

RESOLUTION NO. 2026-26

**A RESOLUTION OF THE CITY COUNCIL FOR
THE CITY OF FAIRFIELD BAY, ARKANSAS,
AMENDING REFERRAL TO THE BUILDING INSPECTOR
OF AMENDED COMPLAINT OF A CITIZEN CONCERNING
THE GRANTING OF A SPECIAL USE PERMIT
FOR SIGNS AT THE ENTRANCE TO THE CITY OF FAIRFIELD BAY
ON DAVE CREEK PARKWAY, AT HIGHWAY 16;
AND FOR OTHER PURPOSES**

WHEREAS, The City of Fairfield Bay recently approved an application for a Special Use Permit for signs at Dave Creek Parkway, and the intersection with Highway 16 (the main entrance to the City); and

WHEREAS, The Board of Zoning Adjustment had previously approved a variance for the application for Special Use Permit at issue; and

WHEREAS, The City of Fairfield Bay received a Citizen Complaint concerning the Special Use Permit previously approved by the City on December 8, 2025, and previously referred the Complaint to the Building Official who put it on the separate agendas for the regular meetings of the Planning Commission and the Board of Zoning Adjustment; and

WHEREAS, The City has received an amended complaint from a citizen, and the City Council concludes that the property owner is entitled to notice and an opportunity to respond to the amendment, and may also be entitled to an opportunity for a public hearing on any issues that may arise; and

WHEREAS, The City passed Resolutions to address these issues on two separate occasions, but understands that the previous Resolutions require some additional attention concerning timing of the notices and hearings;

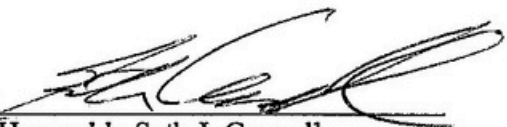
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF FAIRFIELD BAY, ARKANSAS:

1. The City of Fairfield Bay Building Inspector (also known as Building Official, or Code Enforcement Officer) has been "promptly investigating" the complaint (and its amendment) and taking other action as necessary. Municipal Code Section 14.08.01 (C); Ordinance No. 95-24.

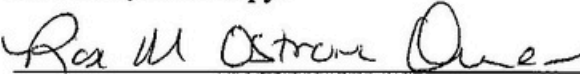
2. That the Building Inspector asks for additional time to deliver the previous Resolutions to the citizen making the complaint and amended complaint, and has now delivered those to the citizen, within the last thirty (30) days. The City Council hereby ratifies and confirms the extra time needed, with the understanding that the citizen has been notified at least thirty (30) days before the final public hearing before the Planning Commission, and (separately), the Board of Zoning Adjustment.
3. That the Building Inspector, the Planning Commission, and the Board of Zoning Adjustment shall schedule a public hearing on the matter at the next regular monthly meeting of the Planning Commission (in May), and at the next regular meeting of the Board of Zoning Adjustment (in May). The Planning Commission and the Board of Zoning Adjustment may vote to extend the time, or provide a different time and place for a public hearing in their sole discretion, at their next regular meetings.
4. That the Building Inspector notify the citizen complaining, and the applicant, by hand-delivery of this Resolution no later than the start of the next regular meeting of the Planning Commission in May 2026.
5. That this Resolution shall take effect immediately upon passage. The Recorder-Treasurer is requested to publish by posting as soon as possible, and by newspaper publication in accordance with her normal schedule. **The Recorder-Treasurer shall also deliver a copy of this Resolution to the complaining citizen, by email, within five (5) calendar days from the date of passage.**

SO BE IT RESOLVED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF FAIRFIELD BAY, ARKANSAS on this 11th day of May, 2026, at a regular Meeting of the City Council, after the matter was included on the City's published proposed City Council agenda on Friday, May 8, 2026.

APPROVED:


Honorable Seth J. Connell
Mayor
City of Fairfield Bay

ATTEST, a true copy:


Honorable Rose M. Ostronic Owen
Recorder-Treasurer

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