

CITY OF FARMINGTON

Public Hearing Minutes

February 24, 2014

6:30 p.m.

The City Council of the City of Farmington met on February 24, 2014, in the Council Chambers. The hearing was called to order by Mayor Landrum.

Councilmen present were: Larry Forsythe, Darrel Holdman, Mark Kellogg, Garret Boatright, and Dennis Smith.

Councilman Lynn Crites, David Holman, and John Robinson were absent.

City Counselor, Scott Reid, was present.

Officials present were: Greg Beavers, Larry Lacy, Rick Baker, Todd Mecey, Tim Barnes, Floyd Massey, Michelle Daniel, and Paula Cartee.

Mayor Landrum stated that a Public Hearing is being held to gain input regarding:

An application request for Final Subdivision Plat approval for Mineral Area Regional Medical Center Subdivision (Case PZFRP-13-006) and an annexation request (Case PZANN-13-005) for part of the property). 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 11 through 25 of Murphy Place, a subdivision filed for record in Plat Book 4 at Page 23 and part of United States Survey 340, Township 36 North, Range 5 East of the Fifth Principal Meridian, described as follows, to-wit: Commencing at a found Aluminum Monument marking the Southeast corner of United States Survey 340, Township 36 North, Range 5 East per Missouri Department of Natural Resources (DNR) Document 600-46850; thence North 37°56'55" West 3,291.90' to a set No. 4 rebar on the East right-of-way of Weber Road and the North right-of-way of Wallace Road, the POINT OF BEGINNING of the tract herein described; thence along said East right-of-way of Weber Road North 37°32'38" West 94.70' to a found No. 4 rebar; thence continuing along said East right-of-way of Weber Road 528.13' along an arc of a curve to the left having a radius of 2,916.43' through a central angle of 10°22'32" and whose cord bears North 44°04'40" West 527.41' to a found No. 4 rebar; thence continuing along said East right-of-way of Weber Road North 48°53'54" West 94.97' to a found iron pipe marking the Southeast corner of Deed Book 881 at Page 364 of the Land Records of St. Francois County, Missouri; thence leaving said East right-of-way of Weber Road North 48°09'41" East 75.43' to a found iron bar marking the Northeast corner of said Deed Book 881 at Page 364; thence North 38°09'09" East 184.77' to a point on the center of Wolf Creek from which a No. 4 rebar bears South 38°09'09" East 21.94'; thence along said centerline of Wolf Creek as follows North 71°18'09" East 40.39'; thence North 88°00'52" East 58.20'; thence North 59°51'53" East 76.59'; thence North 33°14'25" East 117.76'; thence North 79°55'07" East 131.61'; thence North 86°06'09" East 41.23'; thence North 55°09'47" East 115.89'; thence North 82°37'15" East 135.10'; thence North 75°30'24" East 115.11'; thence South 54°09'47" East 89.42'; thence North 49°51'51" East 120.48'; thence North 59°41'58" East 48.53'; thence North 36°05'45" West 58.74'; thence North

40°08'53" East 25.00'; thence North 87°51'32" East 100.18'; thence North 51°50'57" East 106.35'; thence North 73°59'20" East 65.77' to a found No. 4 rebar at the intersection of said centerline of Wolf Creek with the centerline of the abandoned St. Francois Electric Railroad; thence leaving said centerline of Wolf Creek along the centerline of said abandoned St. Francois Electric Railroad North 15°43'10" West 458.13' to a found No. 4 rebar from which a old iron rod bears North 44°35'45" West 5.98'; thence leaving said Centerline of abandoned St. Francois Electric Railroad North 73°55'43" East 25.07' to a found No. 4 rebar; thence North 79°55'06" East 233.35' to a found No. 4 rebar; thence North 80°00'43" East 63.47' to a found stone; thence South 00°33'26" West 19.74' to a set No. 4 rebar; thence South 84°31'07" East 152.55' to the centerline of Wolf Creek; thence along said centerline of Wolf Creek as follows North 77°42'40" East 24.70'; thence North 07°08'41" East 33.91'; thence North 23°28'30" East 15.10'; thence North 38°05'52" East 12.46'; thence North 77°53'14" East 40.89'; thence North 36°23'35" East 84.39'; thence South 73°05'03" East 156.28'; thence South 81°18'39" East 49.38'; thence South 70°20'32" East 49.20'; thence North 73°33'07" East 28.95'; thence North 49°51'23" East 19.24'; thence leaving said centerline of Wolf Creek South 14°09'18" East 1,241.30' to a set No. 4 rebar on the North right-of-way of Wallace Road; thence along said North right-of-way of Wallace Road South 71°28'06" West 178.91' to a set No. 4 rebar; thence leaving said North right-of-way of Wallace Road North 17°35'46" West 402.33' to a found No. 5 rebar; thence South 71°53'19" West 197.27' to a found No. 5 rebar; thence South 72°07'15" West 200.29' to a found No. 4 Rebar; thence North 16°01'50" West 356.03' to a found No. 4 rebar; thence South 73°58'34" West 260.15' to a point on the centerline of abandoned St. Francois Electric Railroad from which a No. 4 rebar bears North 73°58'34" East 1.12' and another No. 4 rebar bears North 15°43'29" West 1.10'; thence along said centerline of said abandoned St. Francois Electric Railroad South 15°43'29" East 769.81' to a set No. 4 rebar on the North right-of-way of Wallace Road; thence leaving said centerline of St. Francois Electric Railroad along said North right-of-way of Wallace Road as follows South 73°23'38" West 47.66' to a set No. 4 rebar; thence South 79°06'16" West 50.25' to a set No. 4 rebar; thence South 73°23'39" West 187.71' to a set No. 4 rebar; thence 196.46' along an arc of a curve to the left having a radius of 1,805.61' through a central angle of 06°14'02" and Whose cord bears South 70°16'37" West 196.36' to a set No. 4 rebar; thence 197.27' along an arc of a curve to the right having a radius of 2,270.46' through a central angle of 04°58'42" and whose cord bears South 69°38'56" West 197.21' to a set No. 4 rebar; thence South 71°05'31" 245.59' to the point of beginning. Containing 41.13 acres, more or less. Being all of Deed Book 1609 at Page 1116.) is located at 1212 Weber Road in an "OP-1" Office and Professional Zoning District. The proposed Zoning for the annexation property (Annexation Description, PART OF TRACT 3: A tract of land located in the County of St. Francois and the State of Missouri, lying in part of United States Survey 340, Township 36 North, Range 5 East of the Fifth Principal Meridian, described as follows, to-wit: Commencing at a found Aluminum Monument marking the Southeast corner of said United States Survey 340 per Missouri Department of Natural Resources (DNR) Document 600-46850, thence North 23°27'06" West 3,121.82' to a set No. 4 rebar on the North right-of-way of Wallace Road, the POINT OF BEGINNING of the tract herein described; thence along said North right-of-way of Wallace Road as follows South 73°23'39" West 187.71' to a set No. 4 rebar; thence 196.46' along an arc of a curve to the left having a radius of 1,805.61' through a central angle of 06°14'02" and whose cord bears South 70°16'37" West 196.36' to a set No. 4 rebar; thence 29.08' along an arc of a curve to the right having a radius of 2,270.46' through a central angle of 00°44'02" and whose cord bears South

67°31'36" West 29.08' to a point; thence leaving said North right-of-way of Wallace Road North 16°33'21" West 140.86' to a point; thence North 33°30'17" East 65.16' to a point; thence North 71°11'36" 365.67' to a point; thence South 15°43'29" East 183.06' to the point of beginning. Containing 1.66 acres, more or less. Being part of Tract 3 of Deed Book 1609 at Page 1116, and Annexation Description PART OF TRACT 5, 6 and 7: A tract of land located in the County of St. Francois and the State of Missouri, lying in part of United States Survey 340, Township 36 North, Range 5 East of the Fifth Principal Meridian, described as follows, to-wit: Commencing at a found Aluminum Monument marking the Southeast corner of said United States Survey 340 per Missouri Department of Natural Resources (DNR) Document 600-46850, thence North 06°07'23" West 3,172.10' to a set No. 4 rebar on the North right of way of Wallace Road, the POINT OF BEGINNING of the tract herein described; thence along said North right-of-way of Wallace Road South 71°28'06" West 178.95' to a set No. 4 rebar; thence leaving said right-of-way of Wallace Road North 17°35'46" West 402.33' to a found No. 5 rebar; thence South 71°53'19" West 197.27' to a found No. 5 rebar; thence South 72°07'15" West 200.29' to a found No. 4 rebar; thence North 16°01'50" West 356.03' to a found No. 4 rebar; thence South 73°58'34" West to a point on the centerline of the abandoned St. Francois Electric Railroad from which a No. 4 rebar bears North 73°58'34" East 1.12' and another No. 4 rebar bears North 15°43'29" West 1.10'; thence along said centerline of said abandoned St. Francois Electric Railroad North 15°44'18" West 180.64' to a found No. 4 rebar; thence continuing along said centerline of abandoned St. Francois Electric Railroad North 15°43'10" West 458.13' to a found No. 4 rebar from which a old iron rod bears North 44°35'45" West 5.98'; thence leaving said centerline of abandoned St. Francois Electric Railroad North 73°55'43" East 25.07' a found No. 4 rebar; thence North 79°55'06" East 233.35' to a found No. 4 rebar; thence North 80°00'43" 63.47' to a found Stone; thence South 00°33'26" West 19.74' to a set No. 4 rebar; thence South 84°31'07" 152.55' to point on the centerline of Wolf creek; thence along the said centerline of Wolf creek as follows North 77°42'40" East 24.70' to a point; thence North 07°08'41" East 33.91' to a point; thence North 23°28'30" East 15.10' to a point; thence North 38°05'52" East 12.46' to a point; thence North 77°53'14" West 40.89' to a point; thence North 36°23'35" East 84.39' to a point; thence South 73°05'03" east 156.28' to a point; thence South 81°18'39" East 49.38' to a point; thence South 70°20'32" East 49.20' to a point; thence North 73°33'07" East 28.95' to a point; thence North 49°51'23" East 19.24' to a point; thence leaving said centerline of Wolf Creek South 14°09'18" East 1,241.30' to the point of beginning. Containing 18.36 acres, more or less. being all of Tracts 5, 6 and 7 of Deed Book 1609 at Page 1116.) is "OP-1" Office and Professional Zoning District. Submitted by Taylor Engineering on behalf of Capella Healthcare (Farmington Missouri Hospital Company, LLC).

David Holman entered the meeting at 6:35 p.m.

Tim Barnes, City Planner, explained that this is an opportunity to clean up the plat for the Mineral Area Regional Medical Center and that it was given a favorable recommendation from the Planning and Zoning Committee. He explained that there were pieces of the existing plat that were never annexed into the City. The requested zoning for the property is OP-1 which matches the existing zoning for the facility.

The hearing was closed at 6:40 p.m.

Paula Cartee
Paula Cartee, City Clerk

March 13, 2014
Date Approved by Council

SAH
Mayor

MARCH 13, 2014
Date