

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

November 15, 2001

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, at 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Will K. Jones, Chairman
Mr. David Richey, Vice-Chairman
Ms. Cheryl Dorrance, Member
Mr. Charlie Thomason, Member
Mr. Dee Wynn, Member
Mr. Curtis Roberts, Member

Also in attendance:

Mr. Tyler Gammon, Jr. Secretary
Mr. Ray Reaves, County Engineer
Ms. Ruth Walters, County Planner

The Planning Commission Secretary, Mr. Gammon, called roll and a quorum was declared.

Ms. Dorrance made a motion to approve the minutes from the previous meeting of October 18, 2001. Mr. Thomason seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye; Roberts – Aye; Jones – Aye. The minutes for the meeting of October 18, 2001, were approved.

Preliminary Plat: (PP 01-04) STONE VALLEY RANCH ADDITION, PHASE I

Applicant:

RICE PROPERTIES, L.L.C.
BARRY RICE, MANAGER

The applicant proposes to develop a single-family residential subdivision with homes restricted to a minimum size of 2,000 square feet. Each lot will be one (1) acre or greater in size with individual water wells and septic systems. The first phase will include 59 lots on 69 acres. The following is the legal description of the property:

A tract or parcel of land lying in the Northwest Quarter of Section 2, Township 14 North, range 2 West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: A PART OF Lot 3 and 4 and the South half of the Northwest Quarter of Section 2, Township 14 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Beginning at the Northwest Corner of the Northwest Quarter Thence North 89°34'02" East along the North line of said Northwest Quarter a distance of 1,088.33 feet; Thence South 00°25'58" East a distance of 719.67 feet; Thence South 12°03'06" East a distance of 551.00 feet; Thence South 00°02'40" West a distance of 1,359.52 feet to a Point on the South line of said Northwest

Quarter; Thence North 89°57'20" West along the South line of said Northwest Quarter a distance of 1,182.87 feet to the Southwest Corner of said Northwest Quarter; Thence North 00°32'46" West along the West line of said Northwest Quarter a distance of 2,609.00 feet to Point or Place of Beginning. Containing 69.1158 acres, more or less

Location: South of Waterloo Road (248th), East of Midwest Blvd. (County Hwy # 3)

Mr. Gammon gave the Staff report, mentioning the only change was the number of lots, which decreased from 63 to 59.

Mr. Barry Rice, the developer, stated that he wanted to address some of the concerns that were mentioned in the previous meeting. Mr. Harrington from ACOG made three suggestions in his letter regarding the water issues. One was mapping the locations of the oil wells, water sampling of the existing wells in the area, and a quick geophysical survey over the development site. He stated that while mapping the locations of the oil wells and the geophysical survey, he had acquired three aerial photos dating from 1951, 1974, and 2000. He also had a copy of an Oklahoma oil map. Mr. Rice showed the maps and photos to the Commission. Mr. Rice stated that Mr. Harrington's concern about the quality of water was due to the number of oil wells drilled in the area. On the subject property there was only one well, shown in the 1951 photo. In the 1974 photo, there were remnants of two plugged and abandoned wells in the far SW corner of the property. Mr. Rice stated that there are currently no oil wells on the property. Mr. Rice stated that he had not performed a stage one environmental at this point, nor had he drilled a sample water well. He had talked to a gentleman that had drilled several water wells for him and he said that there had not been any problems in the area. Mr. Rice stated that it seemed as if Mr. Harrington had done the sampling for him. Quoting from Mr. Harrington's letter, "A recent well with a high quality well log is located about a half mile south of this intersection" (Waterloo and Midwest Blvd.). "Another well ½ mile west of the intersection shows the water quality to be very good and rather typical of water from this aquifer." Mr. Rice stated he intends to drill a well when he starts the construction of the entryway. He can have the water quality tested before he gets too far into construction. If the water quality is bad, then he will stop construction because he can't sell lots without water.

Mr. Rice stated that there was another concern about drainage from the property. He stated that everything drained from his property into the City of Edmond. Viewing the plat, the members observed what Mr. Rice was referring to. Mr. Rice stated that the engineer's idea of building the detention ponds 8-9 ft. deep would compensate for part of the runoff. No more than the historic runoff will drain off the property, which meets the City of Edmond's standards. He stated that it would be mostly dredged ponds with small dykes and dams with concrete weirs to allow the flow. The capacity of the ponds will take some of the flow from upstream. He stated that they had exceeded Oklahoma County standards and have met Edmond's standards for the detention and runoff.

Mr. Rice stated that there had been a change from the general plat, eliminating the road crossing the creek.

Ms. Dorrance asked how the drainage would work with the roads.

Mr. Rice stated that there are four drainage easements that would ultimately drain into the ponds.

Mr. Richey asked if there would be anything done about relieving the pressure on the WPA drain at the corner of Waterloo and Midwest Blvd.

Mr. Rice stated that they had addressed it but the problem is not on his property. It is actually across the road. Mr. Rice approached to show the aerial photo pointing out the location. Mr. Rice stated that they would be willing to work with the County, but right now it is County right-of-way.

Mr. Gerald Wright, Oklahoma County Superintendent for District 3, was asked his opinion concerning water flow from the proposed road. Mr. Wright approached and discussed with the members, Mr. Reaves, and Mr. Rice the direction of the water flow. Ms. Dorrance asked if the water would flow north to the cul-de-sac or South? Mr. Reaves stated that to ultimately determine the flow they would have to see the paving plan, but if they laid the road somewhere near the contours the water would flow to the South.

Mr. Wright stated that to his knowledge, the corner had not flooded in the last three years.

Ms. Dorrance asked that Mr. Rice made sure his engineer looked at the situation about the contours.

Mr. Rice stated that he would have his engineer get with Mr. Wright and they could work that out.

Mr. Thomason asked if Valley Ridge Dr. was in fact going over an existing pipeline right-of-way.

Mr. Rice stated that it was and belongs to Cimarron Trading Co. Pipeline. They had been notified and once the plat was approved, he would ask for a restricted easement. Currently, Cimarron has a blanket easement over the entire 160 acres.

Ms. Dorrance asked if it was an active pipeline.

Mr. Rice stated that there were two.

Mr. Roberts asked what the easement width would be and if the pipelines were oil or gas.

Mr. Rice stated that they showed a fifty-foot easement on the plat, and he wasn't sure whether they were oil or gas. He thought they were gas. He said he thought they were old City Service gas pipelines. The easement was dated in 1917 and assigned to Empire Pipeline.

Mr. Jones asked if the road was right on top of the proposed easement.

Mr. Rice stated that it was not but crossed the easement twice and showed the members on the plat.

There was discussion between the members and Mr. Rice.

Mr. Jones asked about traffic concerns.

Mr. Bob Matthews, 6301 Hidden Hills Dr., located west of the proposed property, stated the traffic on Waterloo was his concern, and he was worried about getting out of his addition.

Mr. Jones stated that they would take his concerns into consideration.

Mr. Richey made a motion to approve the Preliminary Plat for Stone Valley Ranch Addition, Phase I. Mr. Thomason seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye; Roberts – Aye; Jones – Aye. The application was approved unanimously.

October 2001 Fee Fund Report:

Mr. Gammon reported the fees collected for October 2001, were \$9,323.85. Mr. Gammon stated that last year at this time there were 213 permits issued, compared to 235 permits for 2001 to date. Most of the permits were mobile homes. Mr. Roberts made a motion to receive the report. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Thomason – Aye; Roberts – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report.

Other Business:

Mr. Jones asked if the fee schedule for the fireworks stands permits had made it on the agenda for approval by the Board of County Commissioners. Mr. Gammon stated that it had not at that time. Mr. Gammon stated that they would have to schedule a public hearing first. Citizens would be allowed to participate and share their concerns. After the public hearing and the Commissioners approval of the item, a resolution would be prepared.

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

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