

VI. APPENDIX

APPENDIX—A

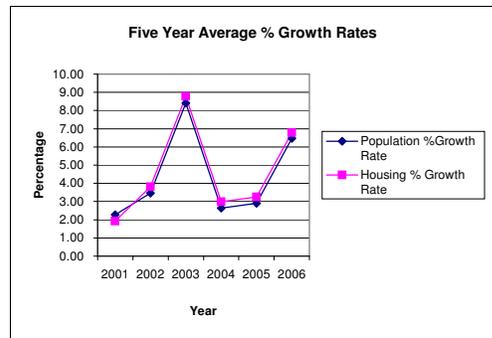
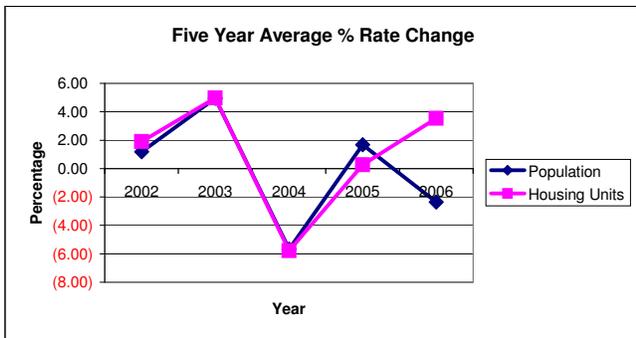
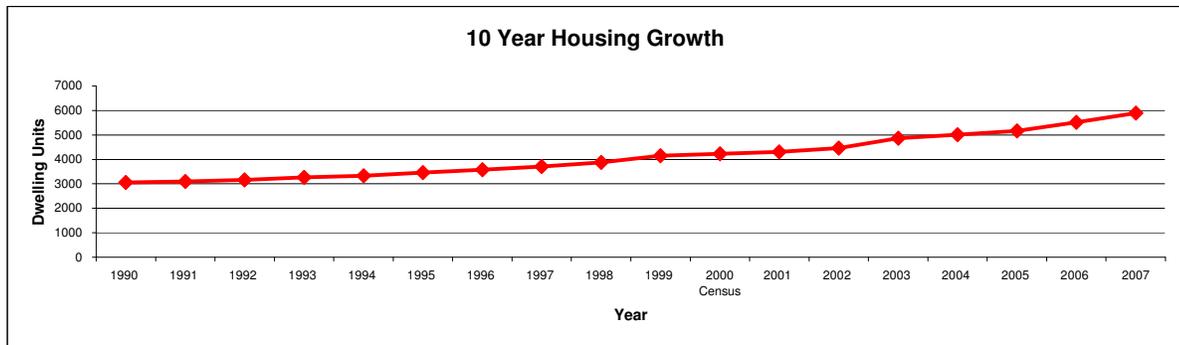
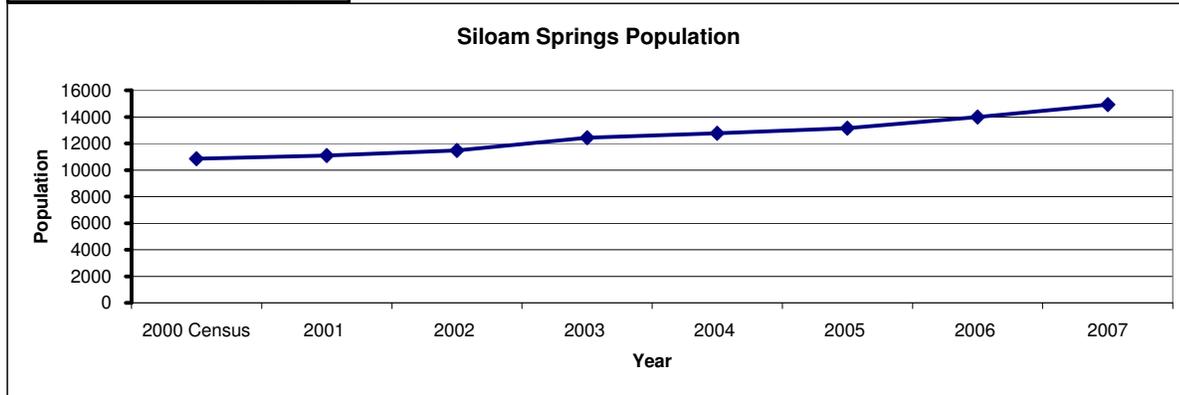
SYMPTOMATIC CITY POPULATION ESTIMATE 1990-2007

All population data is derived from certificate of occupancies issued for dwelling units within the City of Siloam Springs.

Year	Population	RAW Increase	% Increase	% Rate of Increase	No. of Dwelling Units	RAW Increase	% Increase	% Rate of Increase	D.U. Population	DU Pop % Change
1990	8151	-	-	-	3052	41	-	-	2.67	-
1991	8234	83	1.02	-	3093	64	1.34	-	2.662	(0.32)
1992	8377	143	1.74	0.72	3157	107	2.07	0.73	2.654	(0.32)
1993	8634	256	3.06	1.31	3264	67	3.39	1.32	2.645	(0.32)
1994	8782	149	1.72	(1.33)	3331	131	2.05	(1.34)	2.637	(0.32)
1995	9098	316	3.60	1.87	3462	118	3.93	1.88	2.628	(0.32)
1996	9378	280	3.07	(0.52)	3580	134	3.41	(0.52)	2.619	(0.33)
1997	9697	319	3.40	0.33	3714	161	3.74	0.33	2.611	(0.33)
1998	10084	387	3.99	0.59	3875	274	4.33	0.59	2.602	(0.33)
1999	10762	678	6.72	2.73	4149	74	7.07	2.74	2.594	(0.33)
2000 Census	10843	81	0.76	(5.96)	4223	81	1.78	(5.29)	2.57	(1.01)
2001	11090	247	2.28	1.52	4304	164	1.92	0.13	2.577	0.35
2002	11474	384	3.47	1.19	4468	392	3.81	1.89	2.568	(0.33)
2003	12440	965	8.41	4.95	4860	145	8.77	4.96	2.560	(0.33)
2004	12768	328	2.64	(5.66)	5005	163	2.98	(5.79)	2.551	(0.33)
2005	13140	372	2.91	1.67	5168	351	3.26	0.27	2.543	(0.34)
2006	13990	850	6.47	(2.36)	5519	133	6.79	3.54	2.53	(0.30)
15 Year Average		364.94	3.45	0.07	-	153	3.79	0.36	2.60	(0.33) 15 Year Average
4/20/2006 Special Census	13990				5521				2.5340	
2007	14933	943	6.74	2.67	5893	372	6.74	(0.05)	2.534	

15 mo.

Change in people per household
1990 to 2006 -0.8547% per year



APPENDIX—B

COMMUNITY ASSESSMENT SURVEY REPORT



CONDUCTED BY THE CITY OF SILOAM SPRINGS

JULY-AUG, 2006

Table of Contents

Executive Summary.....	4
Introduction.....	7
Methodology.....	8
Demographics	11
Summary of Findings.....	15
General Satisfaction with Quality of life in the City and Neighborhood.....	15
General Importance of attributes for quality of life.....	18
General Citizen Satisfaction with Services.....	19
Sample Reports by Attribute.....	20
I. Gender Response	
II. Parks Values by Age Group	
Conclusions.....	23
Appendix A (Sample of Survey)	
Appendix B (Comments written in on Surveys)	

Executive Summary

Background

In July of 2006, the City of Siloam Springs (City) conducted a community assessment survey of its residents. The survey was conducted through the mail. 6,800 surveys were mailed out in the utility invoices, and 772 were returned as of October 2, 2006. This represents a return percentage of 11.35 percent. The primary objective of this study was to determine a comprehensive vision for the City, particularly in the areas of core values regarding the quality of life and needs assessment relating to specific City services.

Key Findings

Survey Methods:

For all responses residents were given the option to rate an item or area on an inferential scale from “Excellent” the highest to “Very Poor” the lowest. At the end of the survey, respondents were asked to provide additional factual information that was not qualitative. For the purpose of quick evaluation all responses were assigned a number value and a percentage was obtained based off of a perfect score equivalent to 100 percent. In addition, the average response was also calculated.

Survey Results:

The chart below represents the findings from all qualitative questions asked on the survey. These were broken into three categories. Rate the community as whole, rate important factors in the quality of life, and rate the services provided in the community. The chart lists the findings from highest to lowest for percentage.

n=772

Quality of life	Percentage (%)	Average
Neighborhood	78.7	3.94
City as a whole	75.8	3.79
Public safety	93.1	4.65
Neighborhood cleanliness	91.0	4.55
Economic development	88.9	4.44
Affordable housing	87.5	4.37
Street network/ traffic management	84.9	4.25
Beautification of the city	83.6	4.18
Parks – opportunities	82.8	4.14
Historic preservation	79.0	3.95
Citizen participation	78.4	3.92
Downtown redevelopment	76.7	3.83
Cultural activities	75.6	3.78
Public transportation	73.9	3.69

Quality of Service	Percentage (%)	Average
Fire	84.9	4.25
Resident trash collection	79.3	3.97
Police	78.4	3.92
Parks and recreation – facilities	78.0	3.90
Parks and recreation – locations	77.4	3.87
Water	77.3	3.87
Sanitary sewer	72.4	3.62
Storm water drainage	69.1	3.45
Library	69.1	3.45
Street maintenance/ repair	66.8	3.34
Cultural arts	66.5	3.33
Building code/ zoning enforcement	65.6	3.28

Conclusions *(contains excerpts taken from the full conclusion at the end of this document)*

Siloam Springs’ residents, overall, appear to be pleased with the quality of life in their neighborhoods (79 percent) as well as the general quality of the City as a whole (76 percent). It is clear that the respondents slightly favor their neighborhood over the City as a whole, as it is logical that the respondents would prefer the sub-areas they choose live.

Upon review of the factors that contribute to the quality of life, Siloam Springs’ residents identified safety, cleanliness, and economic development as the top three concerns. These categories ranged in the upper 80 percent to the mid 90 percent range out of a perfect score. The three lowest were public transportation, cultural arts, and downtown development. It is clear that that the demographics of the respondents overwhelming represent a single family detached dwelling households. This is the predominate housing type in the community and tends to be more reliant on the private automobile rather than transit. The street network and traffic management category ranged in the top 50 percentile, at 85 percent.

It is has been speculated as to why public safety and neighborhood cleanliness are the top of the list. The majority of respondents were middle to upper age brackets representing a group of individuals that value public safety as they have vested interests in the community and “feeling” safe is important to the majority respondents in this age cohort and gender. The majority of the sample were homeowners interested in the cleanliness and upkeep of their neighborhoods in order to retain housing values and improve the overall image of their homes and lifestyle.

Siloam Springs’ residents were also given an opportunity to address their perceived quality and satisfaction of various municipal services or quasi services. This list was not comprehensive, however it has given an overall direction as to areas the City may need improvement. It is clear that the services that contributed to the best quality of life of safety and neighborhood cleanliness (namely police, fire, and sanitation) received the highest ratings. This is positive as it indicates that the most important aspects in City life are being handled well. Overall,

services were rated high on average, apart from the Fire Dept. with a “good” average, all other services ranged within the “average” or neutral. None received an average of “poor” or “very poor.” However, there is a wide range within the “average” classification to indicate areas that may need more attention.

In conclusion, it appears that the residents are generally pleased, but there are some areas which may need improvement. It is also clear that the survey method, although comprehensive, is skewed in terms of the demographic that responded. There are groups that are not decisively represented in the response sample. This needs to be taken into consideration when evaluating these responses and is the purpose of this survey being the bedrock of a much larger indicator of communitywide values and sentiment.

Introduction

The Planning staff of the Community Development Department conducted this survey for the purposes of evaluating community values and needs for **ForwardSiloam, the 2030 Comprehensive Plan**. This report is organized into the following sections:

- *Methodology*: This section reviews the methods and procedures employed to generate the survey results.
- *Demographics*: This section reviews the respondents' responses by gender, location of residence, age, etc., as well as the weighting or skewing that may have occurred out of this survey type method.
- *Summary of Findings*: This section offers an overall analysis of the survey results.
- *General Satisfaction with Quality of life in the City and Neighborhood*: This section discusses the overall determine of neighborhood and City quality of life.
- *General Importance of attributes for the quality of life*: This section determines was specific attributes lead to a better quality of life.
- *General Citizen Values and Satisfaction with Services*: This section offers the actual statistical findings of each survey question.
- *Sample Reports and Attributes*: This section evaluates responses to questions by attribute relating to the respondent's demographic characteristics. For example, quarries may include gender specific responses to questions relating to public safety or the quality of the Police Dept. The purpose of these reports is to reveal any specific biases that may exist based of the skewed demographics of age or gender. City staff retains the ability to generate different quarries which will appear in the final version of this report. In this report two quarries were generated. One separates responses by gender, the other looks at one attribute (Parks) and review responses by age group.
- *Conclusions*: This section reviews the responses and draws conclusion based off of demographics findings and the results attained in each category. It also further offers direction specific to the Comprehensive Plan.

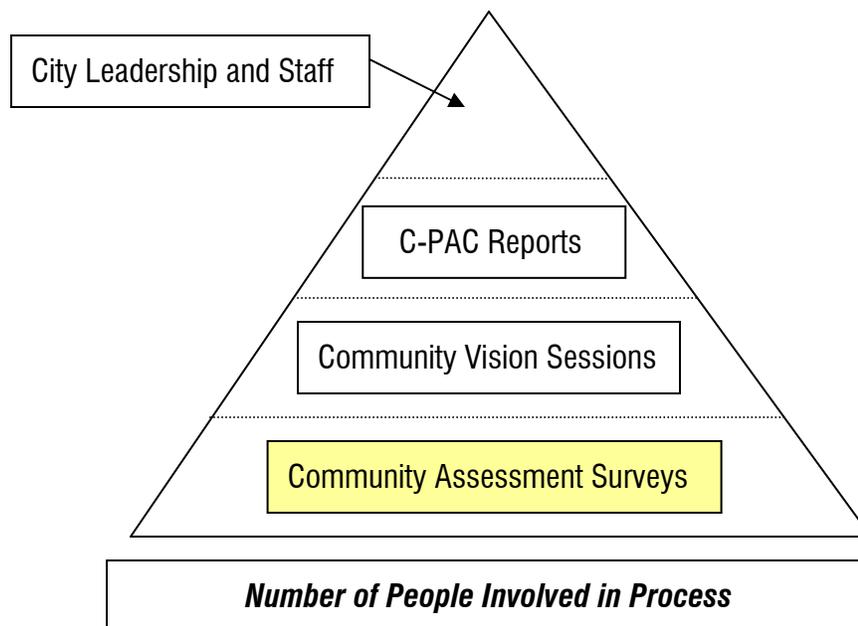
Methodology

Research Objectives

At the outset of this process City staff aimed to obtain a 5 to 10 percent response rate and determine information regarding the following:

- Determine overall citizen core values and attitudes regarding general citywide and planning issues;
- Determine the overall satisfaction with standard City services;
- Ascertain a general interventions needed for specific implementation and incorporation into the comprehensive plan;
- Profile the demographic and attitudinal characteristics of adult residents and workers in or in the environs of Siloam Springs.

The surveys offer a bedrock to the communitywide sentiment and core values, other methods were employed to receive additional refined data. The best method to describe this is the ladder of participation developed by Sherry Arnstein. Each level of participation further refines the data received from the earlier level by adding to it and evaluating it. Comprehensive Plan Advisory Committee's (C-PAC) responsibilities were to evaluate the surveys and the comments out of the Community Vision Sessions in order to discover key goals out of the needs determined by all participants.



Survey Methodology

The survey was conducted by mail. There were 6,800 surveys were mailed out to each household that is serviced by City utilities. Surveys were sent as a utility bill insert. The City provides water, wastewater, and electric services; therefore the majority of households were captured by this method. A sample of the survey is in Appendix A. This sample size represents all households within the City and many that are in the one mile planning area. According to the special census results conducted on April 20, 2006, there are 5,521 households within the City. The remainder is assumed to be households outside of the City limits.

Survey Details

The surveys were developed based off of a model survey used in other cities. The surveys were separated into three parts:

- Rate the quality of life in the City and the respondent's neighborhood.
- Rate importance of factors in creating the quality of life.
 - Affordable housing
 - Beautification of the City
 - Neighborhood cleanliness/ appearance
 - Cultural activities
 - Economic development/ job opportunities
 - Historic preservation
 - Downtown redevelopment
 - Parks and recreation opportunities
 - Public safety
 - Public transportation
 - Street network/ traffic management
 - Citizen participation opportunities
- Rate the overall quality of City services.
 - Cultural Art
 - Fire
 - Police
 - Library
 - Parks and Recreation – locations
 - Parks and Recreation – facilities/playground equipment
 - Resident trash collection
 - Water
 - Storm water drainage
 - Sanitary sewer
 - Building code/ zoning enforcement
 - Street maintenance/ repair

The final section of the survey relates to the demographics of each respondent and included:

- Dwelling/ or occupation in Siloam Springs
- Gender

- Age
- Children at home
- Type of dwelling occupied

Some of the strengths of this survey are that none of the questions were open ended, meaning all the respondents had a selection from which to choose their answer. However, as a result of this standardization some respondents chose to enter in a response that was halfway between “Good” or “Average.” These nuances were recorded through decimal points, in this case it would be scored 3.5 (See below for details on scoring methods). Other strengths include a comprehensive distribution, the simplicity of a single page survey, and the relative ease of completion. In many cases, respondents offered additional written comments in the margins or on the back. These were recorded as well, although they are not quantifiable. An entire listing of written comments is included in Appendix B.

Despite the comprehensiveness of the distribution of this survey, there are some distortions that may arise out of the nature of the survey and how they were dispatched. The surveys were sent to every household, however there will only be a percentage of these returned, usually by individuals that feel there is an issue that needs to be addressed. Overall, 89 percent of the surveys were not returned, indicating that the citizenry may not have issue with the services or quality of life to take the time to return the survey. This is different than a phone survey, which has a better opportunity of randomization. Respondents with a particular agenda or issue may be more apt to respond rather than a random sampling used in a phone survey.

In addition, there were some questions that were not easily understood or rated by the respondents and were often left blank. Staff self corrected this issue by using a factor that averages out the blank responses to equate to simply a neutral position.

How to Read and Interpret the Data

All the data was scored in weighted point classifications. The survey has a range of answers from “excellent” to “very poor.” Similarly, the values section has the rating of “Very Important” to “Very Unimportant.” These continuums were assigned point values. See below:

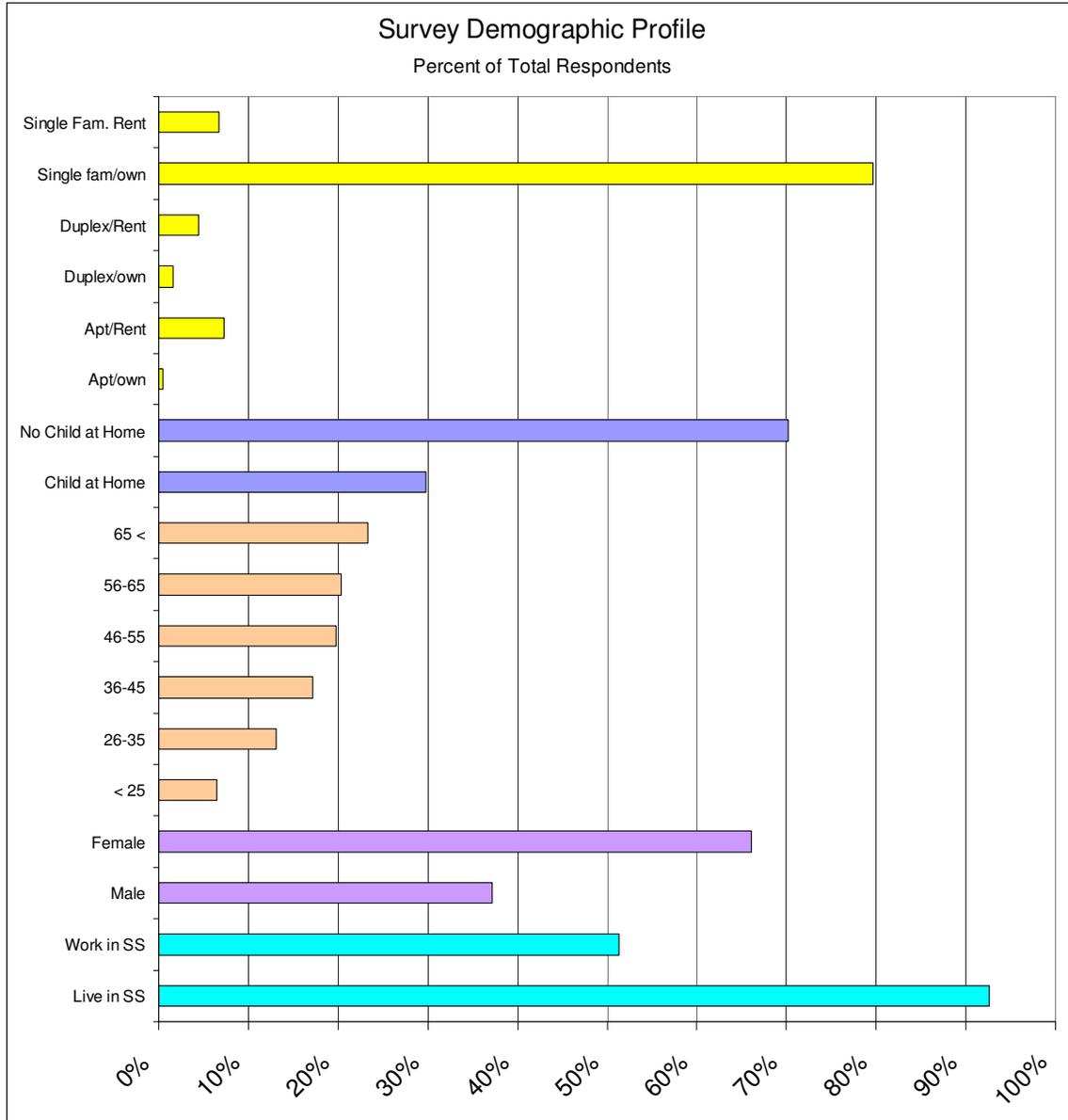
Points Key:	5	4	3	2	1
	Excellent	Good	Average	Poor	Very Poor
	Very Important	Important	Neutral	Unimportant	Very Unimportant

For non-rating based measures, the number “1” was entered to represent the affirmative answer and “0” for a negative answer. For example, if the respondent was female, the answer would be “1” and “0” for male. The amounts were totaled to provide the overall demographics distribution of the respondents. All numeric results are displayed through bar and pie charts.

Demographics

The chart below represents the five basic demographic measures recorded:

Figure 1.0



n=772

Figure 1.1

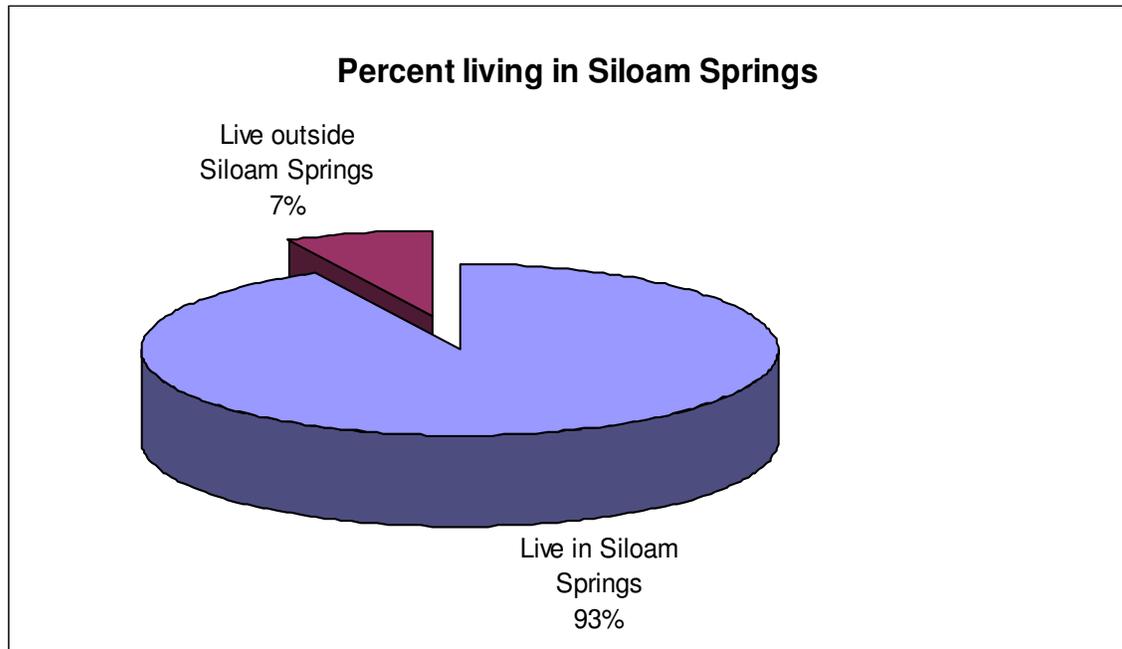


Figure 1.2

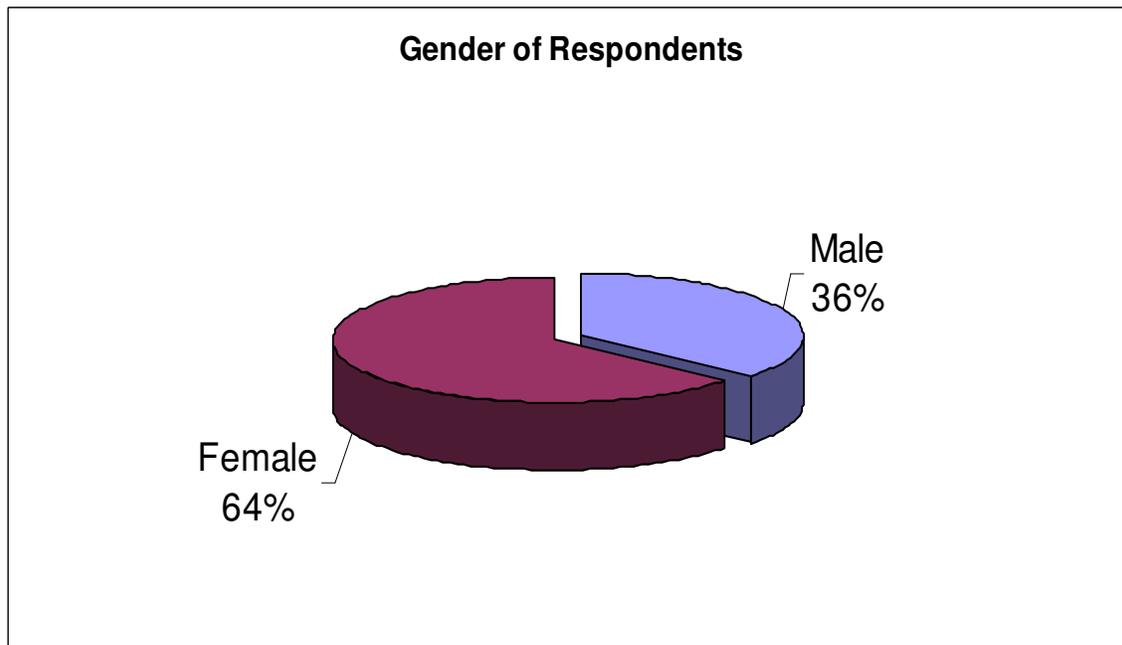


Figure 1.3

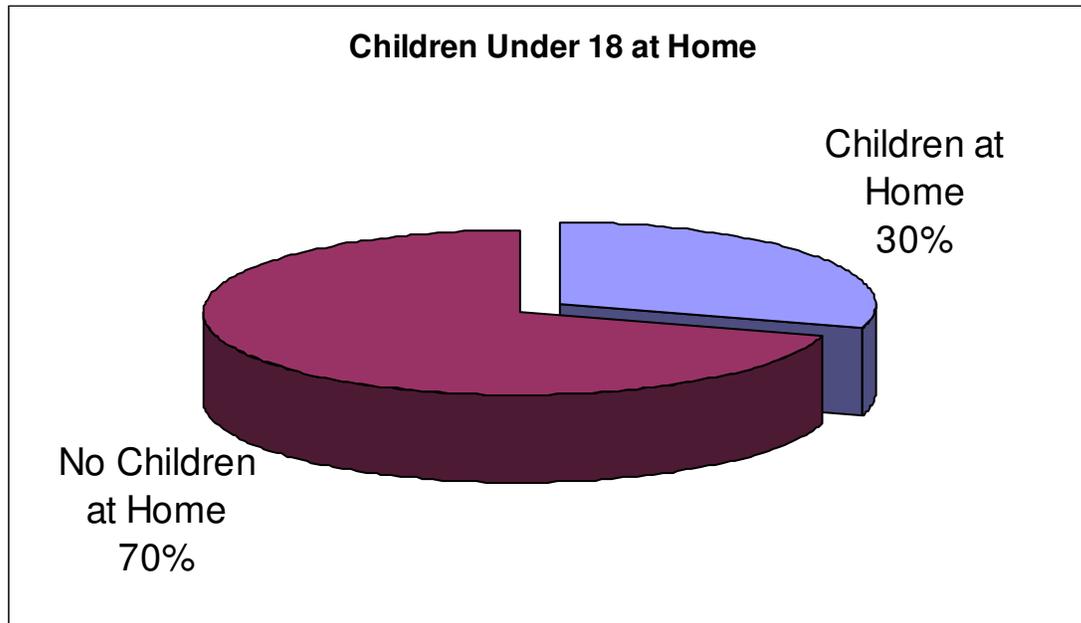


Figure 1.4

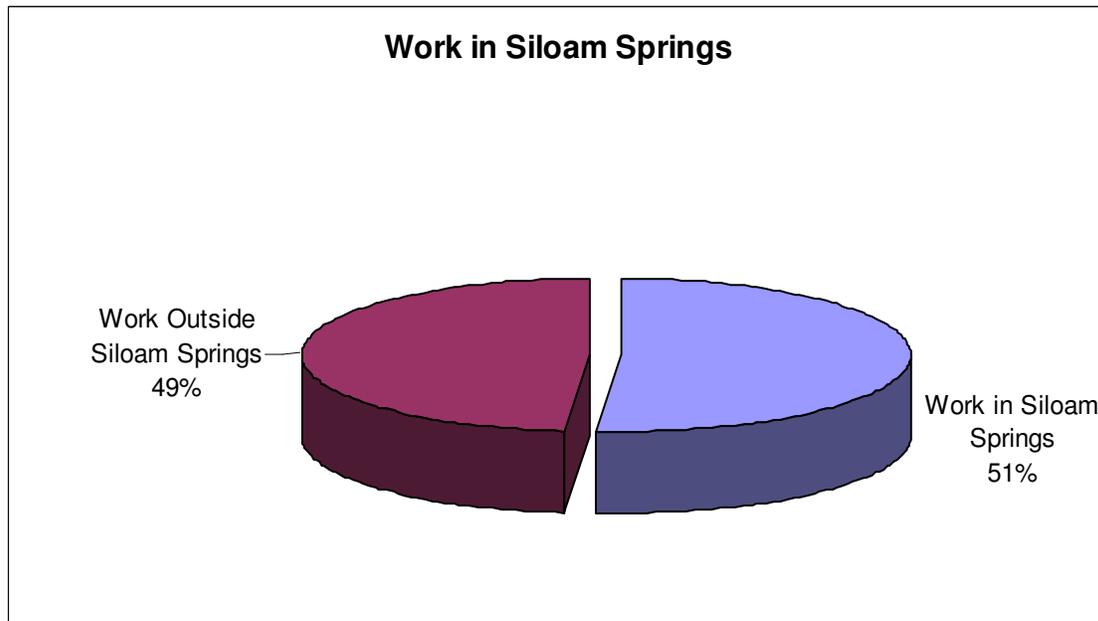


Figure 1.5

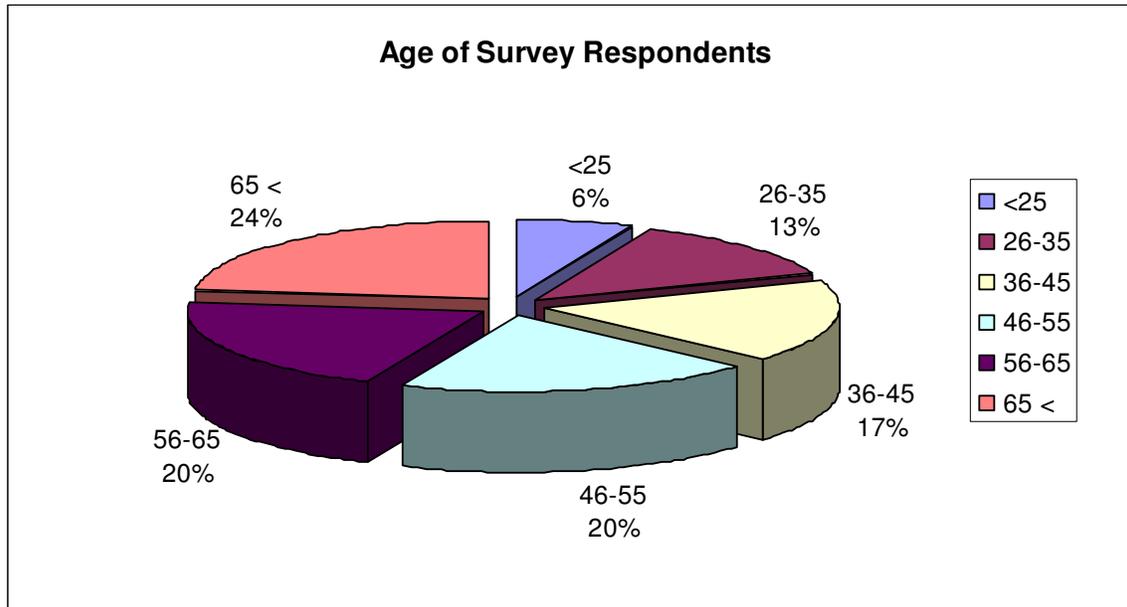
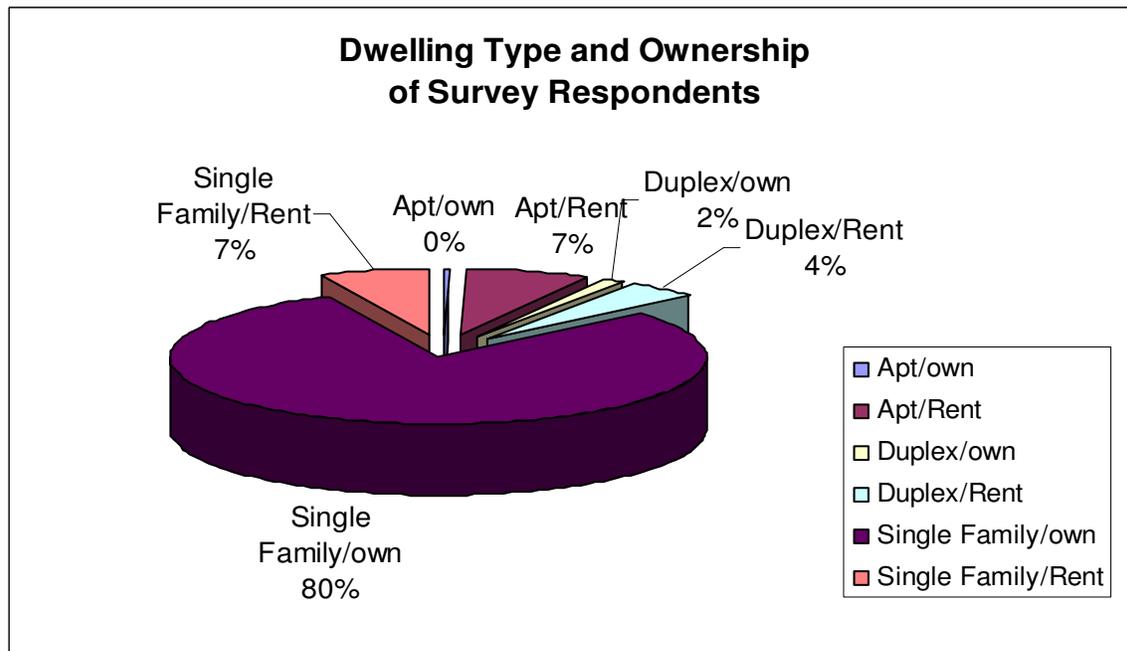


Figure 1.6

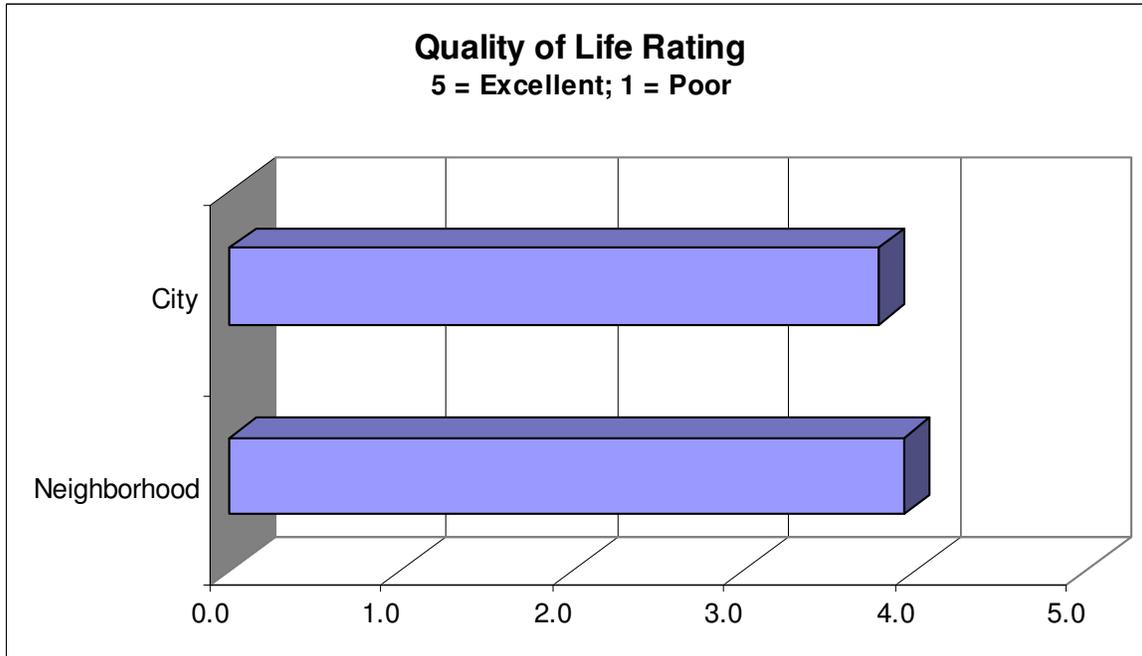


Summary of Findings

General Satisfaction with the Quality of life in the City and Neighborhood

This section displays the general quality of life measure for both the City and the respondent's neighborhood. The percentage of responses from each rating is also broken down for a more in depth review.

Figure 1.7



	<i>Average</i>	<i>Percentage of Perfect Score</i>
<i>Neighborhood</i>	3.94	78.7
<i>City of Siloam Springs</i>	3.79	75.8

<i>Rating</i>	<i>Neighborhood Percentage of Responses</i>	<i>City Percentage of Responses</i>
<i>Excellent</i>	28.2	15.2
<i>Good</i>	43.7	53.2
<i>Average</i>	23	27.6
<i>Poor</i>	3.63	3.23
<i>Very Poor</i>	1.29	0.77

Figure 1.8

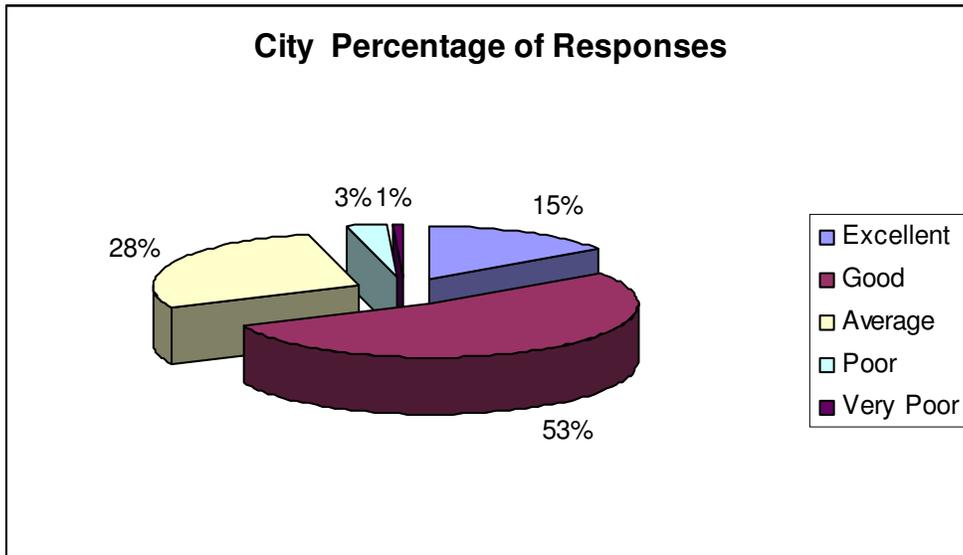


Figure 1.9

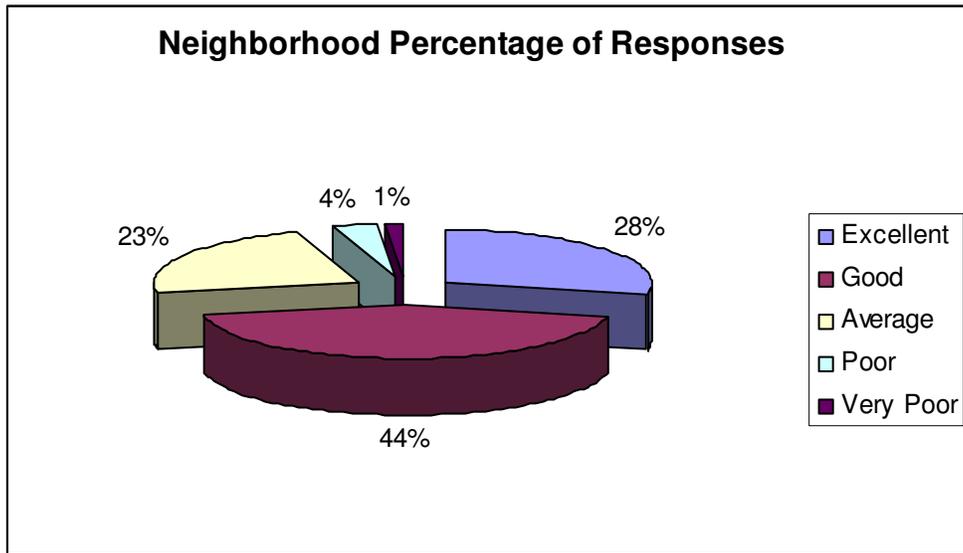
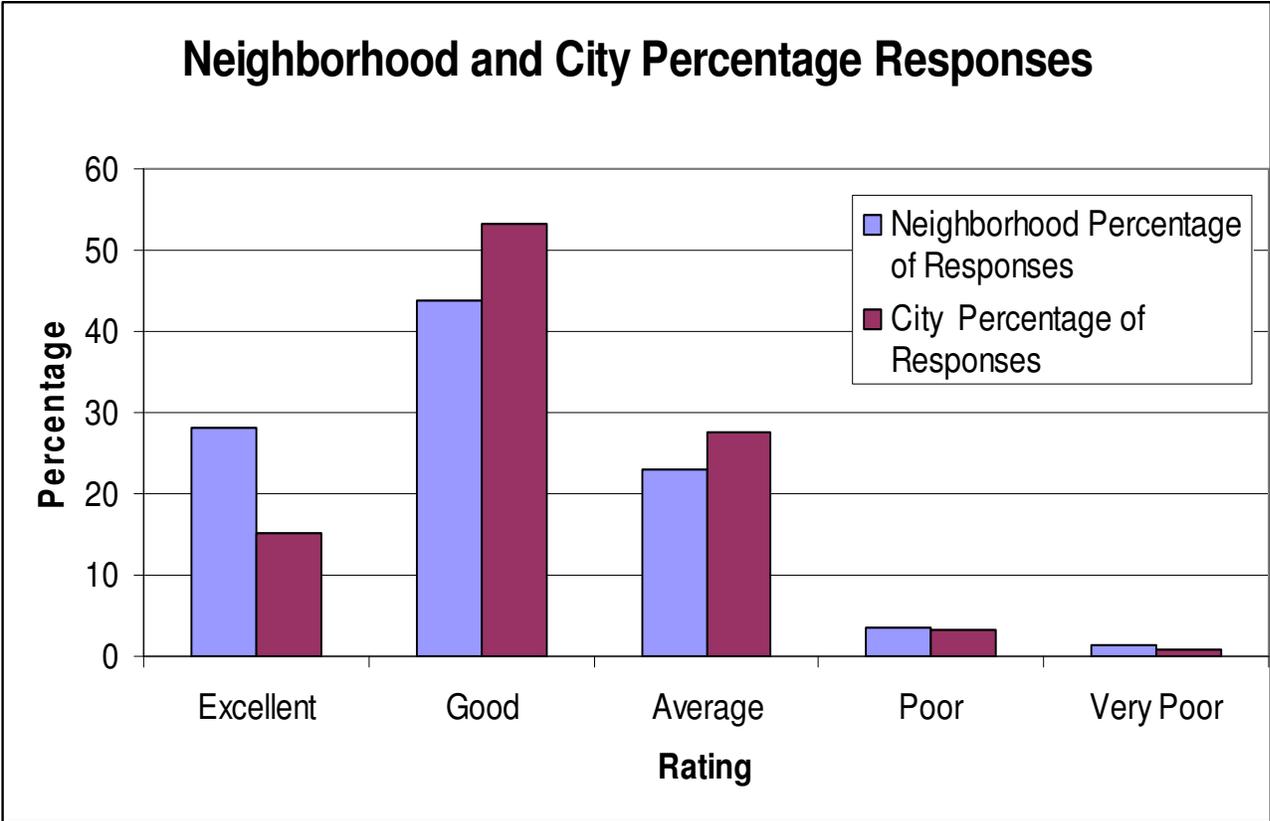


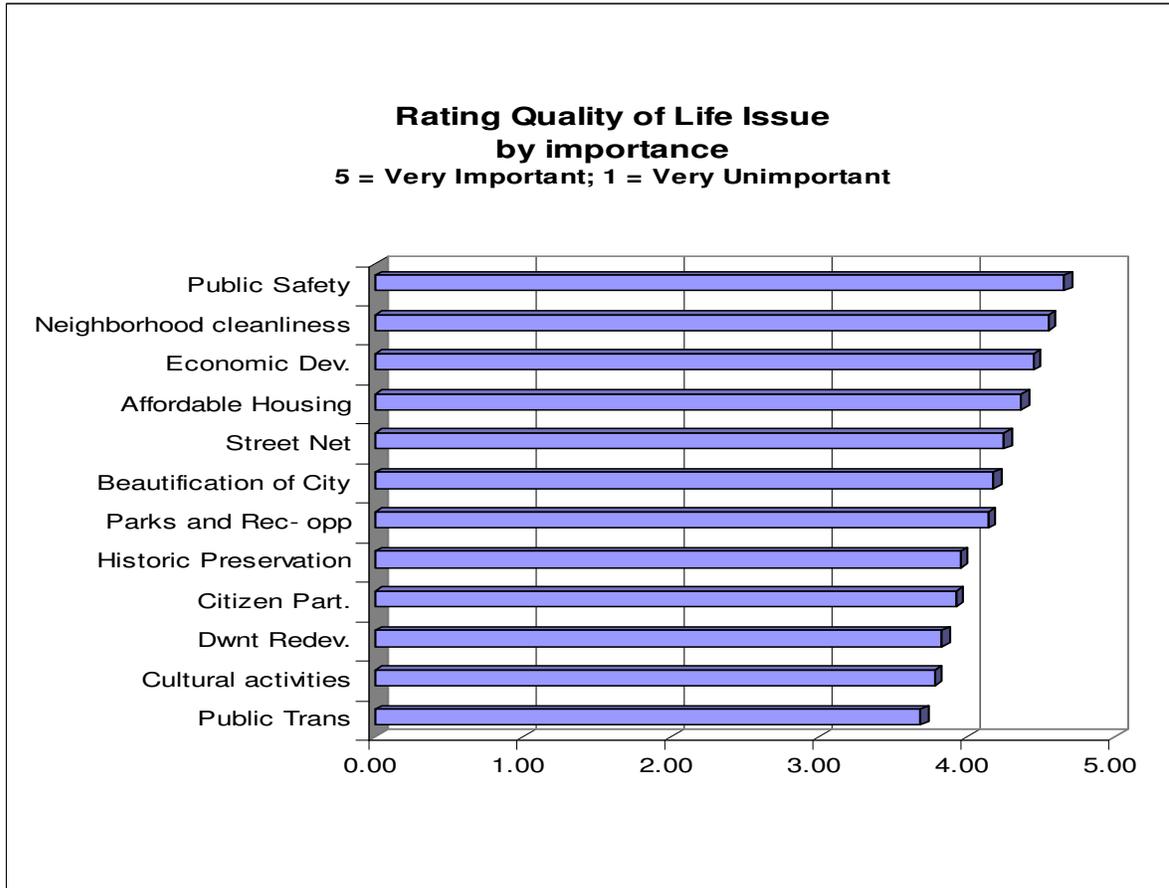
Figure 2.0



General Satisfaction with the Quality Issues

This section reviews specifically the rating of attributes that the respondent feels contributes to an enhanced quality of life. Both the average score and percentage of a perfect score are provided

Figure 2.1

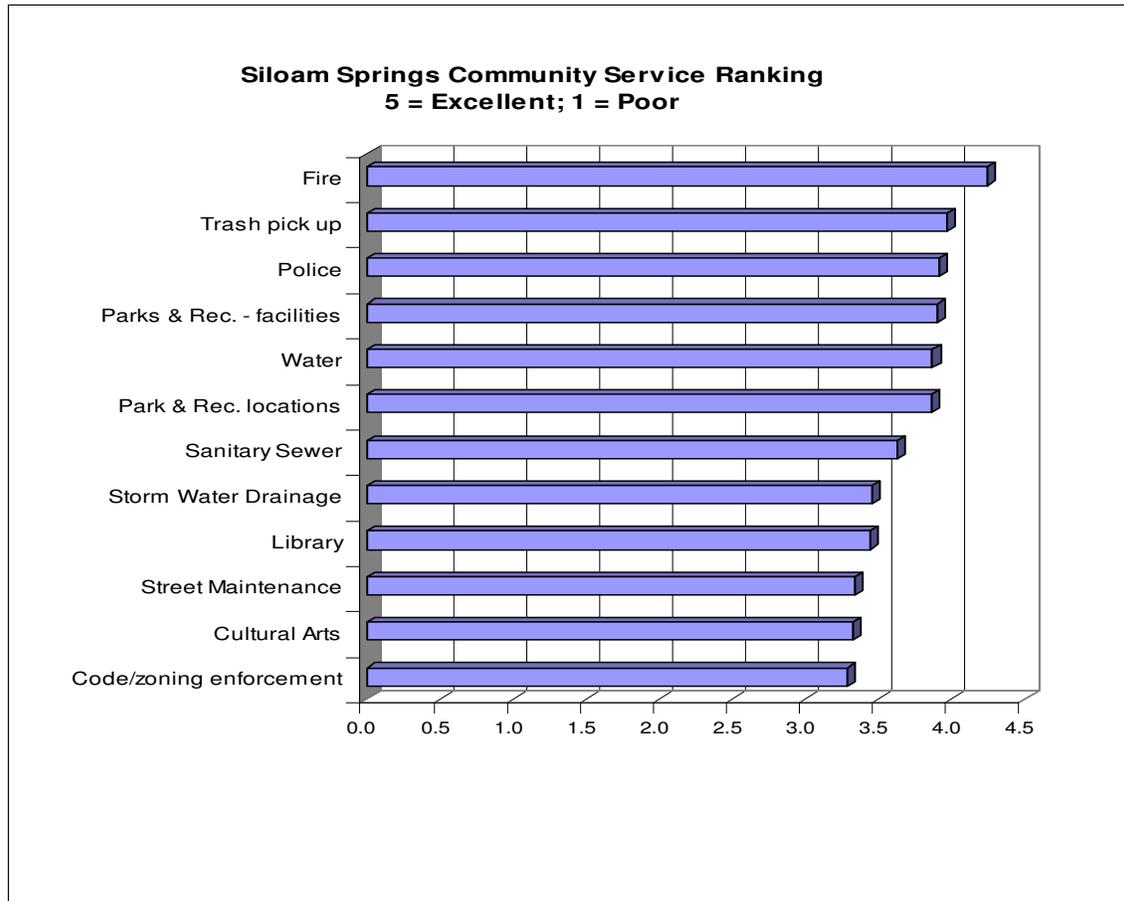


Quality of life	Percentage (%)	Average
Public safety	93.1	4.65
Neighborhood cleanliness	91.0	4.55
Economic development	88.9	4.44
Affordable housing	87.5	4.37
Street network/ traffic management	84.9	4.25
Beautification of the city	83.6	4.18
Parks – opportunities	82.8	4.14
Historic preservation	79.0	3.95
Citizen participation	78.4	3.92
Downtown redevelopment	76.7	3.83
Cultural activities	75.6	3.78
Public transportation	73.9	3.69

General Satisfaction with the City Services

This section indicates the rating quality of each city service, or quasi service. Both the average score and percentage of a perfect score are provided.

Figure 2.2



Quality of Service	Percentage (%)	Average
Fire	84.9	4.25
Resident trash collection	79.3	3.97
Police	78.4	3.92
Parks and recreation – facilities	78.0	3.90
Parks and recreation – locations	77.4	3.87
Water	77.3	3.87
Sanitary sewer	72.4	3.62
Storm water drainage	69.1	3.45
Library	69.1	3.45
Street maintenance/ repair	66.8	3.34
Cultural arts	66.5	3.33
Building code/ zoning enforcement	65.6	3.28

Sample Reports by Attributes

Responses by Gender

This section compares the responses on quality of life and City services by gender.

Figure 2.3

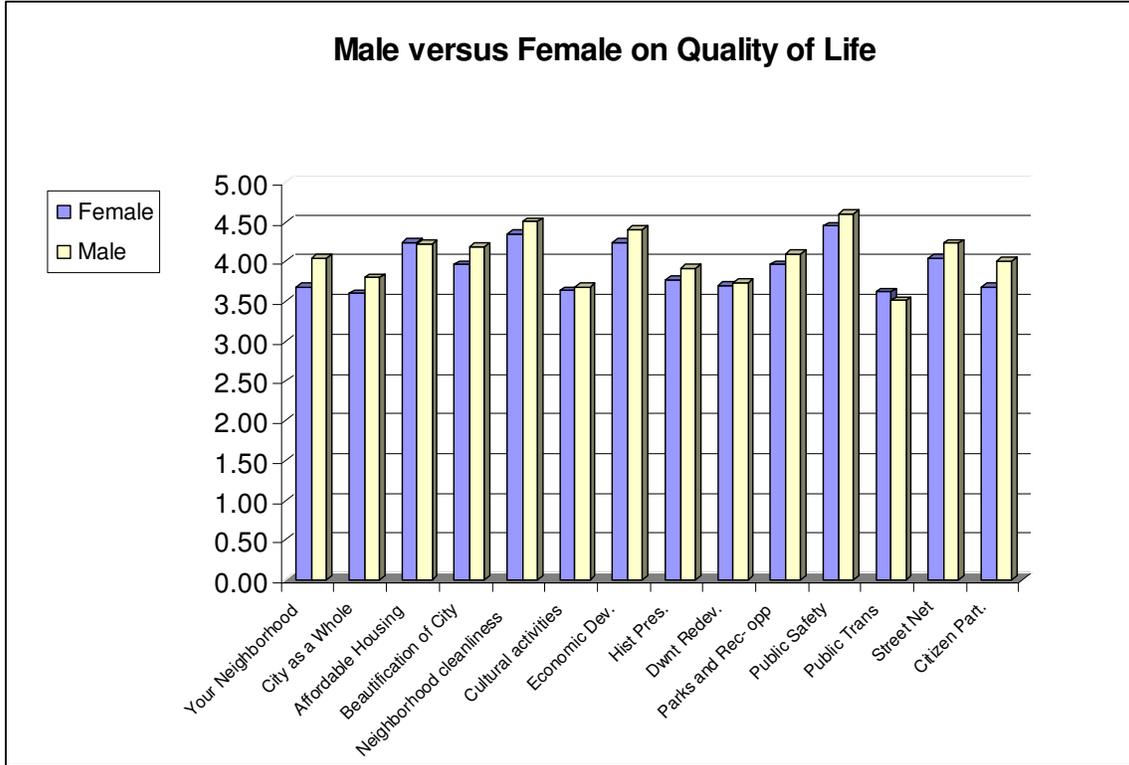
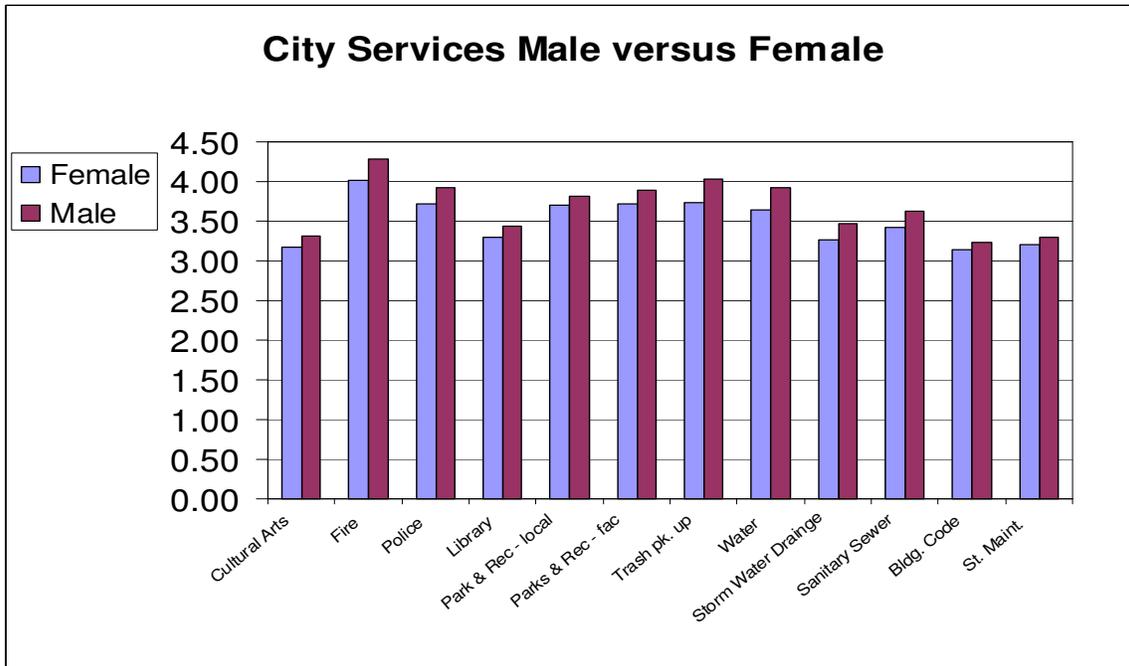


Figure 2.4



Sample Reports by Attributes

Recreation Quality by Age Group

This section review the responses on parks and recreation service by age.

Figure 2.5

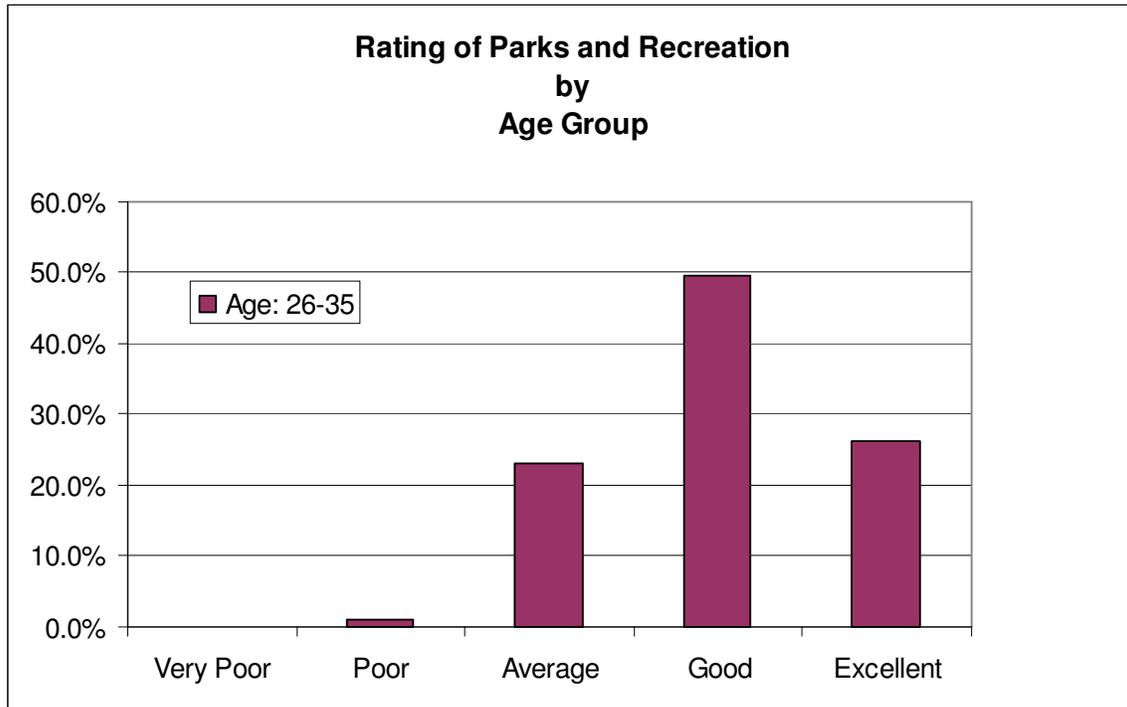


Figure 2.6

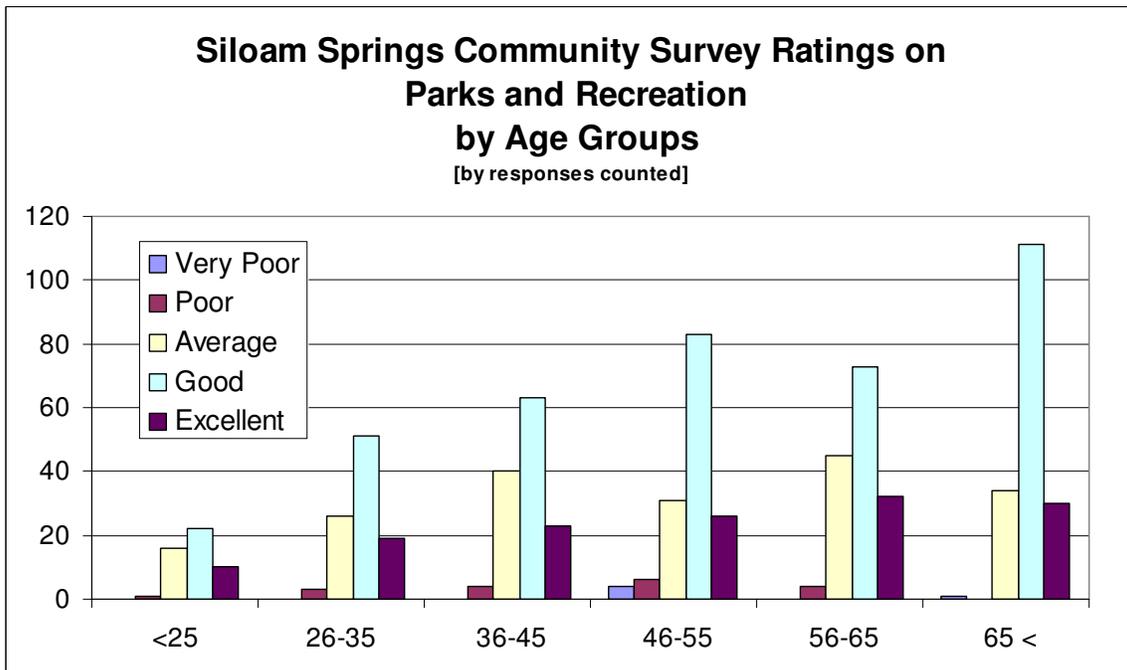
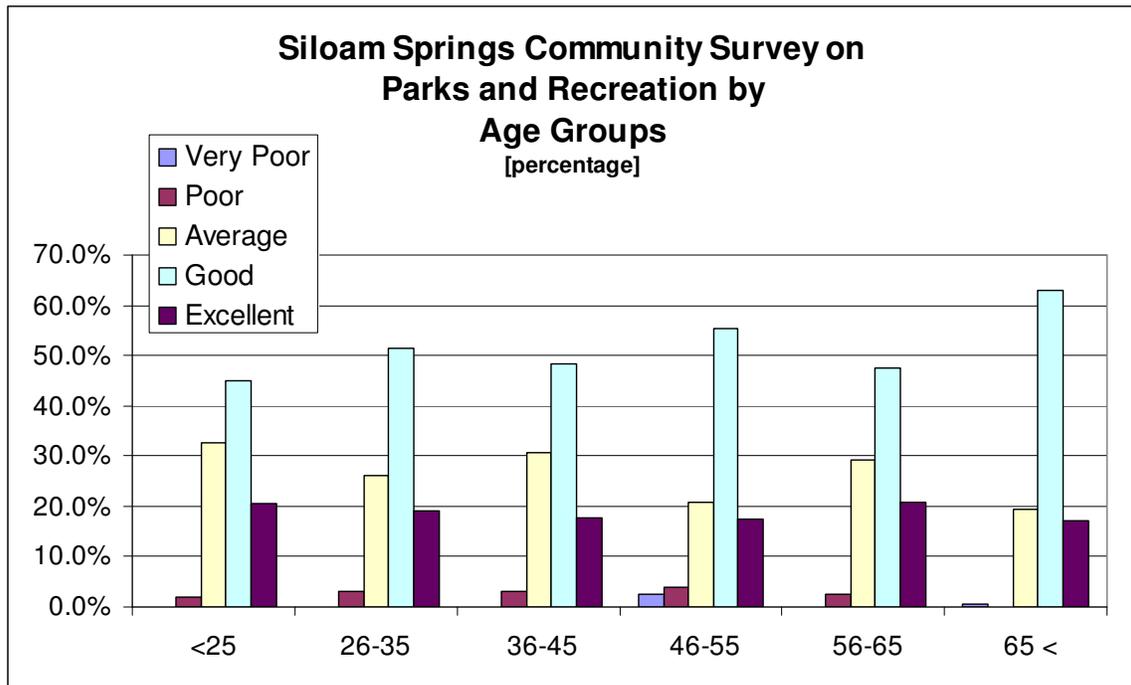


Figure 2.7



Conclusions

Survey Response

It is clear that the demographics of the sample played a large role in the response to certain questions. As the demographics were skewed towards older females respondents, it can be expected that the prevalent responses are influenced by the special interests and needs of that particular demographic grouping. This is not to say that these interests or responses are invalid, only that they are a limited representation of the community.

Surveys were mailed out to all utility customers in the City planning area. The survey comments/ assessment provided an opportunity to utility customers to voice their concern, which represents approximately 6,800 households. Only those who pay utilities were given a voice, some groups, by the nature of the survey methods were excluded, albeit unintentionally. These included students and youth, who may live in group housing or may not be the custodian of a household. The elderly that are not in independent households, but in group living facilities or in the hospital, may have not had opportunities to complete the survey.

That having been noted, the survey distribution does not offer any explanation as to why there were so many more elderly females that responded. There are several theories as to why this has occurred. First is vested interest. Older residents have lived in the community for 20 plus years tend to take a greater community ownership and are aware of long standing issues or grievances, which new residents have no knowledge. In addition, younger residents are perhaps living under tighter time constraints, only 30 percent of the respondents had children living at home. Other similar residents may not have taken the time to complete a survey. On the other hand, retirees may have additional time to consider the survey and return it to the City. This is the same theory that explains high voter turn out from the 65 and older age cohort.

Survey Results

Siloam Springs' residents, overall, appear to be pleased with the quality of life in their neighborhoods (79 percent) as well as the general quality of the City as a whole (76 percent). It is clear that the respondent slightly favor their neighborhood over the City as a whole, as it is logical that the respondents would prefer the neighborhoods they chose live.

Upon review of the factors that contribute to the quality of life, Siloam Springs' residents identified safety, cleanliness, and economic development as the top three concerns. These categories ranged in the upper 80 percent to the mid 90 percent range out of a perfect score. The three lowest were public transportation, cultural arts, and downtown development. It is clear that that the demographics of the respondents overwhelmingly represent single family detached dwelling households. This is the predominate housing type in the community and tends to be more reliant on the private automobile rather than transit. The street network and traffic management category ranged in the top 50 percentile at 85 percent.

It is speculated as to why public safety and neighborhood cleanliness are the top of the list. The majority of respondents were middle to upper age brackets representing a group of

individuals that value public safety as they have vested interests in the community and “feeling” safe is important to the majority in the predominate age group and gender. The majority of respondents of the sample are homeowners that have a vested interest in the cleanliness and upkeep of their neighborhoods in order to retain housing values and improve the overall image of their homes and lifestyle.

It is noted that, in general, males answered more favorably than females on most topics. This can clearly be seen in Figures 2.3 and 2.4. It is unclear as to why this may be, but it may also provide some insight as to the overall sentiment of the community, if more males were respondents, matching the true gender split of the population, responses in all areas would likely be higher. It is also unclear as to why more females responded. One theory is that utility bills tend to be handled more by females in the household rather than by males.

Siloam Springs’ residents were also given an opportunity to address their perceived quality and satisfaction of various municipal services or quasi services. This list was not comprehensive, however it has given an overall direction as to areas the City may need improvement. It is clear that the services that contributed to the best quality of life of safety and neighborhood cleanliness (namely police, fire, and sanitation) received the highest ratings. This is positive as it indicates that the most important aspects in City life are being handled well. Overall, services were rated high on average, apart from the Fire dept. with a “good” average, all other services ranged within the “average” or neutral. None received an average of “poor” or “very poor.” However, there is a wide range within the “average” classification to indicate areas that may need more attention.

Some responses were left blank by the respondents and often there may be a question mark as to what that service was. This occurred the most with “building code/zoning enforcement.” This was a question that tended to involve a very limited amount of residents that may have had some interaction with the Community Development Department. It is believed that the majority of respondents did not have any interaction with the department or its services in a direct fashion. Therefore, there were a wide range of responses and speculation on this question, as many respondents were unsure what building code or zoning enforcement was. It may be wise to invest in some public education on these planning and quasi planning services in order to create a more planning conscious community and bolster public involvement in the planning process.

In conclusion, it appears that the residents are generally pleased, but there are some areas which may need improvement. The response rate was excellent and far exceeded expectations. This indicates that there is interest in improving the City and it also statically provides a better product, the larger the sample the more accurate the response.

Despite this accuracy of an 11.35 percent response rate, it is also clear that the survey method, although comprehensive, was skewed in terms of the demographic that responded. There are groups that are not decisively represented in the response sample. This needs to be taken under consideration when evaluating these responses and is the purpose of this survey being the bedrock of a much larger indicator of communitywide values and sentiment.

APPENDIX A

APPENDIX B

Additional Comments (typed)
We only have Sager, what are we doing about the library? Sewage is too expensive. We need to finish projects in the City once we commit to them before we begin something else. Example: 412/main fountains, no sign
Fix the Springs/what transport?/Library overcrowded
City needs to expand to Dawn Hill! We are vulnerable to crazy neighbors w/no help from county. Police:Not in City limits...horrible.
do not live within city limits
Too many traffic laws ie:speeding, running stop signs, no turn signals, using parking incorrectly
Too many Dogs that need care!
Live at Dawn Hill, we want sewer
Please streetsweep on the shoulders of roads that don't have bike lanes. They are getting pretty rocky and filled with glass, nails, and wood. Is there anyway to get a map of the bike trails. I can never figure out how all the different pieces of the
within planning area 3/4 mile from City limits
You are so particular about permits, zoning, ect, but you have a mobile home/camper that someone lives in on a regular basis about 1 1/2 blocks from the Police station on the east side of Mt. Olive. I would like to know where I can get a permit to put a
Recommend developing parks for multi-generational use. Instead of just soccer, baseball fields. Why not develop a Disc Golf Course-could be for ages 8 to 88.
It was my understanding that we were encouraged to pass the sales tax or the electric would go higher. Well, you got the tax raise, and I get a higher electric bill. Thank you very much!!
Should considerate of original zoning and setbacks in older sections of city.
Due to warehouse on E. Kenwood creating hazardous dust over the neighborhood the quality of life the safety of our health is poor poor poor
Museum-awful bldg. and location - good people (very low). Library is too crowded - dull interior. Parks and recreation needs an office. Building/Code enforcement is too strict
Need to protect trees, limit building multiple/generic housing units.
no Siloam Spgs. Sign by fountain - entrance to City. After they enter its "Little Mexico" trashy. Trailers in residential neighborhoods- trashy - get them out!
Need low income housing for singles/ very low income people. Too much trash blowing around town. Problem: City Recycle Guys should take a few seconds to put the lid back on the containers so they don't blow away. Also if they find a plastic bag in con
We have parking on our street- no fire truck could get through "ever". We want parking in their own driveway- off street. Too many affordable housing units. Signs-some are bad. Businesses clean up for curb appeal.
Please do something about junk in people's yards and porches also in front of businesses, namely on Mt. Olive St.
Don't want tract housing
Utility rates high
Affordable Housing: but not crap. Building code/zoning enforcement:
Need more help - more people
Library needs more space
Could use a taxi service
I was stranded at the 412/59 intersection last Tuesday; 3 Siloam Spring Police drove by and one of them drove by multiple times. I was there for almost an hour and not one of them stopped to make sure I was OK! Isn't this what they are for? I was very di
Planning Office is terrible-they are a roadblock to development not a help
S Washington street should win the prize for slum loads. Siloam could be a beautiful town, but unfortunately it never will be because of all the rentals in disrepair and the little bridge on Kenwood west of Allen Canning that would wake the dead everytim
What about the hospital, Isn't that important or very important?

I have only been here one week
Library needs to be bigger
Need to improve storm water drainage
Library is improving, keep it up!
Sign Code is Poor. Trash collectors need to pick up limbs more often.
412 is a death trap. Sager Creek Arts Center is excellent. Police need to patrol speed by schools, going 40 to 50 in a 30 mph zone. Problem with drainage, City promised that this issue would be fixed within 3 years, time is now up.
If a new school is to be built on Progress Ave. An overpass should be built over railroad on Cheri Whitlock Dr.
2890 and 2870 Dawn Ct. have nasty "ponds" from run off after the city allowed the 2 story units to be built on Meridian
We need a new facility with gyms, etc. for the kids
Run down housing and narrow streets must be eliminated. Partner to get High School built. City owned park for children
Need more attention to older sidewalks
NEED DIVERSIFIED SHOPPING/NEED MOVIE THEATRE/BLOCKBUSTER/GOOD RESTAURANTS, INCREASED RECYCLED ITEMS
Need stricter ordinance for yard clean up in town
Please use police to direct morning and afternoon school traffic at SS and Middle school. A great frustration. Street maintenance/repair very slow progress.
Issues with the police department
How about an art or Historical museum? I also think a movie theatre would bring tremendous revenue
Please keep the library at its present location
Casing on water meter broken
City should not be involved in downtown redevelopment. Can staff that live outside of the City or don't won property vote in local elections?
Include hospital in survey and plan
Please widen Country Club Rd.
Siloam Springs is a great place to live. Thank you!
The City needs more green spaces mixed in with economic growth
Unrelated people--often Hispanic males--renting out houses in R-1 neighborhoods. Many cars in yards rentals to too many un-related people. No city enforcement.
There needs to be better stores so we don't have to drive to Fayetteville to shop.
Library facilities re poor, kids storytime is excellent!!!
Do not let this small town fall to English being a second language!!! Please
have issues with the trash pick up services, leaves trash on the ground and poor attitudes by employees
Twin Falls very poor trailer park, needs better people in it.
Cost of sewer and electric is too high, may move away due to this.
No more Code enforcement
Code enforcement too oppressive, Fire too good
Library: Rude. I think they go out of their way to hire the most unfriendliest, unknowledgeable people.
Storm water drainage needs little improvements and sanitary sewer.

COMMUNITY ASSESSMENT SURVEY**The City of Siloam Springs**

The City of Siloam Springs is currently in the process of developing a comprehensive plan for the community. This survey is an opportunity for you to shape the plan by informing us about areas in which you feel satisfied or would like to see improvement. The survey should take only a few minutes and your responses will be kept confidential.

Please mail the self-addressed survey when completed. We encourage and appreciate your participation.

If you are interested in attending the Community Meeting for the Comprehensive Plan, please call the Community Development Department at 524-5136 for more information.

1. Rate the quality of life in:

	Excellent	Good	Average	Poor	Very Poor
Your neighborhood	<input type="checkbox"/>				
The City as a whole	<input type="checkbox"/>				

2. How important are the following factors to improve the quality of life?

	Very Important	Important	Neutral	Unimportant	Very Unimportant
Affordable Housing	<input type="checkbox"/>				
Beautification of city	<input type="checkbox"/>				
Neighborhood cleanliness/appearance	<input type="checkbox"/>				
Cultural activities	<input type="checkbox"/>				
Economic development/job opportunities	<input type="checkbox"/>				
Historic preservation	<input type="checkbox"/>				
Downtown redevelopment	<input type="checkbox"/>				
Parks and recreation opportunities	<input type="checkbox"/>				
Public safety	<input type="checkbox"/>				
Public transportation	<input type="checkbox"/>				
Street network/traffic management	<input type="checkbox"/>				
Citizen participation opportunities	<input type="checkbox"/>				

3. Rate the overall quality of the following services:

	Excellent	Good	Average	Poor	Very Poor
Cultural arts	<input type="checkbox"/>				
Fire	<input type="checkbox"/>				
Police	<input type="checkbox"/>				
Library	<input type="checkbox"/>				
Parks and recreation- locations	<input type="checkbox"/>				
Parks and recreation-facilities/playground equip	<input type="checkbox"/>				
Resident trash collection	<input type="checkbox"/>				
Water	<input type="checkbox"/>				
Storm water drainage	<input type="checkbox"/>				
Sanitary sewer	<input type="checkbox"/>				
Building code/zoning enforcement	<input type="checkbox"/>				
Street maintenance/repair	<input type="checkbox"/>				

Do you live or work in Siloam Springs? Live Work Neither

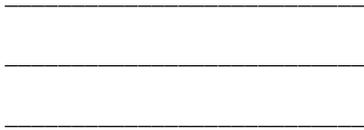
Are you? Male Female

What is your age? 25 or less 26-35 36-45 46-55 56-65 65 +

Do you have a child of the age 18 or younger living at home? Yes No

Which best describes your home? Apartment/condo own Duplex/townhouse own Single-family own
 Apartment/condo rent Duplex/townhouse rent Single-family rent

Fold here



Place
Stamp
Here

City of Siloam Springs
Po Box 80, Siloam Springs, AR 72761
Attn: Community Development Department

Fold here



APPENDIX—C

Improvements			C-PAC			Vision Session 7/24/2006							Vision Session 8/3/2006					
			A	B	Staff	A	B	C	D	E	F	G	A	B	C	D	E	F
Public Facilities																		
Hospital Movement:	Map Point	Low																
South of Main at Country Club	Map Point	Low																
Hwy. 59 and Hwy. 412	Map Point	Low																
East of town	Map Point	Low																
East of Rail Kenwood/ Hwy. 16 vicinity	Map Point	Low																
Hwy. 43 and Hwy. 59	Map Point	Low																
At the existing Rodeo Grounds	Map Point	Low																
At existing High School	Map Point	Low																
New Hospital	Goal	Medium																
Keep hospital where it is	Goal	Low																
Library Movement:																		
Library by High School	Goal	Low																
Library where it is, but improved	Goal/Objective/ Map Point	Medium																
Library by Rodeo Grounds and H.S.	Map Point	Medium																
Library on Tulsa and Heritage Ct.	Map Point	Low																
Library and museum at the existing Hospital	Map Point	Low																
Library at Hwy. 43 and Mt. Olive or in vicinity	Map Point	Low																
High School Movement:																		
Existing Rodeo Grounds	Map Point	High																
Hwy. 43 and Hico	Map Point	Low																
Hwy. 43 and Hwy. 59	Map Point	Low																
New High School (general)	Goal	High																
Town Center/ Youth Center	Goal	Low																
Upgrade/ Move Art Center	Goal/Objective	Medium																
Move Art Center to existing Hospital	Objective/ Map Point	Low																
Roadside rest stop east side of town	Goal	Low																
New Rodeo Grounds on Hwy. 16	Goal/ Map Point	Low																
New Rodeo Grounds Hwy. 59 and Hwy. 43	Goal/ Map Point	Low																
Cemetery to the south side of town	Map Point	Low																
Cemetery at old Ravenwood graveyard	Map Point	Low																
Add on to Existing Cemetery	Map Point	Low																
Cemetery at Dawn Hill and Hwy. 43	Map Point	Low																
Parking Structure/ Signs Downtown	Objective/ Map Point	Low																
New Fire Station (Kenwood/Stateline; Hwy. 59)	Goal/ Map Point	Low																
Downtown Enhancements																		
Improve/enhance Downtown	Goal	High																
Improved signage to Downtown/historic Dist.	Objective	Medium																
More retail	Objective	Medium																
Industrial Park																		
Expand east	Map Point	High																
Expand west	Map Point	Low																
Expand south	Map Point	Medium																
Do not expand	Map Point	Low																
Additional site the south side of town	Map Point	Low																
Economic Development																		
Development of Stephens Road/north	Goal/ Map Point	Low																
Restaurants along Progress Ave.	Map Point	Low																
More restaurants and hotels	Goal	Low																
Redevelopment along the railroad line	Goal/ Map Point	Low																
Development along E. Main Street	Goal/ Map Point	Low																
Hwy. 412 and Hwy. 59 north	Map Point	Low																
Hwy. 412 and Hwy. 59 south	Map Point	Low																
Hwy. 412 and Progress	Map Point	Low																
Hwy. 59 North	Map Point	Low																
Hwy. 43 (Cheri- Whitlock)	Map Point	Low																
At existing High School	Map Point	Low																

Improvements			C-PAC			Vision Session 7/24/2006							Vision Session 8/3/2006					
			A	B	Staff	A	B	C	D	E	F	G	A	B	C	D	E	F
Affordable Housing																		
Near Oklahoma	Map Point	Low																
Near Trailer Parks	Map Point	Low																
Near Industrial	Map Point	Low																
Various Locations	Map Point	Low																
North	Map Point	Low																
For the elderly	Goal	Low																
Along vacant land on Kenwood	Map Point	Low																
E. Main Street Area	Map Point	Low																
South along Reins Rd.	Map Point	Low																
Gateways																		
Holly Street/ west entry (vicinity)	Map Point	High																
Signage arch	Objective	Low																
More gateways (general)	Goal	Low																
Main/ Hwy 412 (improve existing)	Goal/ Map Point	High																
Gateway north entry (Hwy. 43)	Map Point	Low																
Gateway north entry (Hwy. 59)	Map Point	Low																
Gateway east entry (Hwy. 412)	Map Point	Low																
Mt. Olive/ Hwy 412	Map Point	Low																
Gateway South (Hwy. 59) or (Hwy. 16)	Map Point	Low																
Residential																		
More single-family south and east	Objective/ Map Point	Low																
Increase density for multi-family (Fagan's lots)	Objective/ Map Point	Low																
Multi-family east of Cheri Whitlock	Objective/ Map Point	Low																
Single-family behind multi-family	Objective	Low																
Increase single-family north	Objective/ Map Point	Low																
Increase single-family between 43 and Dawn Hill	Objective/ Map Point	Low																
More multi-family downtown	Objective/ Map Point	Low																
Multi-Family redevelopment Hwy. 412/Kenwood	Goal/Objective/Map Point	Low																
MF Hwy. 59 (north of Hwy. 412, south of Hwy. 43)	Objective/ Map Point	Low																
MF on N. Lincoln (north of Hwy. 43)	Objective/ Map Point	Low																
MF on Cheri-Whitlock (Hwy. 43)	Objective/ Map Point	Low																
NO MF--Develop smaller town homes	Objective	Low																
Environmental Aspects																		
Preserving Green Space on Dawn Hill	Goal/ Map Point	Low																
Fix/ improve Sager Creek	Goal/ Map Point	Medium																
Greener land (open space/preserve farm land)	Goal	Medium																
City Lake wildlife preserve	Objective/ Map Point	Low																
Miscellaneous Factors																		
Improvements to architectural standards	Not Catagorized	Low																
Mixed-Use development (parks/ affordable housing)	Not Catagorized	Low																
Arms on all RR crossings	Not Catagorized	Low																
Better wireless access throughout town	Not Catagorized	Low																
Connect sidewalk system	Not Catagorized	Low																
Public Transportation	Not Catagorized	Low																
Adaptive reuse of older buildings	Not Catagorized	Low																
Contiguous city limits annexed along Hwys.	Not Catagorized	Low																
Annex to Gentry	Not Catagorized	Low																
Annex north and south of town	Not Catagorized	Low																
Improve lighting in older areas	Not Catagorized	Low																
Mt. Olive as an entry to downtown, imp. Image	Not Catagorized	Low																
Inclusion of older areas of town	Not Catagorized	Low																

APPENDIX—D

E-mails Comments Received from May 14 through June 14

Mr. Rhoads,

I have not taken the time to read the land use literature, but have looked at the map. I want to say it looks as though the group has put in a large amount of time and effort on the Comp. Plan. I like the pedestrian overpass idea.

Lt. B. R. Austin
Siloam Springs Police Department

Ben,

I wanted to clarify one issue on the latest Proposed Future Land Use Map (as seen on the city's website on today's date). The Villa View neighborhood is zoned as "Low Density Family - Maximum of 2 dwelling units per acre" which appears to be the "lowest" density for residential use within the city limits and on the future plan. The CC&Rs for the Villa View neighborhood specifically require one acre minimums per residence. I wanted to clarify with you that the current CC&Rs would trump the current plan. In other words, just because the city is zoning the neighborhood as "Low Density Family" does not mean that the required one acre minimum per residence would be changed or that the City of Siloam would allow owners to build more than one residence per acre, correct? If that is not the case, I would like to make a formal objection to the plan based on the above concerns. Thank you in advance for your response and clarification.

Paul

Paul J. Eldridge, J.D. '88
Director of Development and Planned Giving
John Brown University

Ben,

Thank you for your quick response. Your comments were helpful. I would like to further clarify your comments and make a specific request regarding the plan, and/or future ordinances.

You state: "If someone desire to subdivide a lot to increase density, a property owner initiated rezoning would be required." I assume the point here is that there would be public notice of this rezoning request and I would then have the right to argue against a change in zoning at a public hearing. You further state: "In terms of the CC&R, the city does not enforce these; it is

up to the enforcement entity, which in this case is a property owners association. The city only adheres to zoning law for development permitting." I am well aware that the city is not responsible for enforcing the CC&Rs. Because there is no POA here in Villa View, enforcement of the CC&Rs becomes the responsibility of individual property owners (i.e., neighbors suing neighbors).

Which brings me to my questions: Could there be a "zone" as part of the plan that actually reflects intended and actual use? In the case of Villa View, something like "Low Density Family, Maximum 1 dwelling unit per acre"? And/or, would it be possible for the ordinance that city staff is working on to assign this type of zone to Villa View?

Thank you for your time Ben.

Paul

Ben,

R-E would be the perfect designation, in my opinion, for Villa View. And from looking at the Proposed Future Land Use Map on the city web site, it looks like the "Low Density Family" designation is as close as it gets to R-E. In other words, R-E would be considered consistent w/ the current designation on the proposed map, correct?

I will discuss the R-E option with some of my neighbors. We are thankful to have been annexed into the City and appreciate the services provided.

All the best to you Ben,

Paul

Attention: Ben Rhoads, AICP

I have attached a letter for Ben Rhoads' attention. If you have any questions, please contact Eugene T. Kelley at 479-XXX-XXXX.

Thanks,
Brittany Hardbarger
Assistant to Eugene T. Kelley

Dear Ben,

I am writing as a concerned citizen of our fair city. On the proposed land use map, it looks like there may be plans to put the new Library on the corner lot next to Eureka Pizza. This, I

understand, would be near the new Senior Citizens Center, the new Manna Center and new Boys and Girls Club.

PLEASE DO NOT LET THIS HAPPEN!!

This is not enough room for the current library building, much less any added parking! Right now the parking situation is completely out of control when there is a function at the library. You need to be there on Thursday morning, or Tuesday during the summer months to see what it is like. Our library is growing, just like our city. Library use is up and will continue to grow, as long as people can get in the building. This means they need someplace to park. Mothers and children had to park across the creek and walk to the library in the rain to take part in the activities that were taking place there yesterday.

I realize the city is quite aware of the growing use of our library. They recognize the need for a new location. Let's just not let the chosen location be another mistake that costs more than it is worth. Let's find a location that could better serve our growing needs, than one that might "just do for now." We need to be in an area that is safe for children, has room for adequate parking, has room for a larger building, and even room for future growth.

The computer use is up by a staggering amount. We need more computers and to do that, we must have a new building in the right location.

This is not a something that can be put off in the distant future. Our new library needs to be moved to the front of the planning plan, so we can get in there and make it work for our citizens. The Library does NOT belong to the city. It belongs to the citizens.

Respectfully,

Joyce A. Lynch

Dear Board Members,

I am writing to add my opinions on the long range plans concerning the library. My name is Trish Youmans and I have a bachelor's degree in Elementary Education and a Master's degree in Library and Information Science. I served on the Siloam Library Board for 5 years from 1993-98, serving as chairman for the last 2 years. I was a part of the process that occurred when the library became a department of the City.

I'd like to strongly suggest that the plan for a future library be considered in a place that will allow for several concerns. Parking is a huge issue, but I feel we want to allow not only for current parking needs, but for future growth. And, the parking needs to be done in a way that allows for the possibility that there will be children coming and going. I truly don't believe that the space on Tulsa St. will allow for the current needs, let alone the future needs.

Also, the space on Tulsa St. just doesn't present a place that would be as inviting. I know that a new building would be wonderful, but Tulsa St. seems to be such a "business" location,

and not particularly an inviting, family friendly kind of place. I know that we all want the best place for the least amount of money, but the Tulsa St. location just doesn't seem to be as pretty and inviting.

When my husband and I were considering where we wanted to start our practice, we visited approx. 15 different communities. In every community, we would visit the schools and the library. We felt that the condition of the library reflected the commitment of the community to the sort of things that facilitated a feeling of community and the future. To be very honest, in 1995, we were not very impressed with our current library, in staff or facility. Thankfully, we had other connections that led us to Siloam. And, thankfully, the library is finally a welcoming place with an increasing collection of books and programs. Please invest in the future of our library by allowing it to be in the long range plan in a place that is inviting, child and family friendly, and even pretty to look at. I believe that there was a previous idea that would have the library built on Cheri Whitlock, and that would be my preference.

Thank you for allowing us to be involved in this process.

Sincerely,
Trish Youmans

To the Siloam Springs Planning Staff:

I am very concerned about the future placement of a new library on Tulsa Street and Heritage Court. Last fall the Friends of the Library at the suggestion of David Cameron met with an architect and drew up plans for a new library to be built on Cheri Whitlock where presently the Round-up Club is located. We were enthused and pleased because this location allowed for future growth, provided green spaces to be used for outdoor activities and had plenty of parking. Therefore, we were VERY disappointed when the City talked of moving the library to Tulsa Street instead. We will have to draw up new building plans which will be much smaller. The Tulsa Street location feels crowded and congested and we are concerned about parking spaces. At the last City Board meeting some of the members were concerned about parking for the existing buildings-which did not include the library. The Friends have donated much time and money to help underwrite exciting, new programs for the library. Because of the success of these programs, the library is presently overcrowded and a very busy place! Our hope for the future is a projected facility that we can be enthused about and future donors will be, too.

Thank You,
Laura Lee Flynn
President, Friends of the Library

Dear Land Use Planners:

I am writing concerning land use near the intersection of Carl and Highway 43.

This land currently is quite a beautiful tract of land, with cows and horses roaming openly. As important as commercial accessibility is, many prefer the enjoyment of wide open space, fields of grass and hay, and grazing cows and horses to the convenience of nearer shopping. One concern when planning city land use is the need and desire for just such open spaces. As more housing developments are built in the area, the more important this open, spacious, pastoral area will be.

Please consider this perspective as you plan.

Holly Allen
1409 Hunter Ridge

5-14-07 to 6-15-07

Date Received **Type**

Comment Station

Comment

n/a card

I think there needs to be more activity filled structures in the area if we are making the place larger for more people

n/a card

Before the city tries to bring more people into this city they need to realize what the ones here are already doing. More people, more problems.

n/a card

1. Conflicting colors from the poster and the maps. 2. Edgewood is colored for "medium density" all homes there are on 1+ acres, now. How can that be changed to 3-10 homes per acre?

n/a card

-more trails -why not include a pedestrian overpass across Mt. Olive and 412?

April 9, 2007 Public Comments

Key

Operational Comments (supportive)	Conceptual Comments (supportive)
Operational Comments (suggestive)	Conceptual Comments (suggestive)

1	Make plan available online
2	I hope the Library can be built near the new High School. Would be great if the Museum & Art Center could also be in that area
3	Encourage citizens to plant more dogwood trees. They are needed in the new developments. (John Sawyer-Hefton Ct.)
4	This display of future development was very encouraging. We like the proposed trails, sidewalks and parks south of 412 (where we live). The planning board has done a commendable job. Thanks, John & Casalie Sawyer, XXXX Hefton Court. PS It also pleases us that you are looking at ways to solve getting hot water in our homes.
5	THANK YOU! This was very helpful! It is quality people who make up and run this town. We appreciate that. We are retirees; lived here for 3 years; owned our modest brick home for 4 years. 1)Please keep the historical buildings and values of the town. 2)Please have sidewalks everywhere if possible for safety reasons. 3)Planting of trees is aesthetically and socially a positive thing. Parks and extension of the Dogwood trail is a wonderful idea you have. Gratefully, John & Cacalie Sawyer
6	*Establish Historical District key street boundaries. Using the downtown area as a center point. *Safety rails around creek when retaining walls are redone. *Great! Work.
7	I would like to see more land dedicated to parks-green space. Walking trails should not be a long Hwy 412 or Hwy 16. Walking trails are meant to be safe and relaxing, NOT stressful (car noises, trash, etc) The proposed hospital is in a good location on Hwy 412, but NEEDS to be complete with traffic of Hwy 412 and Hwy 16 intersection land for future cemetery? Doesn't industrial NEED access to major Whys? Davidson Road would have to be designed for major truck traffic. Plans for fire stations NEAR industrial?
8	The Future Plan looks great. And all involved did a great job. My only concern is how the plan of action will take place. I know we have had many plans before that seem to have been lost or forgotten. Let's see this one through.
9	Like the trail expansion Like the eastward development Like the protection of low density development Like the parks south of 412 Like the overpasses for pedestrians Could SS be a destination for Christian events w/KLRC, JBU, Dayspring,-etc? Matt Anderson 524-XXXX
10	Please build the park at the intersection of Oak Crest & Dawn Hill. That would be the best use of the land. Thanks, Dixie Shoptaw
11	All real estate companies in town need a copy of existing zoning & future zoning/land use maps after 5/14 please.

12	Great Work-Happy the Library is in midtown-Would like hospital to stay in town, add second floor? Expand kitchen and dining area over the flat-roofed classroom area?
13	Please put sidewalks on either side of the hill on Tahlequah Street. It is a very dangerous access to the trail for many on both sides of Washington street. Karen Tucker, XXX E Franklin St., 228-XXXX
14	It was wise to include the various "variables" involved in the overall planning process before seeing the proposed plan. Good Work-It is much appreciated.
15	I feel it would be a value to the students if the library was moved close to the High School. When moving the hospital, maybe consider the growth and build for the future!!!
16	Question/Statement on Zoning For Villa View Subdivision: The proposed future land use map shows Villa View as "Medium Density Family". The current CC & R's for Villa View require one acre minimum lot size per residence. Shouldn't the future land use map show Villa View as "Low Density Family"? Paul Eldridge 549-XXXX
17	Be nice to have more proposed dates.
18	I enjoyed the meeting. I think the process used is very informative. I support the plan. The presenters were very knowledgeable. Fred James, 3875 Cheri Whitlock
19	Restore Twin Springs Fountain Get paddleboats for Sager Creek in downtown area. Move Sager Cabin from JBU to downtown or as near as possible to downtown. Expand number of American Flags to Additional streets besides 412. Keep a green/grassy median in the 412 widening plan.

May 14, 2007 Public Comments

Key

Operational Comments (supportive)	Conceptual Comments (supportive)
Operational Comments (suggestive)	Conceptual Comments (suggestive)

1	Glad you did this. Like walk/bike overpass but would be good if one overpass would be for automobiles. Like trails out to City Lake. Wish City Lake would be developed. Where is all the water run off going to go for all the housing and commercial buildings? Good to have more than one road connecting to Cheri Whitlock and another road from Hwy. 59. Question traffic problems by 2 schools, aquadic park, and commercila areas on Hwy. 43.
2	Are drainage problems bring addressed in the expansion? Instead of 5 pedestrain overpass units, we suggest making a bike overpass, perhaps 2. We're concerned about traffic congestion along 43 east to Dawn Hill by elementary and middle school. The traffic congestion coming out of Copper Leaf. Thanks for the displays and map!
3	Thank you for all your work, These posters and attendants present were very helpful. I was happy to see the present devlopers are putting in sidewalks. I am looking forward to access of Dogwood trail from the southern side of 412, with even the trail and parks and a bridge over 412 for citizens there. I am glad Sager Creek Theatre will be improved and enhanced. I hope the drainage into the Illinoise river will continue to be optimally useful for teh City. Glad you're working on it! Seems like the bridge for people should be useful for bikes and wheelchairs. Coralie Sawyer XXXX Hefton Ct. S.S.
4	NICE JOB ON THE PLAN-- APPRECIATE YOU LETTING PUBLIC PARTICIPATE! I like it. Don bunker
5	Great Job!

June 13, 2007

Community Development
City of Siloam Springs
Attn: Ben Rhoads, AICP
P.O. Box 80
Siloam Springs, AR 72761

Re: Proposed Future Land Use Maps
Landowner- Comments and Objection

Dear Mr. Rhoads,

I am writing the letter to register an objection to the Proposed Future Land Use Map (Proposed Map).

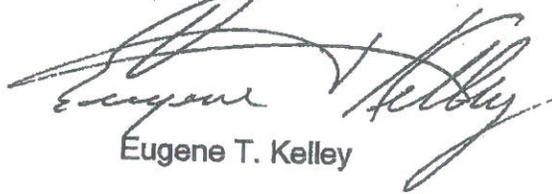
I represent KARILEA MCGEE, CHARLENE LOOKADOO, and CAROLYN JOHNSON land owners doing business as JLM Properties, LLC that will be adversely affected by the Proposed Map. The subject property is located at 2900 Block of Dawn Hill Road and more specifically described in the Attachment A.

According to the Proposed Map the subject property has been designated **Public Facilities- Parks and Trails**. Based on that designation the subject property has been rendered "**unusable and unsaleable**" to the general public. If the City is ready to purchase the property the designation would make more sense. If the City is not interested in purchasing the property it needs to be designated in a **marketable classification**, ideally R-1 as set forth in the City Resolution Exhibit A.

Since the City has the power of Eminent Domain over most every tract of land in Siloam Springs I really don't see any reason why it is necessary to designate the property for strictly a public use. The property owners are very reputable people who will do their utmost to see that this land is developed in a manner that will be attractive and a real asset to the community.

I would like to schedule a meeting at your earliest convenience to discuss this matter with you and any interested City Officials. Please give me a call at 1-800-874-[REDACTED]

Sincerely,

A handwritten signature in black ink, appearing to read "Eugene T. Kelley". The signature is fluid and cursive, with a large initial "E" and "K".

Eugene T. Kelley

ETK

Enclosures:
Exhibit A
Planning Map

RESOLUTION NO. 92 - 04

**A RESOLUTION AUTHORIZING A PRELIMINARY PLAT
DEVELOPMENT PERMIT FOR PROPERTY IN THE 2900
BLOCK OF DAWN HILL ROAD.**

WHEREAS, a public hearing on the proposed preliminary plat development permit has been held before the City of Siloam Springs Planning Commission, after proper notice required by law; and

WHEREAS, it appears that the preliminary plat development permit is in the public interest; NOW THEREFORE:

BE IT RESOLVED, by the Board of Directors of the City of Siloam Springs, as follows:

A preliminary plat development permit (as shown on Exhibit A, attached) for property located in the 2900 block of Dawn Hill Road is hereby granted.

DONE AND RESOLVED this 2 day of November, 2004.

(SEAL)
ATTEST:



Peggy Woody
Peggy Woody, City Clerk, MMC

APPROVED:

M. L. Van Poucke, Jr.
M. L. Van Poucke, Jr., Mayor

Proposed Future Land Use Map

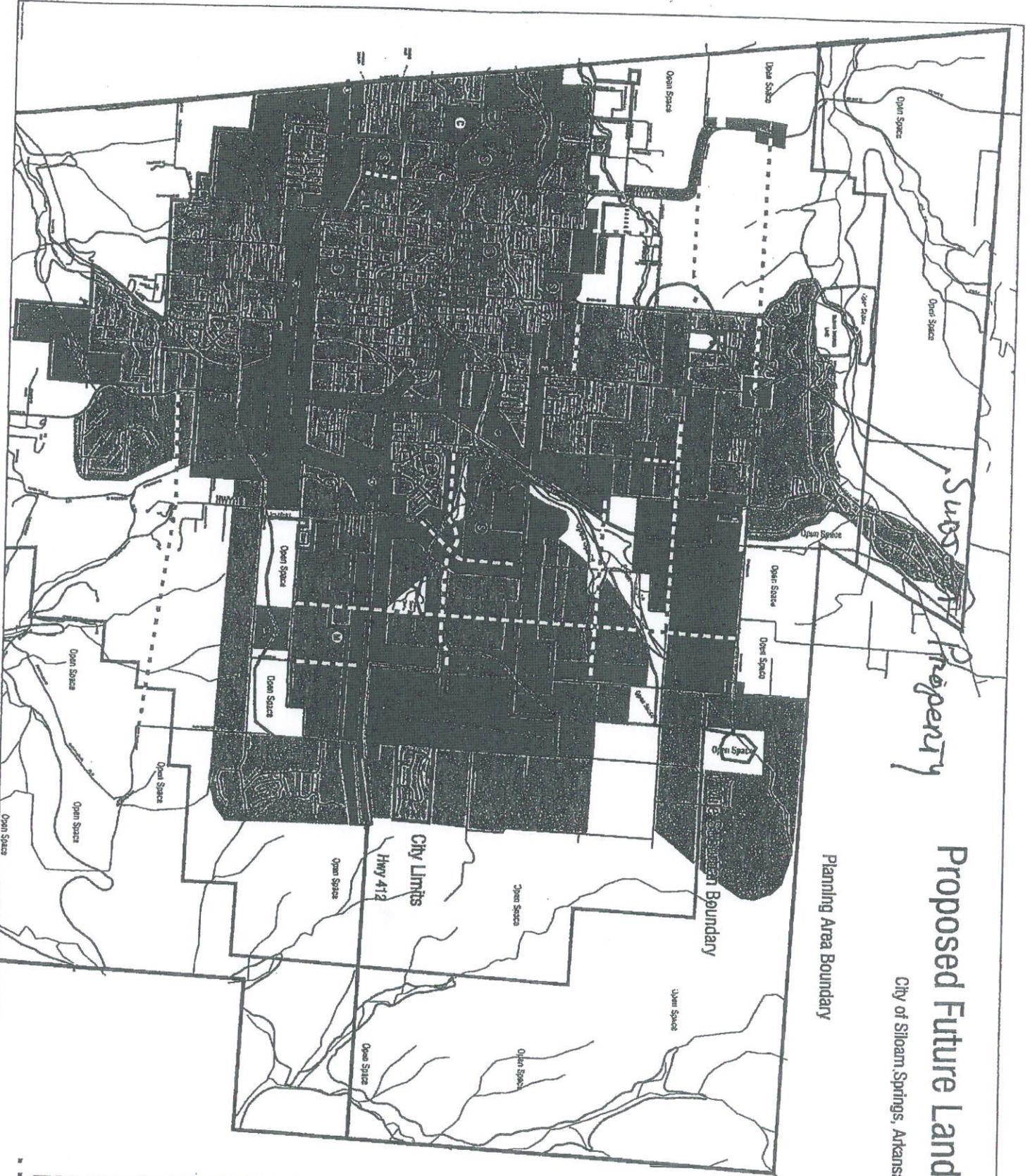
City of Siloam Springs, Arkansas

Planning Area Boundary

City Limits

Hwy 412

Subs Property



Scale 1" = 1000'



- High Density Family
- Medium Density Family
- Low Density Family
- Food Way
- Mixed Use
- Public Facilities
- Industrial
- Commercial & Office
- Family Multi-Use Center
- Art Center
- Library
- Schools
- Medical Complex
- Cemetery
- Gateway
- Parks and Trails
- Pedestrian Overpass
- Future Roads

To: The city of Siloam Springs

From: Carolyn Johnson

Subject: Proposed Future Land Use Plan.

This memorandum is written to voice my strong objection to the proposed FUTURE LAND USE MAP which I believe has a detrimental effect on my ability to market and develop my property. I am one third owner of the 19.6 acres on the corner of Dawn Hill and Oak crest drive. I believe the Public Facilities designation will limit our options regarding future plans, marketing and development. I purchased this property out of my retirement account and believe this designation could have an adverse effect on my personal investment. If you would like to discuss this, you may reach me at 246-██████████

Respectfully Yours

Carolyn L. Johnson

Carolyn Johnson

6/14/07

CC: MR BEN RITVAGS

June 13, 2007

Mr. Ben Rhoads, AICP
Siloam Springs Long Range Planner
c/o City of Siloam Springs
P.O. Box 80
Siloam Springs, AR 72761

RE: 20 acres owned by JLM Properties, LLC

Dear Mr. Rhoads,

As a member of JLM Properties, LLC, I am deeply disturbed by the proposed future land use map that would designate the 20 acres at the corner of Dawn Hill Road and Oak Crest Street as 'public use; parks and trail'. I want to express my strong objection to any such reclassification.

I am requesting that the current zoning of R-1 be left in place. I strongly feel that the best use of this land would be medium density housing to be developed at a future date.

This land was purchased as a joint family investment. Without any consideration or discussion it would appear that you are in effect 'condemning' the property without paying for it which is grossly unfair. A public use reclassification would certainly limit future development and personal investment opportunities for which the property was purchased.

Sincerely,



Charlene Lookadoo

cc: Mr. Eugene Kelley, Attorney at Law

June 13, 2007

✓ Mr. Ben Rhoads, AICP
Siloam Springs Long Range Planner
C/o City of Siloam Springs
P.O. Box 80
Siloam Springs, AR 72761

Mr. Gary B. Gray
Chairman, Siloam Springs Planning Commission
C/o 110 North Broadway
P.O. Box 1071
Siloam Springs, AR 72761

Mr. David Cameron, City Administrator
C/o City of Siloam Springs
P.O. Box 80
Siloam Springs, AR 72761

RE: 20 acres owned by JLM Properties, LLC (objection to Planned Future Use
Designation of anything than R-1 as it is presently Zoned)

Dear Mr. Rhoads, Mr. Gray, and Mr. Cameron:

I am writing this letter as an interested property owner in Siloam Springs. As Mr. Don Haxel once said in a Planning Commission Meeting "I don't have a dog in this fight" (although he was not the end user of the property he did have an interest in the subject property). That is kind of like where I am, my wife is a Member of the Limited Liability Corporation called JLM Properties, LLC, that owns the 20 acres located at the corner of Dawn Hill Road and Oak Crest Street that is the subject of this letter and the subject of an 'unfair' (proposed) re-classification for a 'future planned use' map that will become a 'guideline' for the City to try to follow for future land development.

I realize Mr. Ben Rhoads has not been the Long Range Planner for the City of Siloam Springs for that long. I want to dispel some mis-information that Mr. Rhoads seems to have about this property.

Let me digress and discuss Coach Sheehy's intended use of the property during the time he owned it. Coach wanted to develop the 20 acres with the use of septic tanks for each lot. Rightfully, the City of Siloam Springs reviewing this with Coach Sheehy and Mr. Ron Homeyer, Civil Engineer (Coach's Engineer and JLM's Engineer) requested that Coach 'wait' until the city brought sewer lines to his property and then he could develop the property with the more efficient use of city sewer. Coach Sheehy grew weary of waiting and decided he would sell the real estate (and he did sell it to JLM and Coach did a 1031 exchange to obtain some rental property that pays him monthly rental income; that is of public record, so I am not divulging information that is confidential).

JLM knew it would be 'some time' before the city would bring sewer across the land but was willing to wait since the time table was thought to be in the next year or so (2004-

2005). The City funds became available for the sewer project and JLM had the good fortune to have the city run a sewer line across the property within 12 months of the purchase of the property.

JLM hired Ron Homeyer, Engineer, to represent JLM to obtain approval of a 42 lot residential sub-division using the back 16+ acres. Mr. Homeyer was successful before the Siloam Springs Planning Commission and before the Siloam Springs City Board of Directors and the culmination of this project was the approval of the 42 lot medium density residential sub-division called Pleasant Valley.

Mr. Rhoads I think you have the mis-information that such an approval was never given. That is just not correct. What was denied by the Planning Commission at that time was approval for a 'highly selective' commercial zoning for the front 3 acres (the intent being to have a nice medical office or attorney or CPA office that would be located on Dawn Hill Road that was and is earmarked to become a 3 lane road so that the medium to upscale residents in the Northwest part of Siloam Springs would have easy access to professional services). The 'fear' of the neighbors was that 'commercial zoning' might entail a tattoo parlor or video store or gas station which were never intended to be permitted by the restrictive commercial zoning that was requested) So yes, the development of the front 3 acres of this property for 'commercial' was denied.

Sometime between 6 and 12 months from the approval of the back 16 acres for a 42 lot residential sub-division a prospective buyer came along and made an offer to JLM Properties LLC. The prospective buyer requested Mr. Homeyer to request the re-configuration of the back 16+ acres to accommodate a residential sub-division of 60+ lots. This was 'discouraged' by JLM Properties, but the prospective buyer wanted to have more density housing on the property than was approved by the City Planning Commission and the City Board of Directors to JLM Properties. As JLM Properties surmised before hand, the proposed higher density development project was denied. This is a very nice area of town and should have developments that accommodate medium (or low) density housing to fit in with the middle income and upper income residential housing that literally surrounds the subject property on all sides.

I might add that the ladies owning this property took one look at the 'party house' that was located on the property that rented for \$100 a week and said 'that house goes as soon as we own the property'. They wanted to be a 'good neighbor' from the start. They did not want any part of being a 'slum lord'. Mr. Paul Smith took down the house (that imploded when he pushed on it with his bulldozer) and took down the well house, outbuilding and barn that set on the property (as well as hauling off an 'abandoned, non-working van'). It hurt Mr. Smith to tear the barn down (he said it was the most well constructed building on the property). The property was 'slicked off' as Mr. Smith says, and JLM, LLC has kept it brush hogged with the help of Mr. Robert Walker, Sr. and Jr. since that time.

Now my wife, Charlene Lookadoo, and I, with the help of Mr. Ron Homeyer, had a hand in developing a 10 lot tract of land south of the Franklin Electric Plant on a 3.8 acre piece of real estate called the Highlands sub-division. Our intent there was to make the land useful to the community by developing it for its highest and best use with a nice sub-division that could house families who would pay city utilities and real property taxes to enhance the community and enjoy the sub-division for their families.

At the conclusion of this 10 lot sub-division development in 2003, members of the Siloam Springs Planning Commission and Members of the Siloam Springs City Board of Directors expressed publicly in their respective meetings 'how well the sub-division turned out'. This was very gratifying to us as we were novices to this new business. I say this because this is exactly the intent of JLM Properties for the 20 acre subject property.

So with these facts on the table, I respectfully ask you, no I beg you, to leave the zoning of the 20 acres as R-1 (medium density housing). I can promise you, the ladies who own this 20 acres want to develop it or want it to be developed by a third party who will make the residents and city proud (at the conclusion of the development).

As I shared with Mayor Van Poucke as we were completing the 10 lot sub-division in 2003. We have "identified the City of Siloam Springs as a diamond in the rough". "It may be a well kept secret, but it won't be a secret for very much longer". I shared with the Mayor, "this was our first project in Siloam Springs, but I promise it won't be our last project in Siloam Springs".

And in fact, by God's Grace, through no skill on my wife's or my part, she or we (or our own Lookadoo Family LLC) own in part or in full 3 other nice properties in Siloam Springs that we look forward to developing in accordance with the rules and regulations of the city. The projects will likewise be intended to 'meet the needs of its citizens and be developed by us (or 3rd parties) who have the interests of the end users in mind'.

We ask for the City of Siloam Springs to be 'reasonable and fair' in its dealings with any of the entities Charlene or I are a part of (JLM Properties LLC, Dogwood Properties LLC, Lookadoo Properties LLC, and The Lookadoo Family Revocable Trust). In turn, we will be reasonable and fair in our dealings with the City of Siloam Springs. And the citizens that keep moving in will be the ultimate beneficiaries. And that makes for a good community.

Sincerely,

Fred W. Lookadoo, Jr.

Fred W. Lookadoo, Jr.

Cc: Mr. Eugene T. Kelley, Attorney At Law

Mr. Ron Homeyer, Civil Engineer

Mr. Ben Rhoads
AICP Long Range Planner
P. O. Box 80
Siloam Springs, AR 72761

Dear Mr. Rhoads:

I am writing you regarding the proposed future land use map. Specifically, I am concerned about a property that I have an ownership interest in with two other ladies. The land is located at the corner of Oak Crest Road and Dawn Hill Road. The proposed future land use map has this property identified as public facilities - parks and trails.

As a stakeholder in this property, I object to the potential change in the classification in the land use of our property from R-1 to public use. We purchased the property with the intention of a development at some point in the future for residential housing. In fact, the plans for our subdivision were approved on November 2, 2004 but expired prior to our proceeding. Any designation of the property as public facilities - parks and trails would, in my opinion, deter residential housing development in the future and would change our vision for the use of our land. I believe that the City of Siloam Springs would benefit more financially by the development of a subdivision on this property, since there is already sewer and water services on this property, as opposed to it being used for parks and trails.

I am expressing my opposition to this potential change prior to the comment deadline of June 15, 2007 and would appreciate your reconsideration on this land use classification, given my concerns.

Sincerely,



Karilea R. Magee

APPENDIX—E

Historic Structures on the National Register



Bratt-Smiley House



Alfred Brown House



City Park



Connelly-Harrington House



Duckworth-Williams House



Felts Block



First National Bank



Fred Bartell House



German Builder's House



Grand Army of the Republic Monument



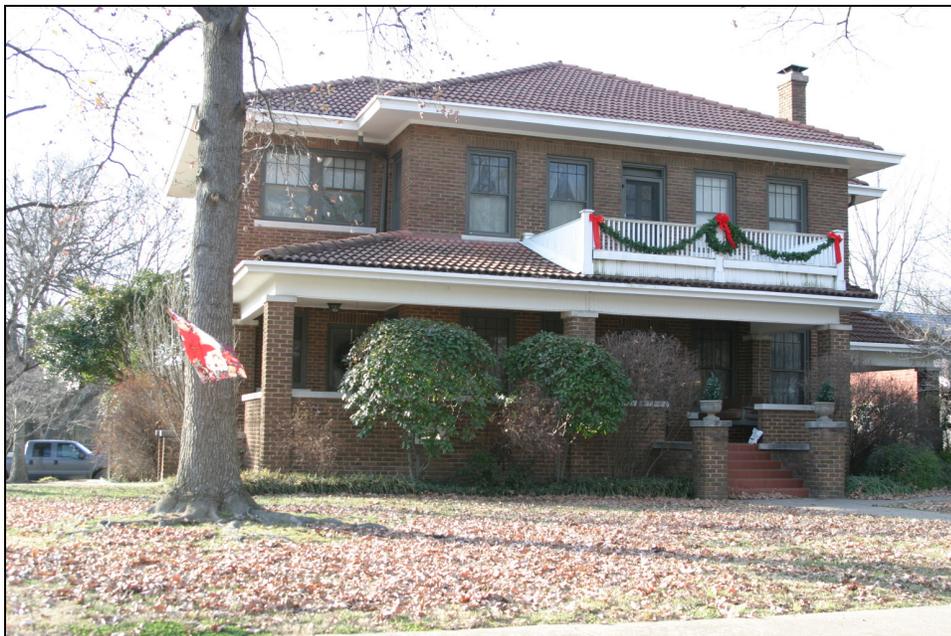
Henry Furniture



House at 305 E. Ashley



Lakeside Hotel



Maxwell-Sweet House



Oak Hill Mausoleum



Pyeatte House



Quell House



Reeves House



Simon Sager Cabin



Stockton Building



Thurmond House



Twin Springs Park



Twin Springs Park Fountain



View of Historic Downtown

APPENDIX—F

EXECUTIVE SUMMARY

Siloam Springs Downtown Parking Plan

Summary

The Parking Review of Downtown Siloam Springs, Arkansas was initiated in the Fall of 2005. A Committee of five citizens and four staff members was convened in November of 2005. The Committee was tasked with determining what parking solutions may exist for the downtown.

The Committee has met 25 times as of June 1, 2006. The following is a summary of the Committee's discussions and findings, followed by the Committee's Recommendations. The Committee will continue to meet, as needed, for oversight, management and implementation.

Mission Statement:

To develop a parking management system for the downtown that meets today's and future needs of the downtown and the community.

Purpose and Need:

The purpose of the Parking Committee is to resolve long-standing issues that surround the parking, or limitation of parking, in the downtown. This will increasingly become an issue when the downtown is fully occupied in the manner suggested by Maxfield Research, Inc.

Goals and Objectives:

The goals and objectives of the Parking Committee are focused on resolving downtown parking issues that currently exist and may potentially exist in the future. The primary goal is to draft a plan that will manage and regulate parking in the downtown to meet all the stake holder's needs and to meet future demands set on the downtown.

Goals:

- A. A defined policy that addresses each user group.
- B. Set strategies to plan for potential growth in the future.
- C. An ongoing enforcement and management plan that can be easily augmented when new changes come into play.

Objectives:

- A. Easy access parking for customers.
 1. Determine how to manage short-term and long-term parking users in order to allow for a continuous parking turn over rate.
- B. Determine what parking needs presently exist and what potential demands may exist in the future.
 1. Develop a parking study that indicates current supply, current need, future supply and future need.
- C. Sufficient parking resources for the future.
 1. Explore strategies to increase parking capacities in the downtown.
- D. Improve the overall image and economic viability of the downtown.
 1. Look into specific enhancements and improvements.
 2. Look into possible tax incentives.

- E. Ensure adequate funding mechanisms are in place to support the recommendations for future needs.
 - 1. Explore all possible funding sources and strategies that are currently in use and are successful.

Scope:

The geographic extent of study encompasses the downtown study area set forth in an earlier committee's parking plan of 2003. This area essentially focuses on the core and periphery of the downtown business district. The scope is focused on parking needs, future development and a parking impacts analysis for the downtown environs.

Time Frame:

Target draft date by: Spring, 2006. Plan implementation, the next five years.

Research and Evaluations:

Committee reviewed the Maxfield Research, Inc. Study in order to determine the study's key parking plan elements. On a scale of 1 to 10, 1 being the lowest and 10 being the highest priority, the Committee evaluated the following elements.

- 1. Identification of pub./private parking. = 2
- 2. Identification of parking turnover. = 2
- 3. Identification of short-term parking areas.. = 10
- 4. Identification of overflow parking areas at peak times. = 3
- 5. Identification of employee parking areas outside of the Core Downtown for business that lack off-street parking. = 9
- 6. Identification of parcel to create additional off-street parking in close proximity to the Core downtown. = 9
- 7. Development of a parking generation model to identify future needed based on business type. = 8.5

Plan Elements:

(Top priority is listed first)

These elements were established to provide the key areas of focus for the plan.

- A. Maximize existing surface areas, including re-striping, adding spots, and designating one-way traffic flow.
- B. Enforce short-term parking time limits on Broadway.
Long-term apartment dwellers – designate areas.
Make Improvements to the image of Downtown.
Explore Funding and Improvement of Plan.

Planning Action and Process:

- A. Review existing plan.
- B. Determine existing and future parking needs.
- C. Review existing tools to address parking, downtown enhancements, and funding options.
- D. Formulate alternatives and phase recommendations.
- E. Draft Downtown Parking Plan document, including all elements, reconfigurations, funding options, enforcement, etc.

F. Draft Implementation Plan.

Established an Oversight and Management Committee for implementation of the Plan Enforcement Plan.

Public Involvement:

The following methods were used for public involvement by the Committee.

Board of Director's workshop and press release

Stake holder's meeting and input session

Community wide meeting and survey distribution

General survey distribution

The Committee was able to discern that the majority of the 33 survey respondents were in favor of the plan recommendations and agreed that there is a potential parking problem downtown.

Study Findings:

The parking study findings determined that after the addition of new parking, a forecast of (- 7.8) spaces remained, when factoring in the potential apartments, this numbered increased to (- 231.94) spaces.

Recommendations:

Phase 1A — **Abandoned.** (Adding Angled Parking on Broadway)

Phase 1B— (Parking Lot Land Purchase)

Phase 1C— (Adding Parking on N. Broadway)

Phase 1D— (Parking Time Limits)

This phase will be on a trial run of two-hour parking on both sides of Broadway. Two exception passes are allowed per business client for \$500.00. There shall be an application process for passes and passes will not be allowed for downtown residents or business owners.

Phase 2— (Long-Term Parking Areas Designations)

Phase 3A— (Long-Term Parking Lot Construction)

Phase 3B— (Additional Parking Needs)

Phase 4 — (Downtown Enhancements and Incentives)

Phase 5 — (Parking Structure)

Funding Options:

The Committee established the following potential funding options:

- A. Use fee for lots.
- B. General development impact fees.
- C. TIF districts.
- D. BID or BIZ zones.
- E. CDBG (if applicable in blighted areas).
- F. Annual fees for City lots

