

THENCE S89°59'51"E a distance of 290.54 ft. to a point of non-tangential curve;
THENCE Southeasterly on a curve to the right having a radius of 668.00 ft. for an arc length of 125.45 ft. (the chord of said curve bears S58°23'27"E a distance of 125.27 ft.);
THENCE S53°00'39"E a distance of 296.87 ft. to a point of curve;
THENCE Easterly on a curve to the left having a radius of 625.00 ft. for an arc length of 331.50 ft. (the chord of said curve bears S68°12'20"E a distance of 327.63 ft.);
THENCE S13°30'09"W a distance of 247.26 ft.;
THENCE S59°00'33"W a distance of 269.68 ft.;
THENCE S79°08'38"W a distance of 227.38 ft.;
THENCE N76°48'52"W a distance of 355.74 ft.;
THENCE N89°59'51"W a distance of 50.00 ft.;
THENCE N00°00'09"E a distance of 15.89 ft.;
THENCE N89°59'51"W a distance of 180.00 ft. to a point on the West line of said Section 17;
THENCE N00°00'09"E along said West section line a distance of 591.00 ft. to the POINT OR PLACE OF BEGINNING

The above-described tract contains 628,985 square feet or 14.44 acres more or less and is subject to easements, rights-of way, and restrictions of record.

Located: South of NW 220th (Coffee Creek) and East of Pennsylvania Ave. (Hwy Dist. #3)

Mr. Gammon gave a staff report. The applicant, Mr. Turner and Co., is requesting a continuation of the same type residential area, previously submitted as a PUD. They are in compliance with the Subdivision Regulations.

Representing the applicant was Mr. Earnest Isch. Mr. Isch stated that Settlers' Crossing, Phase I was previously preliminary and final platted and homes are under currently under construction. "A preliminary plat for a church site has also been approved. South of Phase I is the area under consideration at this time. We are continuing the same theme of green belts with heavy landscaping. The utilities will meet the same criteria as the other phases, sewer to Oklahoma City, Deer Creek water and paving meeting Oklahoma County Standards."

Mr. Richey made a motion to approve the Preliminary Plat of Settler's Crossing IA. Mr. Martin seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Richey – Aye; and Martin – Aye. The item was unanimously approved.

General Plat: (GP 00-1) FOSSIL CREEK ADDITION

Application of: **BARRY RICE d.b.a.
HUNTER'S RIDGE DEVELOPMENT CO., L.L.C.**

This proposal is for a 5-acre lot subdivision with a total of 16 lots on a 78.61-acre tract. Each lot will be five (5) acres or greater in size. The Deer Creek Water Corporation will provide water. The subdivision will have specific covenants, conditions and restrictions as well as a design review committee for each home to be built. The following is the legal description of the property:

A contiguous tract of land known as Government Lot #4 and the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), both in Section 7, Township 14 North (T14N), Range 3 West (R3W) of the Indian Meridian, Oklahoma County, Oklahoma, said tract being described by a perimeter metes and bounds legal description as follows:

Beginning at the Southwest corner of the Southwest Quarter (SW/4) of said section 7; THENCE North 00°06'00" West along the West line of said Section 7 a distance of 1322.27 feet; THENCE South 89°22'00" East a distance of 2588.72 feet to a point on the East line of said Southwest Quarter (SW/4); THENCE South 00°11'00" East along the East line of said Southwest Quarter (SW/4) a distance of 1322.44 feet to a point on the said South line of said Section 7; THENCE North 89°22'00" West along the South line of said Section 7 a distance of 2590.65 feet to the Point or Place of Beginning

**Containing 78.612 Acres or 3,424,350,898 square feet, more or less
Subject to all easements, restrictions and covenants of record.**

**Location: North of N. W. 220th (Coffee Creek) and East of North May Ave.
(County Highway District #3)**

Mr. Rolison stated that Fossil Creek is a five-acre acreage residential development, which works with the surrounding AA developing. "All application materials have been received. It is a single road cul-de-sac, which will be built to County standards."

Mr. Jones asked what was the position of the County when they can't get a percolation on a piece of property?

Mr. Rolison stated that DEQ makes that determination. "There is an alternative two tank aerobic system allowed for use when a property can not obtain good percolation. You need 10,000 square feet of irrigatable area. Sewage goes in one side, treated with chlorine and goes out in a sprinkler system. Another alternative is to extend the lateral lines out. Before anyone can get a building permit, they will have to provide the appropriate paperwork from DEQ."

Ms. Dorrance asked if there was anyone present to represent the applicant.

Mr. Barry Rice, the developer, stated that he didn't have much to add except that he had discussed with Edmond Fire Chief Dwight Maker about mutual aide agreements between the City of Edmond and Deer Creek. "This would cause the Edmond Fire department to respond at the request of the Deer Creek Fire District."

Mrs. Dorrance asked Mr. Rice if he had planned for a divided entrance.

Mr. Rice stated that he preferred a divided entrance and although it wasn't specified on the plat he does plan to put in a security gate. He also stated that the gate would be far enough back to provide enough turn space.

Mrs. Dorrance asked if there was a reason that the last lot was platted facing Coffee Creek?

Mr. Rice stated that there was a barn on that lot that had been leased out and this provides an entrance. Since this plat does not encompass a full 80 acres (78.35 acres) he couldn't make them all 5-acre tracts. "That particular lot is only 3.5 acres."

Mr. Jones asked if there was a business being run out of the barn on that lot?

Mr. Rice stated that the man leasing it manufactures and sells pools and keeps his equipment there.

Mr. Jones stated that the creek crosses the lots in two places. "What are the plans for the creek?"

Mr. Rice stated that they are not true creeks, mainly just low areas.

Mrs. Dorrance asked if there were any further questions? Then asked if there was a motion on this item?

Mr. Jones made a motion to approve the application for the Fossil Creek Addition. Mr. Richey seconded the motion. Vote Taken: Dorrance - Aye; Richey - Aye; Jones - Aye; Roberts - Aye; Martin - Aye. The motion was approved unanimously.

Subdivision Training Seminar Report:

Mrs. Dorrance thanked the Board of County Commissioners for allowing her to attend the Subdivision Design Workshop sponsored by Oklahoma Chapter, American Planning Association on August 4, 2000, in Tulsa. She then gave a report to the Planning Commission Members.

June and July 2000 Planning Commission Fee Fund Reports:

Mr. Gammon reported that the fees collected for June 2000 was \$6,281.82 and July 2000 was \$7,676.25. Mr. Richey made a motion to accept the report. Mr. Roberts seconded the motion. Vote Taken: Dorrance - Aye; Richey - Aye; Roberts - Aye; Jones - Aye; Martin - Aye. The motion was approved unanimously.

Other Business:

Dr. Richard Dawson, Opponent to the Energetix Project, was there to comment on an item not on the Agenda. Mrs. Dorrance asked him to keep his comments to three minutes.

Dr. Dawson had sent to the Planning Department a letter regarding risk assessment. Mr. Gammon handed them out to the members. Dr. Dawson asked the members to consider asking for risk assessments regarding the application of Cindy and Ray Mize for the Energetix project. Dr. Dawson brought with him a copy of Energetix application for air quality control and asked the members to read it. Dr. Dawson stated that as of August 8, 2000, Energetix had applied to dump water into the North Canadian River. Presumably some of the water will not be dumped into Coon Creek. Dr. Dawson asked the members to make it a condition of the proposed Special Permit when it comes up, that they would not dump into Coon Creek at all. He stated that he didn't think Energetix would have a problem with it since it is his understanding that they are going put in a pipe from the plant to the North Canadian River. He stated that with his time running short that he would like to talk to all of them about the air quality issues. Dr. Dawson then thanked the Commission for allowing him to speak.

Mr. Rolison then stated that he would like to give an overview of what the Planning Department will be doing in the future as the Census material starts coming in. The following is the list he presented:

- 1 The Planning/Engineering Department will need to complete the GIS. This entails data and database work.
- 2 The redistricting of County Commissioners Districts.
- 3 The Planning Department will be pulling the data off of the STF1 and STF3 forms that has all of the Census material.
- 4 The Planning Staff will begin building the Master Plan and the District Strategic Plans. The master plan will be a set of goals and objectives that can be applied countywide. The district plans will be specific based upon what each elected official wants to see and the citizens have informed them of what they want in the plan.
- 5 A new set of development standards and guidelines.

Mrs. Dorrance asked Mr. Gammon if he had completed the packet of telephone numbers for the public to be able to call when specific problems arise?

Mr. Gammon stated that he had not, but wasn't quite sure what was being requested.

Mr. Martin stated that he had a copy of a list of items published in the local papers that he would mail a copy to Mr. Gammon to combine with his list.

Mr. Gammon stated that he would wait to receive Mr. Martin's list to make a complete package.

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

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