



Planning Commission Regular Meeting Agenda

Date: Monday, July 13, 2026

Location: Bella Vista District Court

Time: Immediately upon the
adjournment of the Board of Zoning
Adjustment meeting at 4:30 PM.

2483 Forest Hills Blvd

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:

<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo, Nathan Forst and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - June 8, 2026

IV. Public Input

V. Unfinished Business

VI. New Business

VII. Committee Reports

VIII. Open Discussion

A. Midyear Administrative Approval Report; Director Robertson

B. Mid-Year Department Update; Director Robertson

IX. Announcements

A. The City Council Work Session will be Monday, July 20, 2026 at 6:00 pm.

B. The City Council Regular Meeting will be on Monday, July 27, 2026 at 6:00 pm.

- C. The Planning Commission Work Session will be Thursday, July 30, 2026 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Monday, August 10, 2026 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

June 8, 2026
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 5:11 PM

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo, Nathan Forst and Linda Lloyd.

Member(s) Absent: None.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – May 11, 2026*

On a motion by Mr. Farner and a second by Ms. Klesen, the May 11, 2026 minutes were approved by a voice vote.

IV. PUBLIC INPUT

- A. Chairman Ellis opened the public input session.
- B. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

- A. WVR-2026-64571: A waiver request of Subdivision Design Standards associated with FPL-64375 near Rothbury Drive; Parcel 16-37239-001; Applicant Crafton Tull; Presented by Planner Hyatt.**
 - 1. Planner Hyatt announced the applicant has withdrawn the waiver request.
- B. FPL-2026-64375: A plat proposing 50 membership lots with plat-restricted development in the Gardenstown Subdivision located along Rothbury Drive; Parcel 16-37239-001; Applicant Crafton Tull; Presented by Planner Hyatt.**
 - 1. Planner Hyatt announced the applicant has withdrawn.

VI. NEW BUSINESS

- A. WVR-2026-64917: A waiver request on Subdivision Design Standards associated with FPL-64569 located along Kirkwall Drive; Parcel 16-72577-012; Applicant CEI Engineering; Presented by Planner Hyatt.**
 - 1. Planner Hyatt presented the report in the packet

2. A discussion was held regarding the request.
3. Dustin Riley, CEI Engineering, was present representing the owner, to answer questions.
4. A motion to approve the waiver was made by Mr. Farner and a second was made by Mr. Forst.

Nathan Forst – Y

JB Portillo - Y

Linda Lloyd – Y

Gail Klesen – Y

Clayton Sedberry – Y

Doug Farner – Y

Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

B. FPL-2026-64569: A plat proposing the split of Tract 3 of the Lendalfoot Subdivision into Tracts 7 and 8 located along Kirkwall Drive; Parcel 16-72577-012; Applicant CEI Engineering; Presented by Planner Hyatt.

1. Planner Hyatt presented the report in the packet.
2. A discussion was held regarding the request.
3. Dustin Riley, CEI Engineering, was present representing the owner, to answer questions.
4. A motion to recommend the final plat to city council was made by Ms. Portillo and a second was made by Mr. Farner.

JB Portillo - Y

Linda Lloyd - Y

Gail Klesen - Y

Clayton Sedberry – Y

Doug Farner – Y

Nathan Forst - Y

Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

None.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:20 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 13th DAY OF JULY, 2026:

Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

Gail Klesen, Secretary
Bella Vista Planning Commission

MEMORANDUM

TO: Planning Commission

FROM: Taylor Robertson, MPA | Planning and Development Director

RE: Administrative Approval Mid-Year Report

DATE: July 13, 2026

At the request of the Planning Commission, staff is providing a mid-year, or periodic, update on staff-approved site plans, previously known as large-scale developments. At the time of this report, only one has been approved since January 1, 2026:

- **SPR-2026-63071: A trail extension and crossing improvement at Bella Vista Way and Mercy Way.** This staff-approved development includes a public shared-use path trail connection from the Razorback Greenway to the pedestrian accommodations on the west side of 71 as well as a signal improvement to allow for safer, signalized bicycle and pedestrian crossings. As of right now, pedestrians or cyclists must cross with vehicular traffic, creating an unsafe transportation environment. This project is currently under construction with most of the work being complete on the east side. Once complete, this will be the first signalized pedestrian crossing from east to west on 71 in Bella Vista city limits. Pedestrians will have safer methods for crossing the major arterial in our Community Destination node, thus enhancing the east to west side connection network and providing additional modes of transportation regionally and within the city. The approved plan set is attached to this memo.

No further administrative site plans have been applied for at this time.

