

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, T11N, R1E OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA.

Location: ½ South of SE 15th on S. Peebly Rd. (County Hwy District #2)

Mr. Richey asked that he be recused from any discussion or voting on this item due to affiliation with some of the participants.

Mr. Gammon gave a new staff report for the deferred item. Mr. Gammon stated that Mr. Davidson and his engineering team came by with additional information regarding the development.

Mr. Mike Davidson, the applicant, stated that at the last meeting issues were brought up about drainage of a small creek on the back of the property, and drainage off of the back of the property on the east. Mr. Davidson stated that he met with the landowner and discussed how they were going to develop the area and how it would affect the terrain. He stated they planned to leave a fifty-foot tree line between the two properties. He stated they would not interrupt the drainage entering or exiting the property. If they needed to cross the creek with a road they would provide adequate drainage of the road.

Mr. Jones asked if the “back” of the property meant the east. Mr. Davidson stated yes, it did.

Mr. Davidson stated that a few days after the meeting last month, the Choctaw area had received quite a bit of rain (5.8 in). Mr. Davidson took pictures of nearby intersections and the creek to show how much water was in the area. He showed the pictures to the Commission for review. Mr. Davidson stated that his engineer, Don Elliot, looked it over and neither of them were concerned about controlling the runoff.

Ms. Dorrance asked about the fifty-foot tree line.

Mr. Davidson stated that initially they were only going to clear for the road. He did not want to have an easement on the lots stating that they had to leave a fifty-foot tree line. He stated that he and the other builders that may be constructing homes, generally try to leave trees in the back to provide privacy. He stated that Mr. Nichols was concerned with the issue and Mr. Davidson would do his best to provide trees on Mr. Nichols' side too.

Mr. Jones asked about the possibility of a greenbelt until a resolution of the hundred-year floodplain.

Mr. Davidson stated that he would not be issued a permit for those particular lots until the new floodplain maps are official.

Mr. Jones asked staff if there was a date when Mr. Davidson would be able to utilize his property.

Mr. Fenton stated that the revised floodplain maps were still being processed to many errors, but to his knowledge there was not a new date set for them to be ready.

Mr. Richard Nichols came forward to discuss his concerns. He owns the property to the east. Mr. Nichols stated that he was worried about the drainage and had discussed his concerns with Mr. Davidson. He stated that he would rather see the homes on five-acre lots.

Mr. Don Renner came forward to discuss his concerns also. He stated that he just wanted to make sure that the water doesn't backup on someone else's property.

Mr. Fenton stated that all the drainage issues would be addressed in the platting stages.

Ms. Dorrance made a motion to approve the application with the understanding that the drainage issues will be addressed in the platting. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Richey – Abstained; Roberts – Aye; Wynn – Aye; Jones - Aye. The application was approved.

Preliminary Plat: (PP 01-1) CARLTON LAKES

Applicant: R.K. DEVELOPMENT, LLC

The applicant proposes to develop a Rural Residential Subdivision with lot sizes a minimum of two (2) acres. Significant restrictive covenants will be placed on the subdivision and housing sizes would be restricted to 2,500 square feet minimum. The legal description of the proposed development area is as follows:

A tract of land lying in the SE/4 of sec 30,T14N, R4W of the I.M., Oklahoma county, Oklahoma more particularly described as beg at the E/4 of sec 30 thence 2624.55ft along and following the n line of said SE/4 bearing S89°46'12"W to a 3/8" rebar which is the center of Sec 30; thence 2637.85ft along and following the W line of said SE/4 bearing S00°01'08"W to a concrete nail with shiner #1362 which is the S/4; thence1320.33ft along and following the S. Section line of Sec 30 bearing N89°40'20"E to a concrete nail with shiner #1362; thence 670.58ft along and following the S section line of Sec 30 bearing N89°39'36"E to a p-k nail with washer #1463; thence 2559.30ft bearing N00°24'16" to 1/2" rebar capped #1463; thence 653.02ft parallel the n line of said SE/4 bearing N89°46'12" to a p-k nail with washer #1463; thence 75ft along and following the E line of said SE/4 bearing N00°19'58"W to the point of beg.

**Location: North of NW 178th (Edmond Road), 1/4 mile West of Council Road.
(County Hwy District #3)**

Mr. Gammon gave the Staff Report for the item. He stated that the applicant had gone through the Floodplain Management Board the month before. There were floodplain issues with the lots to the east and the 100-year floodplain goes through them. The Commission approved a development permit to do some studies to determine how much fill would be required. This is the Preliminary Plat stage for the applicant.

Mr. Jones asked staff about the questions and concerns about active oil wells on the property and flood control issues considering the density of the proposed subdivision. He asked if the issues had been handled.

Mr. Gammon stated that the issues had come up after Ms. Walters noticed that better alternatives could be used in the planning stages concerning the wells.

Ms. Walters stated that she thought that having active oil wells in a residential subdivision would bring up noise and sight issues. She felt that they could be easily taken care of with proper screening, maybe some evergreen trees instead of fences. She thought that it would be more attractive and aesthetically pleasing. Since part of it is in a floodplain, possibly this area could be used as green space instead of lots for houses.

Mr. Bob Holtsmith, owner of RK Development, stated that he was planning to address the issues raised, significantly around the floodplain and the issues that are being raised now. The lots along the east side in Block 3 are 3-acre tracts that are over 500 feet away from the oil well, and after the house was built would be about 400 feet away from the well. Mr. Holtsmith stated that he has had active discussions with Betta Oil and Gas, which owns the two wells to the north of the lakes. The one on the northeast side (Lot 9) is an idle well. He had discussions with them about abandoning the well, however negotiations continue. Another well that is not an active hydrocarbon well is a water disposal well, for which he will be providing access for trucks in that area along the easement between Block 5 Lot 1 and Block 4 Lot 5. There is a large 15-acre tract that is Block 5 Lot 5, that he is reserving for himself which has the saltwater disposal well on it. Mr. Holtsmith stated the next part of the planning stage will show that he plans to develop the south section first and reserve the north section until he can get some of the well issues resolved, as well timing issues from the development perspective. He can have 24 lots on the south side without the major expense of crossing the creek and having to extend the road into the north end. It would include all of Blocks 1 and 2, and up to Lot 7 of Block 3.

Ms. Dorrance asked if the actual preliminary plat showed the wells.

Mr. Holtsmith stated that it did not.

Ms. Dorrance stated that it was a requirement that wells be shown when applying for a preliminary plat. He said he would comply.

Ms. Dorrance asked if anything was submitted about how he planned to treat the wells with landscaping or other.

Mr. Holtsmith stated that he did not. He did not know whether or not the wells would still be there. He was hopeful in getting the idle well abandoned in which case it would be plugged and gone. The one on the southeast side is an active well.

Ms. Dorrance wanted to know where the access to the well on the southeast side was. Mr. Holtsmith stated that it was Edmond Rd. from the south along the property line on a 20-foot easement. It is for homeowners to access the back of their property, as well as for the oil service trucks. The wells are on his property and the battery is on the former owner's property. There was originally 160 acres; he bought 120 of the 160. He stated that the tank battery sits to the east of his property.

Mr. Holtsmith stated that there is an East-West GPM gas pipeline, which, runs between some of the lots. He is in the process of negotiations getting a restricted easement on those and it looks favorable.

Ms. Dorrance asked if he could guarantee that any wells not eliminated be fenced and screened be it his responsibility or the owner of the wells responsibility. Mr. Holtsmith stated that he felt it was reasonable, but was hesitant to guarantee because he wasn't sure what that would be committing to.

Mr. Earnest Isch stated that it would be negotiated before the final plat and work with the oil company to see if it could be accomplished.

Ms. Dorrance stated that normally you want all of the issues resolved before you get to the final plat stage.

Mr. Richey asked if there were any concerns in the area about the water supply.

Mr. Isch stated that they had met with Deer Creek and a new line is being laid down Edmond Rd. from near Rockwell, and Deer Creek Water Corp. is in the process of drawing plans to bring a new line to the area.

Mr. Jones stated that Deer Creek is supplementing their water from Oklahoma City and are confident of their water supply at this time.

Mr. Fenton asked if there were going to be any restrictive covenants and, if so, they should have been submitted with the preliminary plat.

Mr. Isch had assumed that they would be submitted with the final plat.

Mr. Holtsmith stated that they were prepared and could be submitted.

Ms. Dorrance made a motion to approve the application contingent upon submission of the plat restrictions and that the fencing and landscaping of the wells will be confronted. Mr. Roberts seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Wynn – Aye; Jones - Aye. The item was approved.

Preliminary Plat: (PP 01-2) CEDAR RIDGE FARMS, SEC II

Applicant: **CEDAR RIDGE DEVELOPMENT, INC.**

The applicant proposes to develop the second phase of an Acreage Single Family Residential District. The proposed project will consist of 29 lots on 40.49 acres. It is a continuation of the Cedar Ridge Farms, Section 1 project. The lot sizes and proposed home sizes will be similar to the Cedar Ridge Farms, Section 1 development. The following is the legal description of the property:

A part of the SE¼ of Section 9, T14N, R4W, I.M. Oklahoma County, Oklahoma being more particularly described as follows:

BEGINNING At the NE corner of said SE¼;
THENCE S00°31'25"W along the East section line a distance of 1,027.12 ft.;
THENCE N89°28'36"W a distance of 414.30 ft.;
THENCE S45°00'00"W a distance of 170.84 ft.;
THENCE N45°00'00"W a distance of 289.99 ft. to a point of curve;
THENCE Along a non-tangential curve to the right having a radius of 657.11 ft. for an arc length of 40.03 ft. (the chord of said curve bears N46°44'43"E a distance of 40.03 ft.);
THENCE N45°00'00"W a distance of 183.37 ft.;
THENCE N90°00'00"W a distance of 111.55 ft.;
THENCE S00°00'00"E a distance of 117.00 ft. to a point of curve;
THENCE Southerly along a curve to the left having a radius of 216.42 ft. for an arc length of 85.24 ft. (the chord of said curve bears S11°17'02"E a distance of 84.69 ft.);
THENCE S67°25'56"W a distance of 326.05 ft.;
THENCE S45°00'00"E a distance of 61.50 ft.;
THENCE S45°00'00"W a distance of 285.55 ft.;
THENCE N45°00'00"W a distance of 102.70 ft.;
THENCE S65°00'00"W a distance of 190.02 ft.;
THENCE N00°00'00"E a distance of 1,353.53 ft. to a point on the North line of said SE¼;

THENCE N89°46'02"E along the North line of said SE¼ a distance of 1,649.37 ft. to the POINT OR PLACE OF BEGINNING

The above-described tract contains 40.49 acres, more or less, and is subject to easements, rights-of-way, and restrictions of record.

Location: West of MacArthur Blvd, North of N. W. 220th (Coffee Creek Rd.) (County Highway District #3)

Mr. Gammon gave a Staff Report stating that it was the second phase of Cedar Ridge Farms, which was started in 1994/95 and this in the North half of that subdivision.

Mr. Isch stated that the preliminary plat is exactly like the general plat, which was approved earlier in the year. They did not have the restricted covenants but are ready to be submitted and are the same as section I of the subdivision.

Mr. Jones asked what impact building three ponds would have on the drainage.

Mr. Isch stated that it was his developer's intention to drill a well to supply the ponds on this property and so that the additional runoff will still go downstream to the existing pond.

Ms. Dorrance asked about testing the wells.

Mr. Isch stated that there were some test holes drilled several years ago and looks like there was enough water to keep the ponds.

Ms. Dorrance how many gallons per minute. Mr. Isch stated that it looked like 6-10 gallons per minute.

Ms. Dorrance stated that she was concerned about cutting off the water to the other property owner. The runoff from the pond is going to only be runoff if your pond is full. If your pond is not full, what happens to the existing pond?

Mr. Isch stated that as he understood the water law in Oklahoma, a person has the right to capture the water that falls on his property. He stated that was what his developer was doing. Mr. Isch stated that he felt that the developer was within his right to capture the water that falls on his land.

Mr. Richey made a motion to approve the application for Cedar Ridge Farms Section II. Mr. Wynn seconded the motion. Vote taken: Dorrance – No; Richey – Aye; Roberts – Aye; Wynn – Aye; Jones - Aye. The item was approved.

Discussion and Possible Action on Oklahoma County Road and Drainage Standards as an amendment to Oklahoma County Subdivision Regulations.

Mr. Fenton gave a brief report on changes needed for County Regulations for Road and Drainage Standards before he submits them to the Board of County Commissioners for approval.

Ms. Dorrance made a motion to authorize staff to revise the Oklahoma County Road and Drainage Standards in respect to paving design, based upon the Oklahoma Sub-Grade Index of Soil Characteristics. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Wynn – Aye; Jones - Aye. The item was approved.

Discussion and Possible Action on promoting Jason Roberts, GIS Specialist to full time position with the Planning/Engineering Staff.

Mr. Gammon stated that Jason Roberts had been in our office since February 1, 2001. He applied for a job with us, and having lost all GIS capabilities, Jason came in and has proven to us that he is worthy of a fulltime position.

Mr. Roberts made a motion to approve the promoting of Jason Roberts to fulltime staff. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Wynn – Aye; Jones – Aye. The promotion of Jason Roberts was unanimous.

June 2001 Planning Commission Fee Fund Reports:

Mr. Gammon reported the fees collected for June 2001 was \$5,840.00. Mr. Wynn made a motion to receive the report. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Roberts – Aye; Wynn – Aye; Jones - Aye. The motion was approved to receive the Fee Fund Report.

Other Business:

Ms. Walters distributed copies of the memorandum of agreement concerning additional landscaping and screening requirements between Redbud Energy officials and the Planning

Commission, for review. The signed memorandum will be put on the next meeting agenda for approval.

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

The meeting was adjourned at 4:00 P.M.