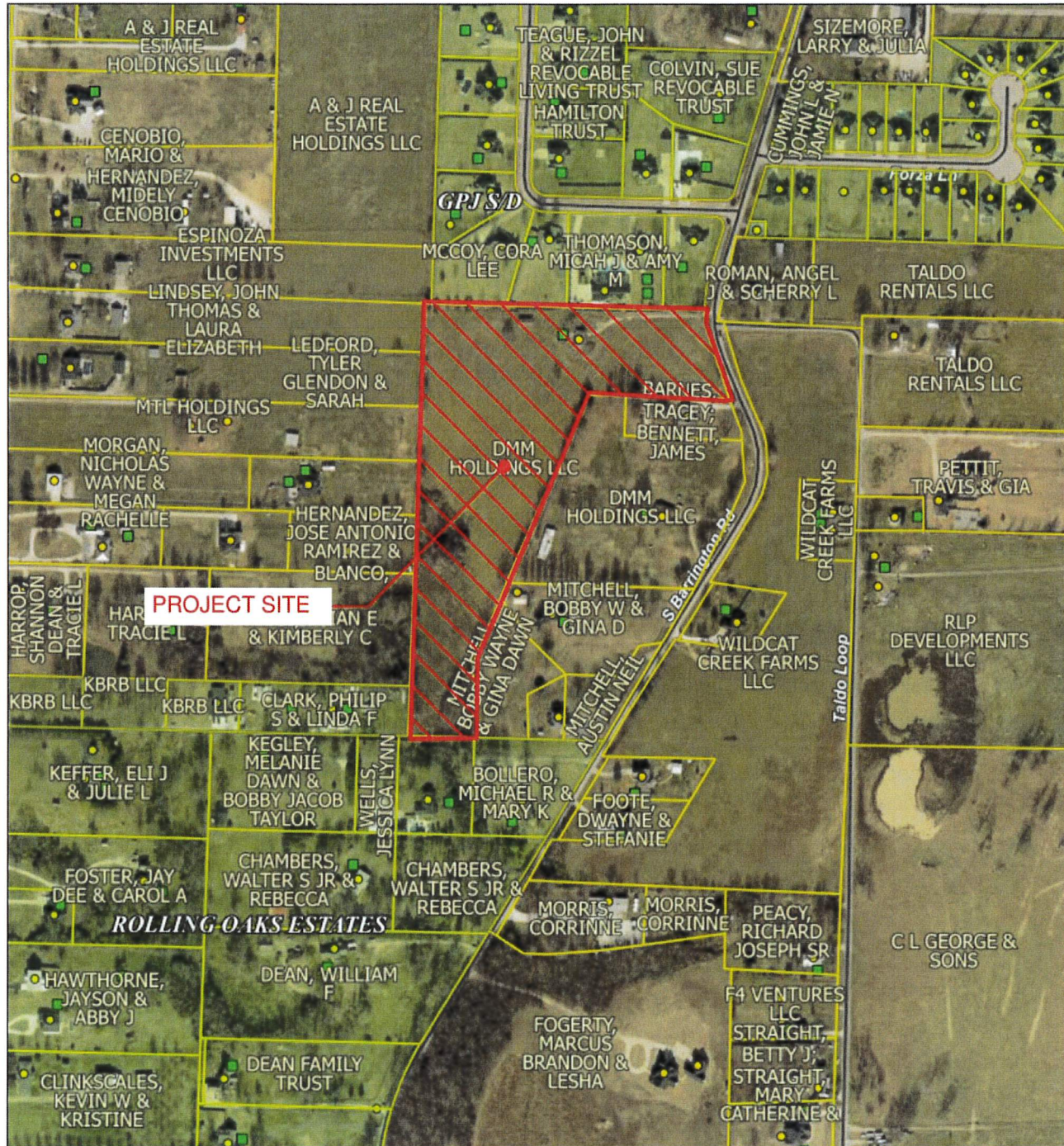
1. Individual Residential Building Permits are required for each lot prior to individual residence construction.
2. No residential homes shall be constructed prior to filing the Final Plat.
3. Home construction to comply with R-3 zoning requirements, including the building setbacks shown on the Final Plat (front 30', side 7', rear 25').
4. All impact fees to be paid at the time of Certificate of Occupancy for each individual residence.

Site location:

Washington County

Assessor's Office

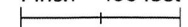
Washington, Assessor



Date Created: 10/22/2026

Created By: anonymous

1 inch = 400 feet

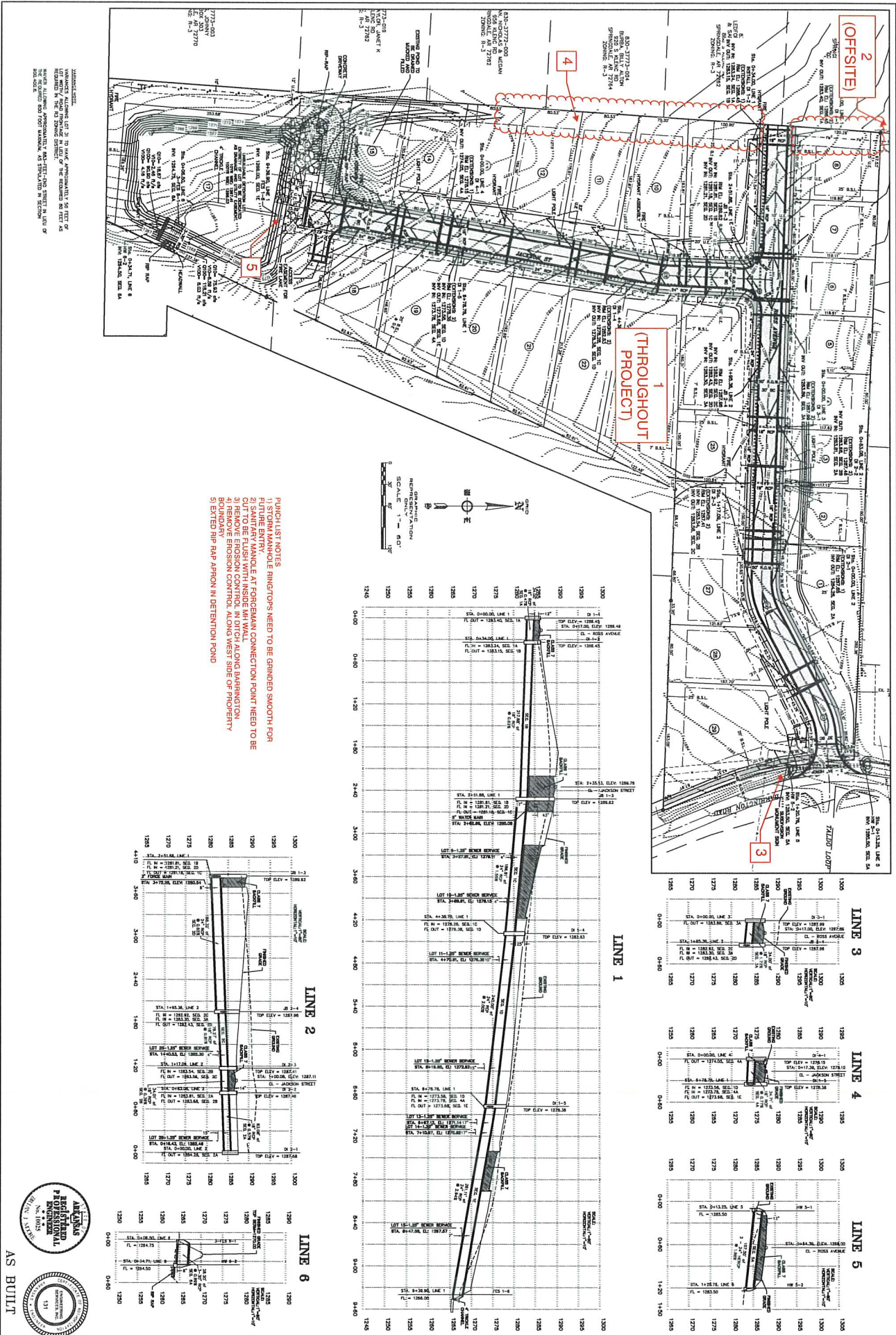


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- PUNCH LIST NOTES**
- 1) STORM MANHOLE RINGTOPS NEED TO BE GRINDED SMOOTH FOR FUTURE ENTRY.
 - 2) FUTURE EASEMENT AT FOREMAN CONNECTION POINT NEED TO BE CUT TO BE FLUSH WITH INSIDE MAH WALL.
 - 3) REMOVE EROSION CONTROL IN DITCH ALONG WEST SIDE OF PROPERTY.
 - 4) REMOVE EROSION CONTROL ALONG WEST SIDE OF PROPERTY.
 - 5) EXTEND RIP RAP APRON IN DETENTION POND.



REVISION	DATE	DESCRIPTION
1	01/18/2018	ISSUED FOR PERMIT
2	01/18/2018	ISSUED FOR PERMIT
3	01/18/2018	ISSUED FOR PERMIT
4	01/18/2018	ISSUED FOR PERMIT
5	01/18/2018	ISSUED FOR PERMIT
6	01/18/2018	ISSUED FOR PERMIT
7	01/18/2018	ISSUED FOR PERMIT
8	01/18/2018	ISSUED FOR PERMIT
9	01/18/2018	ISSUED FOR PERMIT
10	01/18/2018	ISSUED FOR PERMIT



Approved Projects and Expiration Dates

Development	PC Approval	PreCon	Expiration Date	Grading Permit	Final Accept	Progress
Sloan Crest	Approval 2-14-23					Voting Final with PC. Will send to Council if approved
Sloan Crest PH III	To be on Sept agenda					On Hold
Casalini Warehouse	LSD Approved	Yes		Yes		Phase II LSD approved at Planning Commission. Grading and Utility Pre-Con approved.
Taldo Rentals	LSD Approved	Yes		Yes		Walkthrough to be done next week when all the paper work is in.
CPS of NWA	LSD Approved			Yes		Will need to go through LSD again.
Indoor Bating	LSD Approval with Waiver	No				Waiting on Pre-Con
Strawberry Plant Prelim Plat	LSD Approved - County	Yes		Yes		County project. Construction continuing
Amalfi Prelim Plat	Prelim Plat Approved with Variance	No		Yes	8/25/2026	Final with PC in August
Renley Rae Prelim Plat Ph I	Prelim Plat Approved with Variance	Yes		Yes	12/16/2025	Phase I Final Plat -Signed off and completed.
Renley Rae Prelim Plat PH II	Prelim Plat Approved	Yes		Yes		Phase II Final Plat approved- awaiting signatures
Hugg & Hall	LSD Approved	Yes		Yes		Construction started
Almafi Commercial	LSD Approved	Yes		Yes		Construction started
Willow Trace Prelim Plat	Prelim Plat Approved					Did walkthrough and wants a final
Pam Parking Lot	Pending					
Tontitown Police Station LSD		Yes		Yes		Contstruction started

Tontitown Building Activity Report

Commercial Valuation

	2026 Project Valuation	2025 Project Valuation	2024 Project Valuation	2023 Project Valuation
January	\$ 104,809	\$ 3,530,976	\$ 6,263	\$421,500
February	\$ 196,500	\$ 2,487,860	\$ 1,822,466	\$1,382,374
March	\$ 64,500	\$ 36,063,983	\$ 2,687,081	\$462,703
April	\$ 9,991	\$ 267,199	\$ 29,937,649	\$4,353,814
May	\$ 230,100	\$ 312,417	\$ 7,507,040	\$2,964,871
June	\$ 1,460,766	\$ 647,488	\$ 794,635	\$ 17,262,648
July	\$ 634,737	\$ 4,900,541	\$ 2,322,974	\$119,750
August	\$ 58,500	\$ 910,430	\$ 11,246,773	\$2,176,731
September	\$ 155,875	\$ 456,293	\$ 51,281	\$57,000
October		\$ 815,512	\$ 97,000	\$149,180
November		\$ 20,000	\$ 263,243	\$8,957
December		\$ 624,500	\$ 600,312	\$102,789
	\$2,915,778	\$51,037,199	\$57,336,717	\$29,462,317

Commercial Building Fees

	2026 Project Fee's Assessed	2025 Project Fee's Assessed	2024 Project Fee's Assessed	2023 Project Fee's Assessed
	\$ 1,154	\$ 16,273	\$ 159	\$2,788
	\$ 2,493	\$ 12,791	\$ 6,217	\$6,817
	\$ 1,554	\$ 102,926	\$ 13,517	\$3,948
	\$ 4	\$ 141	\$ 121,708	\$27,222
	\$ 1,194	\$ 2,115	\$ 23,168	\$10,301
	\$ 6,132	\$ 3,421	\$ 5,691	\$98,221
	\$ 4,098	\$ 20,180	\$ 8,072	\$1,184
	\$ 467	\$ 6,206	\$ 49,975	\$16,349
	\$ 1,713	\$ 2,577	\$ 20	\$329
		\$ 5,456	\$ 494	\$981
		\$ 532	\$ 2,294	\$369
		\$ 5,100	\$ 5,534	\$1,190
	\$18,809	\$177,718	\$236,849	\$169,699

Comm Permits

2026 #	2025 #	2024 #	2023 #
3	12	1	3
8	14	8	7
6	10	10	10
3	7	7	15
3	9	4	7
8	6	9	6
9	29	6	4
2	15	12	32
8	6	7	2
	8	8	2
	3	5	3
	10	15	7
50	129	92	98

Residential Valuation

	2026 Project Valuation	2025 Project Valuation	2024 Project Valuation	2023 Project Valuation
January	\$ 5,667,020	\$ 650,953	\$ 1,731,157	\$ 533,289
February	\$ 6,612,757	\$ 2,605,848	\$ 2,435,052	\$ 1,108,592
March	\$ 2,109,626	\$ 778,192	\$ 5,081,447	\$ 1,166,748
April	\$ 3,946,373	\$ 1,556,936	\$ 2,351,082	\$ 4,139,957
May	\$ 4,698,445	\$ 2,977,190	\$ 4,200,567	\$ 311,475
June	\$ 2,853,318	\$ 546,194	\$ 2,047,840	\$ 246,317
July	\$ 2,374,571	\$ 808,148	\$ 742,615	\$ 4,177,042
August	\$ 368,192	\$ 4,307,899	\$ 1,495,927	\$ 5,271,823
September	\$ 2,643,117	\$ 2,665,098	\$ 4,220,462	\$ 12,280,147
October		\$ 2,383,790	\$ 7,270,288	\$ 5,069,833
November		\$ 1,100,930	\$ 176,654	\$ 4,507,359
December		\$ 697,899	\$ 3,110,935	\$ 3,990,199
	\$31,273,419	\$21,079,077	\$34,864,026	\$42,792,781

Residential Building Fees

2026 Project Fee's Assessed	2025 Project Fee's Assessed	2024 Project Fee's Assessed	2023 Project Fee's Assessed
\$ 22,934	\$ 2,642	\$ 7,228	\$2,192
\$ 27,483	\$ 11,835	\$ 9,930	\$40,979
\$ 10,986	\$ 4,061	\$ 22,795	\$5,602
\$ 17,074	\$ 10,789	\$ 9,675	\$22,369
\$ 18,746	\$ 13,804	\$ 16,538	\$5,784
\$ 12,474	\$ 2,731	\$ 8,496	\$11,789
\$ 9,431	\$ 3,322	\$ 2,959	\$17,112
\$ 1,749	\$ 17,698	\$ 6,312	\$21,362
\$ 11,547	\$ 10,807	\$ 22,495	\$57,000
	\$ 11,185	\$ 30,701	\$21,139
	\$ 4,884	\$ 1,060	\$18,656
	\$ 2,990	\$ 16,142	\$16,337
\$132,424	\$96,748	\$154,331	\$240,321

Resi Permits

2026 #	2025 #	2024 #	2023 #
20	4	9	3
21	11	10	31
7	14	18	13
12	9	11	18
16	12	16	6
6	10	9	41
8	5	3	18
6	13	10	19
5	14	12	42
	17	23	17
	8	6	18
	10	14	11
101	127	141	237

