





Mr. Gammon gave the Staff Report on this item stating that this was rezoning for a subdivision. The developer would like the land to stay as natural as possible. Some of the letters received were concerns, not necessarily protests.

Mr. Randal Shadid, represented Rice Properties, Barry Rice, owner. Mr. Shadid stated that he saw approximately four protest letters and would comment. He stated that the addition would be compatible with other additions with well and septic, previously approved within the County and Edmond city limits. Some concerns involved lowering of the water table. He stated that he thought the Board had received a letter from Mr. John Harrington, Garber-Wellington Association/ACOG, stating that when this development takes place it will take about 12.5 gallons per minute out of the water table. Each home uses about 150 gallons per day. Typical city water wells use 100-250 gallons per minute. Mr. Harrington indicated in his correspondence that the effect on the water table would be insignificant in this situation. Mr. Shadid stated that he had a map showing that the location was in a good area for recharge. Drainage was mentioned in one of the letters. He stated that they would not increase historic runoff. He stated that in the preliminary plat would show a common area. His client would look at water features and lakes, which could be incorporated into a detention plan, but would be discussed and finalized in the preliminary plat stage. Traffic was also mentioned as a concern. He stated that there would be an increase in traffic with the completion of the addition. It is a major interchange access. The entrance would be about 2 ½ miles from Covell that would have major access to I-35. He stated that he didn't see traffic actually being a problem. The entry into the first phase would be off of Midwest Boulevard and was intentionally located across from vacant ground, and not across from existing homes or structures.

Mr. Bob Mathews, 6301 Hidden Hills Dr., stated that he had done some traffic counts and that people going South on Midwest Blvd. to Covell, then West to I-35 would involve 4, 4-way stop signs at each of the intersections; Sorghum Mill, Coffee Creek, Covell, and Air Depot. He stated that he talked to people living on Midwest Blvd., asking how they get out. None of them told him south on Midwest Blvd. and West on Covell to I-35. He stated that they go north on Midwest Blvd. with virtually nonstop I-35 access. Mr. Mathews stated that he questions the water usage, thinking that the people who will buy these homes will use millions of gallons of water in the summertime with sprinkler systems.

Mr. Wendell Harkey, 6509 Hidden Hills Dr., stated that his thoughts were only concerns with the water. He stated that there he was unaware of the report from ACOG and wanted a copy. He stated that if the water table would not be affected or have minimal effects, that he would not have any problem with the subdivision.

Mr. Gammon stated that the report stated that there was sufficient water but also advised not to dig too deep, due to the saltwater content in the deeper levels.

Mr. and Mrs. Paul Waits, owners of the 70 acres adjacent to the East of said property, stated that they have two ponds that are spring-fed and their livestock rely on the ponds 100% and they don't go dry but sometimes get very low. They just want some assurance that the ponds will not go dry. Mr. Waits stated that the ponds were manmade by the Conservation Department about forty years ago. He also stated that he was worried that the creek that runs through their property has a film of oil on it all the time and could possibly be oil seeping from the water table. Drilling wells in the

proposed addition may or may not add to the problem of oil in his water. Mr. Waits is also concerned that once the subdivision is completed and starts to fill with families that a safety issue would arise because he cuts hay 3 times per year. They are concerned about the welfare of children and pets that may not be seen due to the height of the hay. He was also wondering if Mr. Rice was planning on putting up a fence on the East/West boundary. The fence there now is not in very good shape. Their intentions were to eventually graze buffalo on the property within the next few years and would be putting up a high tinsel electric fence, which will be about 6 feet tall with high tinsel steel every 8 inches (about 12 gauge metal wires). Every other one would be electrified. The wattage would be the same as a regular electric fence. Mr. and Mrs. Waits were not against the subdivision; they just had concerns that need to be addressed.

Mr. Greg Griffith, stated that he lives about where the entrance was going to be on Midwest Blvd. Mr. Griffith said that he was concerned with drainage problems at a nearby intersection. He showed the Board the location on the aerial photo. He did not have a problem with the subdivision, just a problem with drainage.

Mr. Shadid stated they were leaving as much natural vegetation as possible and most of it is heavily wooded, so there wouldn't be a need to water the entire area. He stated that they are in the process of mapping the old oil wells and had not actually found any as of yet, but there may be one in the far southeast corner. Water quality is important to them and is in the process of sampling existing wells and may drill a test well also. He stated that they would probably address these issues in the preliminary plat. Mr. Shadid stated that they have no intention of fencing. He stated that he wasn't concerned about an electric fence; that it isn't going to hurt anyone. Mr. Shadid stated that with the drainage issue they would be doing some detention that should help the problem. They won't be doing anything that would increase the problem and would look further into the situation.

Ms. Dorrance made a motion to approve the rezoning application. Mr. Wynn seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye. The item was approved.

**General Plat: GP 01-03      STONE VALLEY RANCH ADDITION**

Applicant: **RICE PROPERTIES, L.L.C.  
BARRY RICE, MANAGER**

If approved, the lots will be restricted to homes with a minimum size of 2,000 square feet and with other restrictive covenants, which will assure a quality development. The 160 acres will be divided in half by a valley and creek running North/South through the property. The valley will be preserved in its natural state and enhanced with water features, walking and jogging trails. The following is the legal description of the property:

**A tract or parcel of land lying in the Northwest Quarter of Section 2, Township Fourteen North Range Two West of the Indian Meridian, Oklahoma County, Oklahoma and being particularly described as follows: Lots 3 & 4 and the South half of the Northwest Quarter of Section Two, Township Fourteen North, Range Two West of the Indian Meridian, Oklahoma County, Oklahoma. Containing 6,970,080,768 Square Feet or 160.11 Acres, more or less. Subject to all easements, restrictions and covenants of record.**

**Location: South of Waterloo Road (248<sup>th</sup>), East of Midwest Blvd. (County Hwy District#3)**

Mr. Gammon gave the Staff Report on this item. He stated that this was just a general idea of what it would look like. Due to a pipeline, Mr. Rice believes he could better use the property by going around it.

The Board discussed among themselves and with Staff going over the plat.

Ms. Dorrance made a motion for approval of the General Plat. Mr. Wynn seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye. The item was approved.

**Deferred Item: Discussion and Possible Action on increased fee rates for Fireworks Permits:**

Mr. Gammon stated that the Staff had discussed what to charge for the buildings, tents, stands, etc. for fireworks permits. They had come to the agreement charging \$100.00 per linear foot and \$300.00 per tent, regardless of size. They are both per season fees. The current fee is \$25.00 per year.

There was some discussion about making the permits for firework stands out of more durable material and a bright color that could be seen from a good distance.

Mr. Thomason made a motion to send the recommended Fireworks Permit fee increase to the Board of County Commissioners for approval. Mr. Wynn seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye. The item was approved to send to the Board of County Commissioners for approval to increase the Fireworks Permits to \$100.00 per linear foot and \$300.00 for tents per season.

**Discussion and Possible Action on draft Cellular Communications Tower Regulations:**

Ms. Walters stated that the draft had been to the Districts Attorney's office. Ms. Williams, Assistant D.A. had suggested a few changes.

Mr. Gammon stated that after a public hearing the item could be recommended by the Planning Commission to take before the Board of County Commissioners for approval, changing the zoning regulations.

Ms. Dorrance made the motion to plan a public hearing concerning the change in zoning regulations. Mr. Wynn seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye.

**September 2001 Fee Fund Report:**

Mr. Gammon reported the fees collected for September 2001 was \$6,183.60. Mr. Wynn made a motion to receive the report. Mr. Thomason seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye. The motion was approved to accept the Fee Fund Report.

**Other Business:**

Mr. Gammon presented a proclamation honoring Mr. Harry Fenton for the Planning Commission to sign. Mr. Gammon suggested inviting Mr. Fenton to the next meeting to present the proclamation to him.

Ms. Dorrance made the motion to approve the proclamation honoring Mr. Fenton. Mr. Wynn seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye. The motion was approved.

**Adjournment:** Mr. Wynn motioned for adjournment. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye.

The meeting was adjourned at 3:00 P.M.