

**CITY OF FARMINGTON  
110 West Columbia  
Farmington, MO 63640**

**MARCH 13, 2014  
6:30 P.M.**

**TENTATIVE AGENDA**

**NOTICE** is hereby given to all citizens and parties of interest that the Farmington City Council will meet on Thursday, March 13, 2014 at 6:30 p.m. at Long Memorial Hall, 110 West Columbia, Farmington, Missouri, 63640.

The tentative agenda of this meeting includes:

**I. CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance
3. Roll Call
4. Approve Agenda

**II. PUBLIC HEARINGS**

1. An application request to Rezone 608 North "A" Street to a "C-2" General Commercial Zoning District (Case PZREZ-14-001). The property (A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of Lot 2 of Dunn's Karsch Subdivision 2, a Subdivision files for record in Document 2012R-01030 of the Land Records of St. Francois County, Missouri, described as follows, to-wit: Commencing a found iron pipe marking the Northeast corner of United States Survey 2969; thence South 29°20'35" East 1,654.46' to a found No. 5 rebar marking the Northwest corner of said Lot 2 and being on the East right-of-way of A Street, the POINT OF BEGINNING of the tract herein described; thence leaving said East right-of-way of A Street South 82°21'16" East 105.38' to a found No. 5 rebar; thence South 07°23'44" West 76.07' to a found No. 4 rebar; thence North 82°38'22" West 105.20' to a found No. 4 rebar on the East right-of-way of A Street; thence along said East right-of-way of A Street North 07°15'44" East 76.60' to the point of beginning. Containing 0.18 acres, more less. Being part of Deed Book 1587 at Page 1581.) is located in an "R-3" Single-Family Residential Zoning District. Submitted by Taylor Engineering on behalf of Denny Pogue Sr. and Mary T. Dunn.
2. An application request for Final Subdivision Record Plat approval for Ridge Haven Subdivision, Phase 2 (Case PZFRP-13-005). The property (A tract of land located in the County of St. Francois and the State of Missouri, lying in part of United States Survey 339, Township 35 North, Range 6 East of the Fifth Principal Meridian described as follows to-wit: Commencing at a found Drill Steel marking the Northwest corner of said United States Survey 339; thence South 74°03'56" East 3759.59' to a 1" iron pipe, THE POINT OF BEGINNING of the tract herein described; thence along the South line of Deed Book 1476



at Page 598 of the Land Records of St. Francois County, Missouri North 75°50'44" East 247.72' to a found Limestone marking the Southwest corner of Westmeyer Meadows a subdivision filed for record in Plat Book 16 at Page 550 of the Land Records of St. Francois County, Missouri; thence along the South line of said Westmeyer Meadows North 74°58'41" East 818.21' to a found rebar marking the Northwest corner of Deed Book 818 at Page 213 of the Land Records of St. Francois County, Missouri; thence along the West line of said Deed Book 818 at Page 213 South 10°34'05" East 232.18' to a found rebar marking the Southwest corner of said Deed Book 818 at Page 213; thence along the South line of said Deed Book 818 at Page 213 North 75°14'22" East 325.00' to a point in the center of Old Fredericktown Road (also Known as Fredericktown Avenue) from which a set No. 5 rebar bears South 75°14'22" West 20.00'; thence along the center of Old Fredericktown Road (also known as Fredericktown Avenue) South 12°37'32" East 515.02' to a point from which a set No. 5 rebar bears South 78°21'11" West 27.49'; thence leaving said center of Old Fredericktown Road (also known as Fredericktown Avenue) along the North line of Deed Book 1609 at Page 318 of the Land Records of St. Francois County, Missouri South 78°21'11" West 463.09' to a found rebar marking the Northwest corner of said Deed Book 1609 at Page 318; thence along the North line of Deed Book 1649 at Page 554 of the Land Records of St. Francois County, Missouri South 78°20'33" West 752.07' to a found rebar in concrete marking the Northwest corner of said deed Book 1649 at Page 554; thence along the East line of Deed Book 1405 at Page 2314 of the Land Records of St. Francois County, Missouri North 49°27'54" West 65.99' to a set No. 4 rebar; thence continuing along the said East line of Deed Book 1405 at Page 2314 North 24°11'25" West 633.55' to the point of beginning. Containing 19.66 acres, more or less. Being all of Deed Book 1607 at Page 1475) is located along the west side of the 1500 Block of Fredericktown Avenue in an "R-3" Single Family Residential Zoning District. Submitted by Taylor Engineering on behalf of D & L Developers, Inc.

3. An application for Planned Unit Development (PUD) / Plat approval (Case PZPUD-13-008). The owner of the property requests the City of Farmington grant a Planned Unit Development (PUD) / Plat approval for Liberty Landing Subdivision. The property (A tract of land located in the County of St. Francois and the State of Missouri, lying in part of United States Survey 2969, Township 36 North, Range 5 East of the Fifth Principal Meridian described as follows, to-wit: Commencing at a found iron rod on the East right-of-way of Maple Valley Drive and marking the Southwest corner of Maple Ridge Commercial Subdivision, Plat 1 a subdivision filed for record in Plat Book 16 at Page 128 of the Land Records of St. Francois County, Missouri; thence along said East right-of-way of Maple Valley Drive South 21°29'38" West, 620.46' to a found No. 4 rebar being the Southwest corner of Deed Book 1413 at Page 1492 of the Land Records of St. Francois County, Missouri the POINT OF BEGINNING of the tract herein described; thence along the South line of said Deed Book 1413 at Page 1492 South 83°22'45" East, 423.94' to a found No. 4 rebar on the West right-of-way of Parkland Drive; thence along said West right-of-way of Parkland Drive South 07°11'43" West, 810.33' to a set No. 4 rebar on the North right-of-way of West Liberty Street; thence leaving said West right-of-way of Parkland Drive and along said North right-of-way of West Liberty Street as follows: South 56°57'04" West, 135.97' to a point; thence South 60°54'14" West, 327.26' to a point; thence 134.01' along a curve to the right having a radius of 331.33' through a central angle of 23°10'24" and whose chord bears South 70°42'03" West, 133.09' to a point; thence South 82°13'16" West, 136.62' to a set No. 4 rebar on the North right-of way of West Liberty Street; thence leaving said North right-of-way of West Liberty Street 85.22' along a curve to the right having a radius of 50.00' through a central angle of 97°39'06" and whose chord



bears North 48°57'12" West, 75.27' to a set No. 4 rebar on the East right-of-way of Maple Valley Drive; thence along said East right-of-way of Maple Valley Drive 125.94' along a curve to the right having a radius of 466.38' through a central angle of 15°28'22" and whose chord bears North 07°36'32" East, 125.56' to a point on said East right-of-way Maple Valley Drive; thence along said East right-of-way Maple Valley Drive North 21°24'37" East, 1046.88' to the Point of Beginning. Containing 13.33 acres more or less. Being part of Deed Book 1487 at Page 1868.) Liberty Landing Subdivision, Phase I is located along the East side of the 200 Block of Maple Valley Drive. The current Zoning is "OA-1" Office and Apartments Zoning District. Submitted by Taylor Engineering, LLC on behalf of Peterson, LLC.

4. An ordinance amending the Municipal Code of the City of Farmington, Missouri, by amending Title IV: Land Use, Chapter 405: Zoning Regulation, Article VI: Supplementary Regulations, Section 405.210, Subsection 3(i)(3) regarding implementing a revision to the City's current setback averaging standard that requires said data to be prepared by a State Registered Land Surveyor. Submitted by the City of Farmington.
5. An ordinance amending the Municipal Code of the City of Farmington, Missouri, by amending Title IV: Land Use, Chapter 405: Zoning Regulation, Article VII: Non-Conforming Buildings and Uses, Section 405.250: Non-Conforming Buildings and Uses regarding implementing a revision to the City's current standards related to Buildings damaged due to Fire, Natural Disasters, or other similar causes. Submitted by the City of Farmington.
6. An ordinance approving a petition to remove property from the Maple Valley Plaza Community Improvement District and to amend the petition for the creation of a Community Improvement District.

### **III. VISITORS TO ADDRESS THE CITY COUNCIL**

1. Public Participation for Non-Agenda Items (3 minutes per person)

### **IV. REPORTS**

1. Committee Reports, Presentation of Legislation and Discussion
  - A. Public Safety (Smith)
  - B. Public Works (Forsythe)
  - C. Public Services (Crites)
  - D. Administrative Services (Kellogg)
2. 2013 Fire Department Year End Report (Chief Todd Mecey)
3. Finance Director Report
4. City Administrator Report

### **V. NEW BUSINESS**

1. Consent Agenda
  - A. Department Reports

## VI. PRESENTATION OF LEGISLATION

(Second Reading)

**Bill 17022014:** An Ordinance of the City of Farmington Approving and Accepting the Final Subdivision Record Plat of Mineral Area Regional Medical Center, a Subdivision of the City of Farmington.

(Second Reading)

**Bill 18022014:** An Ordinance for the Purpose of Providing for the Annexation of Territory to the Existing Corporate Boundaries of the City of Farmington, Missouri. (Mineral Area Regional Medical Center Subdivision)

(Second Reading)

**Bill 19022014:** An Ordinance of the City of Farmington, Missouri, Designating Property Located at 9 North Jefferson Street and 29 North Jefferson Street, as a “Farmington Historic Property”.

(Second Reading)

**Bill 20022014:** An Ordinance Authorizing the City of Farmington, Missouri, to Enter Into a Lease Purchase Transaction Entailing the Delivery of Certificates of Participation (City of Farmington, Missouri, Lessee), Series 2014, the Proceeds of which will be used to pay the Costs of Certain Improvements Within the City, and Costs Related Thereto; and Authorizing the Execution of Certain Documents and Actions in Connection Therewith.

(First Reading)

**Bill 21032014:** An Ordinance Approving a Petition to Remove Property from the Maple Valley Plaza Community Improvement District and to Amend the Petition for the Creation of a Community Improvement District.

(First Reading)

**Bill 22032014:** An Ordinance Amending the Municipal Code of the City of Farmington, Missouri, by Amending Title IV: Land Use, Chapter 405: Zoning Regulation, Article VI: Supplementary Regulations, Section 405.210: Additional Height, Area and Yard Regulations, Subsection 3, Paragraph I, Item 3, A Land Use Known as “Setback Average Determination” and Enacting Certain Regulations Pertaining Thereto.

(First Reading)

**Bill 23032014:** An Ordinance Amending the Municipal Code of the City of Farmington, Missouri, by Amending Title IV: Land Use, Chapter 405: Zoning Regulation, Article VII: Non-Conforming Buildings and Uses, Section 405.250: Non-Conforming Buildings and Uses, a Land Use Known as “Non-Conforming Buildings and Uses” and Enacting Certain Regulations Pertaining Thereto.

(First Reading)

**Bill 24032014:** An Ordinance Amending the General Zoning Ordinance and Accompanying Map Thereto and Known as General Ordinance 11-2I by Changing the Classification of the Zone District for Certain Parcels of Land Described Herein. (608 North A Street)



(First Reading)

**Bill 25032014:** An Ordinance of the City of Farmington Approving and Accepting the Final Subdivision Record Plat of Ridge Haven Subdivision, a Subdivision of the City of Farmington.

(First Reading)

**Bill 26032014:** An Ordinance Granting Approval to Peterson, LLC, for the Planned Unit Development/Plat Approval for Liberty Landing Subdivision.

**Resolution R03-2014:** A Resolution Approving a Bond Financing Compliance Policy and Procedure for the City of Farmington, Missouri.

**Resolution R04-2014:** A Resolution of the City Council of Farmington, Missouri, Supporting and Endorsing "Proposition Farmington Schools", the Farmington R-7 School District \$28 Million Bond Proposal for the April 8, 2014 General Election.

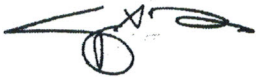
## **VII. MAYOR**

## **VIII. CLOSED SESSION**

Council may vote to adjourn to closed session to discuss matters pursuant to:  
Litigation as authorized by Section 610.021 (1) RSMo., Real Estate authorized by  
Section 610.021 (2) RSMo., and Personnel as authorized by Section 610.021 (3).

## **IX. ADJOURN**

Posted: March 12, 2014



Gregory S. Beavers, MPPA  
City Administrator

Copies of the agenda may be obtained by contacting:

Paula Cartee, City Clerk  
110 West Columbia Street  
Farmington, MO 63640  
573.756.1701  
[pcartee@farmington-mo.gov](mailto:pcartee@farmington-mo.gov)

The agenda may be viewed on the City's website at: [www.farmington-mo.gov](http://www.farmington-mo.gov) 24-hours prior to the meeting.



Disabled parking and entrance to Long Memorial Hall is located at the west entrance on Franklin Street. Persons needing additional special accommodation or access to attend or participate in the meeting should contact the City prior to the meeting at 573.756.1701 or [pcartee@farmington-mo.gov](mailto:pcartee@farmington-mo.gov).