

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

**FEBRUARY 11, 2016
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, February 11, 2016, 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 for Rezoning (REZ-16-002). The owner requests to rezone the property located west of Potosi St. and East of Alexander Ave. to an “R-6” Two Family Residential Zoning District. The property is currently zoned “R-3” Single-Family Residential Zoning District. Submitted by HHN Investments on behalf of Josh Black. The Legal Description for the property is as follows: Exhibit REZ-16-002
2. An application for Rezoning (REZ-16-001). The owner requests to rezone the property located west of Hillsboro Rd. at the end of Norsewood Place to an “R-6” General Residential Zoning District. The property is currently zoned “R-3” Single-Family Residential Zoning District. Submitted by Josh Black on behalf of Jacklyn Ronning. The Legal Description for the property is as follows: Exhibit REZ-16-001
3. An application for a Boundary Adjustment (BAD-16-001). The owner is requesting the City of Farmington grant them a boundary adjustment for the property located to the north of W Karsch Blvd and to the east of Vandergriff St. The property is currently zoned as “OA-1” Office and Apartment District. Submitted by Brett Burgess on behalf of MAC Farm Holding, LLC. The Legal Description for the property is as follows: Exhibit BAD-16-001
4. Removal of one acre land size requirement for office use in residential districts under a Special Use Permit (Section 405.200.12).

5. An Ordinance of the City of Farmington, Missouri, Amending the Municipal Code of the City of Farmington, Chapter 105: Elections, Article I: In General.
6. An Ordinance of the City of Farmington, Missouri, Amending the Municipal Code of the City of Farmington, Chapter 210: Ordinance Violations, Article V: Ordinance Violations Concerning Public Peace, Section 210.240. Weapons – Carrying Concealed – Other Unlawful Use.

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)
 - Approval of Destruction of Records
2. Finance Director Report
3. City Administrator Report

V. NEW BUSINESS

1. Consent Agenda
 - A. Department Reports
 - B. Minutes of Previous Meetings (January 25, 2016)
 - C. **Resolution R02-2016:** A Resolution of the City of Farmington, Missouri, Authorizing the Mayor of the City of Farmington to Enter Into and Execute a Contract with the Missouri Highways and Transportation Commission (Route W).

VI. PRESENTATION OF LEGISLATION

(First Reading)

Bill 01022016: 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. (HHN Investments)

(First Reading)

Bill 02022016: 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. (Josh Black)

(First and Second Reading)

Bill 03022016: An Ordinance Granting Approval to MAC Farm Holding, LLC, For A Boundary Adjustment of Amended Plat of Tract 1 of Resub of Block 1 of Pine Wood Park Blocks 1 & 2. (MAC Farm Holding, LLC)

(First Reading)

Bill 04022016: An Ordinance of the City of Farmington, Missouri, Amending the Municipal Code of the City of Farmington, Article IV: Land use Chapter 405: Zoning Regulations, Article VI: Supplementary Regulations, Section 405.200. Special Use Permit, Sub-Section C. Conditions of Use, Paragraph 12. Offices.

(First Reading)

Bill 05022016: An Ordinance of the City of Farmington, Missouri, Amending the Municipal Code of the City of Farmington, Chapter 105: Elections, Article I: In General.

(First Reading)

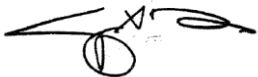
Bill 06022016: An Ordinance of the City of Farmington, Missouri, Amending the Municipal Code of the City of Farmington, Title II: Public Health Safety and Welfare, Chapter 210: Ordinance Violations, Article V: Ordinance Violations Concerning Public Peace, Section 210.240. Weapons – Carrying Concealed – Other Unlawful Use.

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



Gregory S. Beavers, MPPA
City Administrator

Posted: February 10, 2016

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

The agenda may be viewed on the City's website at: 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.

EXHIBIT A**TRACT 1:**

All that part of U.S. Survey 2969, Township 35 and 36 North, Range 5 East, City of Farmington, County of St. Francois, State of Missouri, being the same tract of land as recorded in Deed Book 820 at page 504, described as follows: Beginning at the Northwest Corner of Block 3 of Stan's Second Addition to the City of Farmington as recorded in Plat Book 9 at page 4 of the Land Records of the St. Francois County Missouri (said beginning point is also the Northeast Corner of a 9.4 acre tract of land conveyed by Warranty Deed as recorded in Deed Book 50 at page 454); thence along the North line of said 9.4 acre tract of land, North 89 degrees 31' 47" West, 417.31 feet to a set 1/2" dia. Rebar marking the Northwest corner of said 9.4 acre tract; thence departing said North line and along the West line of said 9.4 acre tract, South 7 degrees 53' 22" East, 1007.26 feet to a set 1/2" dia. Rebar marking the Northwest corner of a 0.5 acre tract of land conveyed by Warranty Deed as recorded in Deed Book 277 at page 465; thence departing said West Line, North 78 degrees 42' 38" East, 100.00 feet to a set 1/2" dia. Rebar marking the Northeast corner of said 0.5 acre tract; thence North 7 degrees 53' 22" West, 220.00 feet to a set 1/2" dia. Rebar marking the Northwest corner of a 1.0 acre tract of land conveyed by Warranty Deed as recorded in Deed Book 94 at page 408; thence North 78 degrees 42' 38" East, 100.00 feet to a set 1/2" dia. Rebar marking the Northeast corner of said 1.0 acre tract; thence North 81 degrees 49' 12" East 208.38 feet to a set 1/2" dia. Rebar marking the Northwest Corner of Lot 1 of Liberty Place as recorded in Plat Book 4 at page 25 and also marking the Southwest Corner of Lot 8 of Block 1 of Stam's Second Addition the City of Farmington as recorded in Plat Book 9 at page 4; thence along the West line of Stam's Second Addition, North 7 degrees 30' West 713.68 feet to the Point of Beginning.

Farmington, MO



Legend

- Address Point
 - In City Limits
 - Out of City Limits
- Parcel
- Corporate Limit
- Road Label

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



599.3 0 299.63 599.3 Feet

EXHIBIT A**TRACT 1:**

All of that part of U.S. Survey #2065, Township 36 North, Range 5 East, St. Francois County, Missouri, being within the city limits of Farmington, Missouri; Commencing at the Southeast corner of a tract of land described in Book 350 at page 255, thence North 80 degrees 03 minutes 30 seconds West 357.25 feet to the point of beginning of the tract herein described, thence continuing North 80 degrees 03 minutes 30 seconds West 209.26 feet to a point, thence North 30 degrees 00 minutes West 200.00 feet to a point, thence South 85 degrees 37 minutes East 259.60 feet to a point, thence South 14 degrees 00 minutes 30 seconds East 193.57 feet to the point of beginning.

Also a 20 foot easement of ingress and egress for a roadway, the North line of which is as follows: Beginning at the Northeast corner of the above tract, thence South 85 degrees 37 minutes East to the Hillsboro Road.

(The legal description for the above Tract 1 was provided to the preparer of this instrument for Jacklyn A. Ronning's property located at 406 Bishop Place, Farmington, MO 63640 and is the same as contained in the Beneficiary Deed dated October 21, 2004 from Jacklyn A. Ronning to Thor D. Ronning, which Beneficiary Deed is recorded in the land records of St. Francois County, Missouri in Book 1554 at Page 45, and this General Warranty Deed hereby revokes such Beneficiary Deed and any Beneficiary Deed that Jacklyn A. Ronning may have previously executed regarding such property.)

TRACT 2:

A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of United States Survey 2065, Township 36 North, Range 5 East of the Fifth Principal Meridian, described as follows, to-wit: Commencing at a found iron rod marking the Northwest corner of a tract of land filed for record in Book 1256 at Page 654; thence South 30 degrees 12 minutes 49 seconds East 381.09 feet to a found iron rod marking the Southwest corner of said Book 1256 at Page 654, the POINT OF BEGINNING of the tract herein described; thence North 59 degrees 22 minutes 48 seconds East 201.43 feet to a found iron rod; thence South 26 degrees 06 minutes 59 seconds East 209.40 feet to a found iron rod; thence North 59 degrees 22 minutes 23 seconds East 191.35 feet to a set No. 4 rebar on the the West line of Meadow Acres a subdivision filed for record in Plat Book 9 at Page 24; thence South 30 degrees 37 minutes 46 seconds East 525.66 feet along said West line, to a found iron rod; thence leaving said West line, North 82 degrees 44 minutes 38 seconds West 481.38 feet to a found iron rod, marking the Southeast corner of Holiday Park Estates, Block 1, Amended Plat 3, a subdivision filed for record in Plat Book 14 at Page 35; thence North 30 degrees 09 minutes 19 seconds West 438.86 feet along said East line & its extension, to the point beginning. Containing 4.22 Acres, more or less. Being part of a tract of land filed for record in Book 611 at Page 436.

Also a 50 foot wide road and utility easement for the purposes of ingress and egress, the south line of which is described as follows: Beginning at a point on the South line of Magnolia Drive (now called Norsewood Place) at the Northwest corner of Lot 5 of Amended Plat of Meadow Acres as recorded in Plat Book 9 at page 24; thence South 59 degrees 22 minutes 48 seconds West 191.35 feet to the point of termination.

Also an easement for roadway and utilities for ingress over the existing driveway 20 foot wide as it runs parallel to and East of the following described line: Commencing at the Northwest corner of Lot 5 of said Amended Plat of Meadow Acres; thence South 59 degrees 22 minutes 48 seconds West 191.35 feet to the point of beginning; thence North 26 degrees 06 minutes 55 seconds West, 209.38 feet to the point of termination.

(The legal description for the above Tract 2 was provided to the preparer of this instrument for Jacklyn A. Ronning's property on Norsewood place and the legal description for the 4.22 acres, more or less, is the same as contained in the Survey dated November 15, 2005 by Taylor Engineering of Farmington, Missouri, and the legal description for the easements is the same as set forth in the Beneficiary Deed dated October 19, 2009, from Jacklyn A. Ronning to Thor D. Ronning, Curtis D. Ronning, Daniel T. Ronning and Tammy D. Gray, which Beneficiary Deed is recorded as Document 2009R-10395 of the land records of St. Francois County, Missouri, and this General Warranty Deed hereby revokes such Beneficiary Deed and any Beneficiary Deed that Jacklyn A. Ronning may have previously executed regarding such property.)

Farmington, MO



Legend

Address Point

In City Limits

Out of City Limits

Parcel

Corporate Limit

Road Label

Notes



408.6 0 204.29 408.6 Feet



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LOT 1:

A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of United States Survey 349 described as follows to-wit: Commencing at a found Aluminum Monument marking the Southwest corner of United States Survey 340, per Missouri Department of Natural Resources (DNR) Document 600-46850; thence South 70°36'35" West 2,340.58' to a found No. 4 rebar set by PLS 1201 on the East right-of-way of Vandergriff Street, thence along the East right-of-way of Vandergriff Street South 08°07'59" West 94.77' to a set No. 4 rebar, the POINT OF BEGINNING of the tract herein described; thence leaving said East right-of-way of Vandergriff Street and along the South right-of-way of proposed West Pine Street 39.03' along an arc of a curve to the right having a radius of 25.00' through a central angle of 89°27'35" and whose chord bears North 52°51'47" East 35.19' to a set No. 4 rebar; thence continuing along said South right-of-way of proposed West Pine Street South 82°24'26" East 382.36' to a set No. 5 rebar; thence leaving said South right-of-way of proposed West Pine Street South 07°30'59" West 355.13' to a set No. 5 rebar; thence North 81°19'37" West 39.50' to a found No. 4 rebar set by PLS 2170; thence North 81°01'45" West 162.64' to a found No. 4 rebar set by PLS 2004001331; thence North 08°06'14" East 208.68' to a found No. 4 rebar; thence North 81°07'30" West 208.71' to a found No. 4 rebar set by PLS 2170 and on the East right-of-way of Vandergriff Street; thence along said East right-of-way of Vandergriff Street North 08°07'59" East 112.37' to the point of beginning. Containing 2.29 acres, more or less. Being part of Document 2015R-02090.

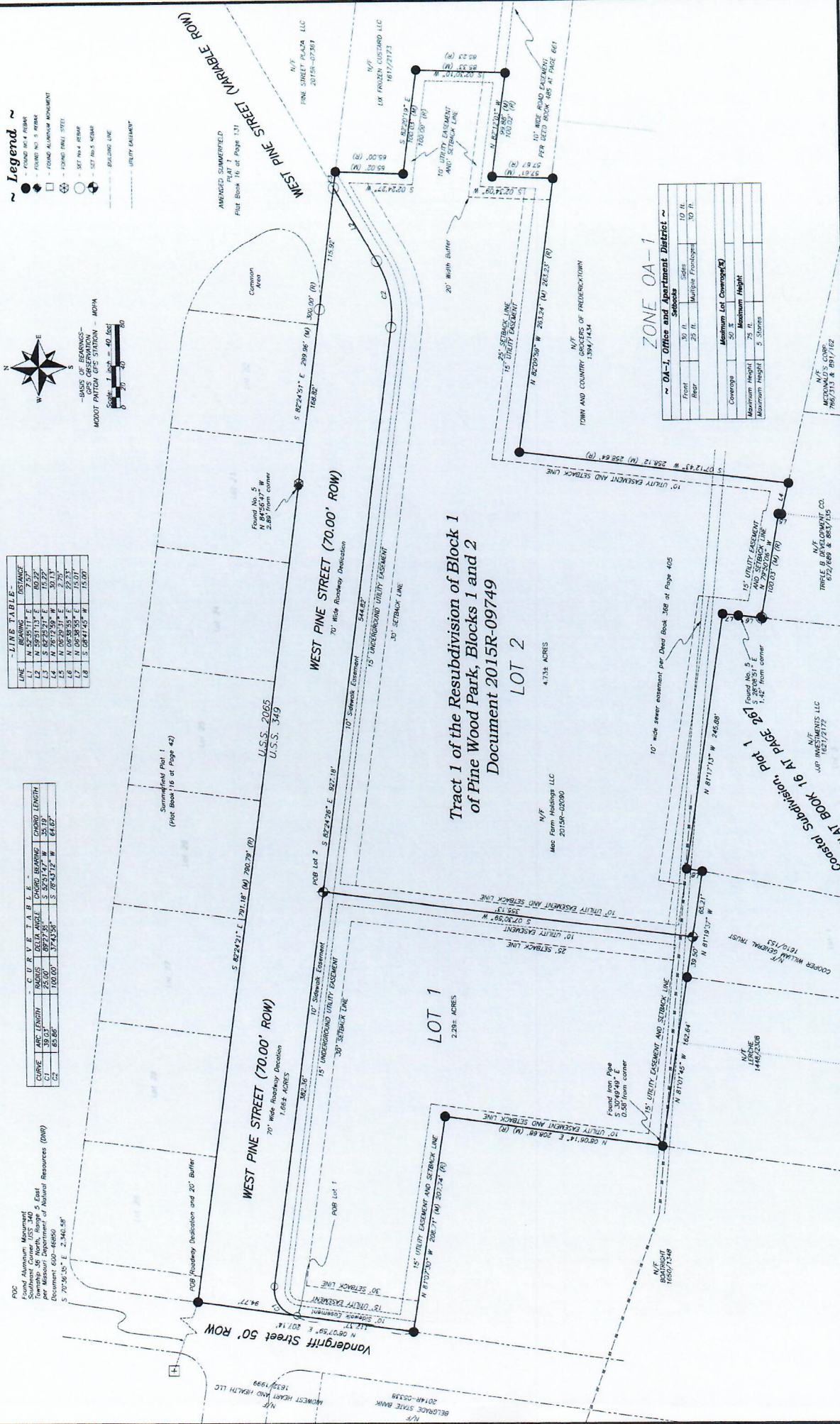
LOT 2:

A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of United States Survey 349 described as follows to-wit: Commencing at a found Aluminum Monument marking the Southwest corner of United States Survey 340, per Missouri Department of Natural Resources (DNR) Document 600-46850; thence South 70°36'35" West 2,340.58' to a found No. 4 rebar set by PLS 1201 on the East right-of-way of Vandergriff Street, thence along the East right-of-way of Vandergriff Street South 08°07'59" West 94.77' to a set No. 4 rebar; thence leaving said East right-of-way of Vandergriff Street and along the South right-of-way of proposed West Pine Street 39.03' along an arc of a curve to the right having a radius of 25.00' through a central angle of 89°27'35" and whose chord bears North 52°51'47" West 35.19' to a set No. 4 rebar; thence continuing along said South right-of-way of proposed West Pine Street South 82°24'26" East 382.36' to a set No. 5 rebar the POINT OF BEGINNING of the tract herein described; thence continuing along said South right-of-way of proposed West Pine Street as follows South 82°24'26" East 544.82' to a set No. 4 rebar; thence 65.86' along an arc of a curve to the left having a radius of 100.00' through a central angle of 37°43'58" and whose chord bears North 78°43'12" East 64.67' to a set No. 4 rebar; thence North 59°51'13" East 80.22' to a set No. 4 rebar; thence leaving said South right-of-way of proposed West Pine Street South 82°25'21" East 15.22' to a found No. 4 rebar set by PLS 2145; thence South 02°24'27" West 65.02' to a found No. 4 rebar set by PLS 2145; thence South 82°20'19" East 100.03' to a found No. 4 rebar set by PLS 2145; thence South 02°30'10" West 85.33' to a found No. 4 rebar set by PLS 2145; thence North 82°12'03" West 99.88' to a found No. 4 rebar set by PLS 2145; thence South 02°34'09" West 57.61' to a found No. 4 rebar set by PLS 2145; thence North 82°09'59" West 263.24' to a found No. 4 rebar set by PLS 2145; thence South 07°12'43" West 258.12' to a found No. 4 rebar set by PLS 2145; thence North 76°12'59" West 30.13' to a found No. 4 rebar; thence North 06°29'31" East 2.75' to a found No. 4 rebar; thence North 79°50'06" West 100.03' to a found No. 5 rebar; thence North 06°38'55" East 22.23' to a found No. 4 rebar set by PLS 2004001331; thence North 06°38'55" East 15.01' to a found No. 4 rebar set by PLS 2004001331; thence North 81°17'13" West 245.88' to a found No. 4 rebar set by PLS 2004001331; thence South 08°41'45" West 15.00' to a found No. 4 rebar set by PLS 2145; thence North 81°19'37" West 65.21' to a set No. 5 rebar; thence North 07°30'59" West 355.13' to the point of beginning. Containing 4.73 acres, more or less. Being part of Document 2015R-02090.

ROADWAY DEDICATION:

A tract of land located in the City of Farmington, County of St. Francois and the State of Missouri, lying in part of United States Survey 349 described as follows to-wit: Commencing at a found Aluminum Monument marking the Southwest corner of United States Survey 340, per Missouri Department of Natural Resources (DNR) Document 600-46850; thence South 70°36'35" West 2,340.58' to a found No. 4 rebar set by PLS 1201 on the East right-of-way of Vandergriff Street, and the Southwest corner of Summerfield Plat 1 Subdivision, a Subdivision filed for record in Plat Book 16 at Page 42 of the Land Records of St. Francois County, Missouri, the POINT OF BEGINNING of the tract herein described; thence leaving said East right-of-way

of Vandergriff Street and along the South boundary of said Summerfield Plat 1 Subdivision South $82^{\circ}24'21''$ East 791.18' to a found Drill Steel; thence continuing along the South boundary of said Summerfield Plat 1 Subdivision South $82^{\circ}24'51''$ East 168.82' to a set No. 4 rebar on the existing West Pine Street right-of-way; thence leaving the South boundary of Summerfield Plat 1 Subdivision and along existing West Pine Street right-of-way South $82^{\circ}24'51''$ East 115.92' to a set No. 4 rebar; thence leaving said existing South right-of-way of West Pine Street South $59^{\circ}51'13''$ West 80.22' to a set No. 4 rebar; thence 65.86' along an arc of a curve to the left having a radius of 100.00' through a central angle of $37^{\circ}43'58''$ and whose chord bears South $78^{\circ}43'12''$ West 64.67' to a set No. 4 rebar; thence North $82^{\circ}24'26''$ West 927.18' to a set No. 4 rebar; thence 39.03' along an arc of a curve to the left having a radius of 25.00' through a central angle of $89^{\circ}27'35''$ and whose chord bears South $52^{\circ}51'47''$ West 35.19' to a set No. 4 rebar on said East right-of-way of Vandergriff Street; thence along said East right-of-way of Vandergriff Street North $08^{\circ}07'59''$ East 94.77' to the point of beginning. Containing 1.66 acres, more or less. Being part of Document 2015R-02090.



LINE	BEARING	DISTANCE
L1	N 52°35'11" E	7.57'
L2	N 59°51'13" E	80.22'
L3	S 82°25'21" E	15.22'
L4	N 76°12'59" W	30.13'
L5	N 06°29'31" E	2.75'
L6	N 06°38'55" E	22.23'
L7	N 06°38'55" E	15.01'
L8	S 08°41'45" W	15.00'

- C U R V E T A B L E -					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	39.03'	25.00'	89°27'35"	S 52°51'47" W	35.19'
C-2	65.86'	100.00'	37°43'58"	S 78°43'12" W	64.67'

FOC
Found Aluminum Monument
Southeast Corner USS 340
Township 36 North, Range 5 East
per Missouri Department of Natural
Document 600-46850
S. 70°36'35" E. 2,340.58'

~ OA-1, Office and Apartment District ~		
Subblocks		
Front	30 ft.	Sides
Rear	25 ft.	Multiple Frontage
		10 ft.
		30 ft.
Maximum Lot Coverage (%)		
Coverage	50 %	Maximum Height
Maximum Height	75 ft.	
Minimum Height	5 Stories	

Plat of a Subdivision Survey
of Tract 1 of the Resubdivision
of Block 1 of Pine Wood Park, Block 1 and 2

TE
TAYLOR ENGINEERING L.L.C.
ENGINEERING SURVEYING CONSTRUCTION TESTING
P.O. BOX 674 119 E. COLUMBIA FARMINGTON, MO 63640
972-962-2874
972-962-2875
JULY 2006 PROFESSIONAL AND SURVEYOR
CERTIFICATE OF AUTHORITY: 2004001131
EXPIRATION DATE: DECEMBER 31, 2016

Bret Burgess
6433 Highway F
Farmington, Mo. 63640

FIELD CREW:	JH/CKH	PLOT SCALE	1" = 40'
CALCULATED BY:	CKH	7/2 PROJ NO.	15154
DRAWN BY	CKH	ISSUE DATE:	01/07/2016

subdivision filed for record in Document 2015B-06749
of the Land Records of St. Francois County, Missouri.
~ City of Farmington ~

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Farmington, MO



Legend

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Road Label

Notes



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565.0 0 282.52 565.0 Feet