

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

February 21, 2002

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. Dee Wynn, Member**  
**Mr. Curtis Roberts, Member**

Also in attendance:

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

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

Mr. Gammon stated that the Board of County Commissioners had approved the deletion of the Minor Subdivision section of the Subdivision Regulations in response to a question asked by the Chairman.

Mr. Jones asked what the status of the pending Cell Tower Regulations.

Mr. Gammon stated that the Cell Tower Regulations had been in the District Attorney's Office for approval until now. An Assistant District Attorney wanted to add statements to the regulations to assure compliance with § 704 Code of Federal Regulations that states that if any applicant is turned down for a Cell Tower Permit, the applicant would be notified in writing as to the reason for rejection. Mr. Gammon also stated that Staff would assure that once approved the regulations would be placed on the Board of County Commissioner's Agenda.

Mr. Roberts made a motion to approve the minutes from the previous meeting of December 20, 2001. Mr. Wynn seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Jones – Aye. The minutes for the meeting of December 20, 2001 were approved.

### **Revised Preliminary Plat: (RPP 01-02) STONE VALLEY RANCH, PHASE I**

Applicant:

#### **RICE PROPERTIES**

The applicant is petitioning for approval of a revised preliminary Plat of Stone Valley Ranch Addition, Phase I. If approved, the first phase would include 60 lots on 86.4914 acres located on the West side of the development. This phase divides the property in half by a natural valley and creek. Entry into the addition will be from the West off Midwest Boulevard, 725 feet South of

Waterloo Rd. The valley will be preserved as much as possible and will be used for drainage control. 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 1,363.33 feet; Thence South 00°25'58" East a distance of 691.69 feet; Thence South 12°03'06" East a distance of 671.46 feet; Thence South 00°02'40" West a distance of 1,272.01 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 1,482.87 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 86.4914 acres, more or less**

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

Mr. Gammon stated that the only difference in this plat and the original preliminary plat was the entry into the subdivision has moved further north. This change would make the sight path into the subdivision better. The entrance would be 700 plus feet from Waterloo Rd. and the drainage would not be affected by the change.

Mr. Roberts asked if the pipelines that run through the property were active and whether they were gas or oil. He also asked what the stipulations were on how close you can build to them.

Mr. Barry Rice stated that they were active and there was one of each, oil and gas. He stated that he was not aware of any restrictions that would prohibit building next to the easement. However, they had tried to design the lots where the easement would either be at the very front or the very back of the lots.

Mr. Roberts stated that he thought that you couldn't build within 300 feet of an active gas pipeline.

Mr. Reeves stated that he was not aware of that.

Mr. Richey asked if there was a way they could be sure one-way or the other.

Mr. Reeves stated that he would put in a call to the Corporation Commission.

Mr. Wynn made a motion to table the item until confirmation from the Corporation Commission and to continue with the next agenda item. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Jones – Aye. The item was tabled until further in the meeting.

**Final Plat: (FP 02-01) WHISPER CREEK, SECTION I**

**Applicant: MIKE DAVIDSON dba  
DAVIDSON DEVELOPMENT CO.**

The applicant proposes to develop the first phase of a single-family residential subdivision. This phase consist of 12 lots on 14.6 acres. Each lot will be one (1) acre or greater in size with individual water wells and septic systems. The following is the legal description of the property:

**A part of the N½, SW¼, NW¼, Section 9, T11N, R1E of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:**

**Beginning at the SW corner of said N½, SW¼, NW¼, Section 9, thence N00°00'00"E a distance of 657.95 feet; thence N89°48'21"E a distance of 1313.27 feet; thence S00°16'59"E a distance of 653.49 feet; thence S89°36'43"W a distance of 517.99 feet; thence N00°11'39"W a distance of 296.74 feet; thence S89°48'21"W a distance of 747.51 feet; thence S00°00'00"W a distance of 298.28 feet; thence S89°36'43"W a distance of 50.00 feet to the point of beginning, containing 14.6758 acres.**

**Location: East Side S. Peebly Road between SE 15<sup>th</sup> & SE 29<sup>th</sup> (County Hwy District #2)**

Mr. Gammon gave the Staff Report stating that the final plat involved Section I and that the applicant would be coming in at a later date for a final on Section II. This was being done due to litigation actions on the Southwest portion of the plat that included five of the lots. He stated that staff had gone out to the site and looked at the erosion controls and that initially it was not up to the recommended standards. "Mr. Davidson immediately began to correct the problem without dispute." Mr. Gammon provided before and after pictures for the Board to observe. Mr. Davidson also brought after pictures more recent than the ones staff had shown the Board.

Mr. Jones asked if the area left for "section II" was for an ownership dispute.

Mr. Gammon stated that it was.

Mr. Reaves stated that he had been impressed with Mr. Davidson's speedy response and attentiveness to the problems with the erosion control.

Mr. Wynn made a motion to approve Final Plat for Whisper Creek Section I. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Jones – Aye. The item was approved unanimously.

**Continuation: Revised Preliminary Plat: (RPP 01-02) STONE VALLEY RANCH,  
PHASE I**

Ms. Dorrance made the motion to reconsider Agenda item 5. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Jones – Aye. The motion was approved.

Mr. Reaves stated that the information obtained from the Corporation Commission concerning restrictions for building near gas pipeline was that on the right-of-way, nothing is to be built but other than that, there are no other known restrictions.

Ms. Dorrance made the motion to approve the Revised Preliminary Plat for Stone Valley Ranch, Phase I. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Jones – Aye. The vote was unanimous in approving the revised preliminary plat.

### **Discussion and possible action regarding Whisper Creek Road and Erosion Control Bonds.**

For the record, this item was covered previously during the discussion and approval of the subdivision and only signatures were needed.

### **December 2001 and January 2002 Fee Fund Reports:**

Mr. Gammon reported the fees collected for December 2001 were \$4,404.50 and January 2002 was \$11,437.00. Mr. Wynn made a motion to receive the report. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Wynn – Aye; Dorrance – Aye; Roberts – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Reports.

### **Other Business:**

- Ernie Isch was present to submit the mylars for signatures for Carlton Lakes.
- Ms. Walters is working on the preliminary report for the Storm Water Management Program for Oklahoma County. Ms. Walters gave a brief overview of the options available to Oklahoma County for implementing this program.

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

The meeting was adjourned at 3:30 p.m.