

Oklahoma County Master Plan Amendment Survey Summary Report



March 2014

TABLE OF CONTENTS

INTRODUCTION	1
SURVEY RESULTS & ANALYSIS	2 – 6
CHARTS & GRAPHS OF THE AGGREGATE DATA	7 – 18
CHARTS & GRAPHS OF THE DATA BY COUNTY COMMISSIONER DISTRICT	19 – 30
TABULAR INFORMATION OF THE AGGREGATE DATA	31 – 39
TABULAR INFORMATION OF THE DATA BY COUNTY COMMISSIONER DISTRICT	40 – 48
WRITE-IN RESPONSES FOR QUESTION #15	49 – 54
APPENDIX A: MAP OF SURVEY RESPONSES	
APPENDIX B: 2013 SURVEY QUESTIONNAIRE	
APPENDIX C: 2005 SURVEY SUMMARY REPORT	

INTRODUCTION

A thorough understanding of citizen attitudes toward growth and development provides a strong foundation upon which to build policy for the Oklahoma County Master Plan Amendment. The Oklahoma County Planning Department conducted this survey in the fall/winter of 2013 in preparation for an update to the Oklahoma County Master Plan. The survey serves as a key public participation component of the Master Plan update. Staff chose the resident survey as a cost effective method to ask for resident opinions regarding planning issues in unincorporated Oklahoma County and to inform citizens about the update. The goal of the survey is to provide decision-makers in Oklahoma County with accurate, up-to-date information about the views of county residents regarding key planning issues. The survey contained 15 questions regarding land use, development patterns, housing, community services, and communication.

The Oklahoma County Planning Department mailed a sealed survey to 500 randomly selected households in unincorporated Oklahoma County. The primary list source for the mailing was the County Assessor's website information. Staff mailed 100 surveys to District One households, 200 surveys to District Two households, and 200 surveys to District Three households. The survey explained the previous Master Plan survey desires and issues that were going to be examined in the Master Plan Amendment process.

This report focuses on the survey results at the County level and at the County Commissioner District level. Oklahoma County consists of 720 square miles. Five hundred and seventy-eight (578) square miles is located within incorporated cities and 142 square miles is located within unincorporated areas which fall under the purview of this survey and the Master Plan Amendment. Geographically speaking, the unincorporated areas of Oklahoma County can be separated into three specific areas. Northeast Oklahoma County is primarily composed of District 1, southeast Oklahoma County is primarily composed of District 2, and northwest Oklahoma County is primarily composed of District 3. Each County Commissioner District also consists of different socio-economic conditions that provide opportunities in some locations and constraints in other locations. Looking at the survey results by County Commissioner District we are able to get more specific and useful information as we move forward in the amendment process. A map of responses can be located in Appendix A of this report.

This summary report contains:

- Major findings from the survey and comparisons from the 2005 survey when applicable
- Charts showing the overall results for each question in the survey
- Tabular data that shows the results for each question in the survey

SURVEY RESULTS & ANALYSIS

Longevity of Residents in Unincorporated Oklahoma County. Fifty-five percent (55.7%) of residents surveyed have lived in unincorporated Oklahoma County for 11 years or more. If we compare this to the previous survey conducted in April 2005, we find that citizens continue to enjoy the quality of life in Oklahoma County. In 2005, 43.6% of residents surveyed lived in unincorporated Oklahoma County for 11 years or more. This was a significant increase of 11% from the 2005 survey to the 2013 survey.

Perceived Population Growth since the previous Master Plan (September 2007). Forty-two percent (42.4%) of residents surveyed feel that unincorporated Oklahoma County is growing rapidly and fifty-three percent (53.2%) of residents surveyed feel that unincorporated Oklahoma County is growing moderately. When compared to the 2005 survey, people still feel that unincorporated Oklahoma County is growing at a significant pace.

Sixty-three percent (63%) of Commissioner District Three residents feel that the population has been growing rapidly. Sixty-seven percent (67.3%) of Commissioner District Two and 77.8% Commissioner District One residents feel that the population has been growing moderately.

In the previous 2005 survey, residents felt that the population was growing rapidly. This growth trend continues today. Population growth will continue. Especially in Commissioner District Three where there is available land, utilities, and schools which people find desirable.

Desired Population Growth over the next 30 Years. Forty-three percent (43.5%) of respondents would prefer a low rate of growth over the next 30 years. Thirty-six percent (36.8%) of Commissioner District One respondents would like a moderate rate of growth over the next 30 years. Forty-four percent (44.2%) of Commissioner District Two and 50% of Commissioner District Three respondents would like a low rate of growth over the next 30 years.

Larger Lot Sizes in Unincorporated Oklahoma County. During the previous Master Plan, approved in 2007, residents of unincorporated Oklahoma County supported the adoption of regulations for larger lot sizes. The question was posed in this survey to verify the desire for larger lot sizes since the previous plan was adopted more than six years ago.

Eighty-five percent (85.6%) of respondents would not object to having larger lot sizes in unincorporated Oklahoma County. Eighty-nine percent (89.4%) of Commissioner District One respondents, 82.3% of Commissioner District Two respondents, and 87.0% of Commissioner District Three respondents would not object to having larger lot sizes.

This information is important to staff to begin researching current State Statutes and current zoning regulations to determine what needs to be changed to allow for larger lot sizes.

Less Single Family Dwelling Units. Sixty-three percent (63.8%) of respondents would like to see fewer single family homes in unincorporated Oklahoma County. Seventy-two percent (72.2%) of Commissioner District One respondents, 64.0% of Commissioner District Two respondents, 61.9% of Commissioner District Three respondents would like to see fewer single family homes.

Less Dense Subdivisions. Seventy-six percent (76.4%) of respondents would object to more dense subdivisions in unincorporated Oklahoma County. Sixty-three percent (63.2%) of Commissioner District One respondents, 68.6% of Commissioner District Two respondents, and 84.1% of Commissioner District Three respondents would object to more dense subdivisions.

Five Acre Minimum Lot Sizes. Oklahoma County residents, during the previous Master Plan effort, made it clear in survey results and Master Plan public meetings that larger lot sizes for single family units was a priority. At that time, Oklahoma State Statutes specifically stated that residents could have a minimum of 2 acres for each dwelling unit and that was reflected in Oklahoma County's Zoning Regulations. Since that time, Oklahoma State Statutes have been changed and staff wants to determine if residents are willing to proceed to the next step in making larger lot sizes a reality. The next step would be to change the zoning regulations for Oklahoma County to reflect this desire for larger lot sizes.

Seventy-one percent (71.4%) of respondents would not object to having the zoning regulations in unincorporated Oklahoma County to reflect a 5 acre minimum instead of a 2 acre minimum. Sixty-three percent (63.2%) of Commissioner District One respondents, 60.8% of County Commissioner District Two respondents, 82% of Commissioner District Three respondents would not object to the zoning regulations being amended to reflect a 5 acre minimum instead of a 2 acre minimum.

Creation of a New Zoning Category. If Oklahoma County were to raise the minimum lot size from 2 acres to 5 acres, the regulations would have an additional zoning category included. The new zoning category would be created to regulate property that is less than 5 acres and more than 2 acres. Staff, at this time, does not have any specific details on what the new category would regulate or not regulate. If this new zoning category was created, we would like thorough input from residents in unincorporated Oklahoma County.

Sixty-seven percent (67.4%) of respondents would not object to having a new zoning category added to the zoning regulations to regulate property that is less than 5 acres and 2 acres or more. Fifty-five percent (55.5%) of Commissioner District One respondents, 57.7% of County Commissioner District Two respondents, 80.6% of Commissioner District Three respondents

would not object to having a new zoning category added to the zoning regulations to regulate property that is less than 5 acres and 2 acres or more.

Rating of Public Services in Unincorporated Oklahoma County.

Survey respondents had the opportunity to rate public services and community intangibles. The results are ranked from highest to lowest (the rankings were based on the County total):

- The **Quality of Schools** in unincorporated Oklahoma County was rated the highest with 30.66% of residents rating schools as “excellent” and 40.88% rating schools as “good”.
- **Crime Rate/Safety** in unincorporated Oklahoma County was rated second highest with 18.57% of residents rating it “excellent” and 50.71% rating it as “good”.
- **Community Atmosphere** in unincorporated Oklahoma County was rated third highest with 18.57% of residents rating it “excellent” and 47.86% rating it as “good”.
- **Water Quality** in unincorporated Oklahoma County was rated fourth highest with 17.16% of residents rating it “excellent” and 44.03% rating it as “good”.
- **Emergency Services (Sheriff, Fire, and Ambulance Service)** in unincorporated Oklahoma County was rated fifth highest with 14.81% of residents rating it “excellent” and 46.67% rating it as “good”.
- **Community Appearance/Aesthetics** in unincorporated Oklahoma County was rated sixth highest with 13.04% of residents rating it “excellent” and 44.93% rating it as “good”.
- **Traffic Congestion** in unincorporated Oklahoma County was rated seventh highest with 13.77% of residents rating it “excellent” and 34.78% rating it as “good”.
- **Local Government Responsiveness** in unincorporated Oklahoma County was rated eighth highest with 22.79% of residents rating it “good” and 45.59% rating it as “average”.
- **Property Taxes** in unincorporated Oklahoma County was rated third lowest with 21.32% of residents rating it “good”, 42.65% rating it “average”, and 22.06% rating it “poor”.
- **Growth Management** in unincorporated Oklahoma County was rated second lowest with 18.98% of residents rating it “good”, 45.26% rating it “average”, and 12.41% rating it “poor”.
- **Road Conditions** in unincorporated Oklahoma County was rated the lowest with 14.71% of residents rating it “good”, 43.38% rating it “average”, 22.79% rating it “poor”, and 14.71% rating it “very poor”.

Staff encourages readers to take a close look at the tabular data for Oklahoma County and the tabular data for the Commissioner Districts to get a more detailed breakdown of the data. The

data that is broken down by Commissioner District gives the reader a better understanding of how different areas of the County view these services and intangibles.

Overall, Quality of Life in unincorporated Oklahoma County. Fifty-seven percent (57.5%) of residents surveyed rated the overall quality of life in unincorporated Oklahoma County as “good”. Fifty-five percent (55.5%) of Commissioner District One respondents, 55.8% of County Commissioner District Two respondents, and 60.3% of Commissioner District Three respondents rated the overall quality of life in unincorporated Oklahoma County as “good”.

Adopting Property Maintenance Regulations. Planning staff receives occasional phone calls about an individual’s property having tall grass, excess trash, or a home that is in disrepair. Oklahoma County, at this time, does not have property maintenance regulations due to the rural nature of the county, manpower requirement to enforce such a regulation, or funds to start such a program. Staff wanted to take advantage of this survey and ask county residents how they would feel about such a regulation being implemented.

Sixty-seven percent (67.8%) of residents surveyed would support the adoption of property maintenance regulations in unincorporated Oklahoma County. Sixty-three percent (63.1%) of County Commissioner District One residents, 62.7% of County Commissioner District Two residents, and 74.6% of County Commissioner District Three residents would support the adoption of property maintenance regulations.

Commercial Development in unincorporated Oklahoma County. Residents of unincorporated Oklahoma County have always had a mixed reaction to the development of commercial activity. Fifty-two percent (52.8%) of residents surveyed were against more commercial development in unincorporated Oklahoma County. Fifty-seven percent (57.9%) of Commissioner District One residents would support more commercial development. Fifty-five percent (55%) of Commissioner District Two residents and 54% of Commissioner District Three residents are against more commercial development.

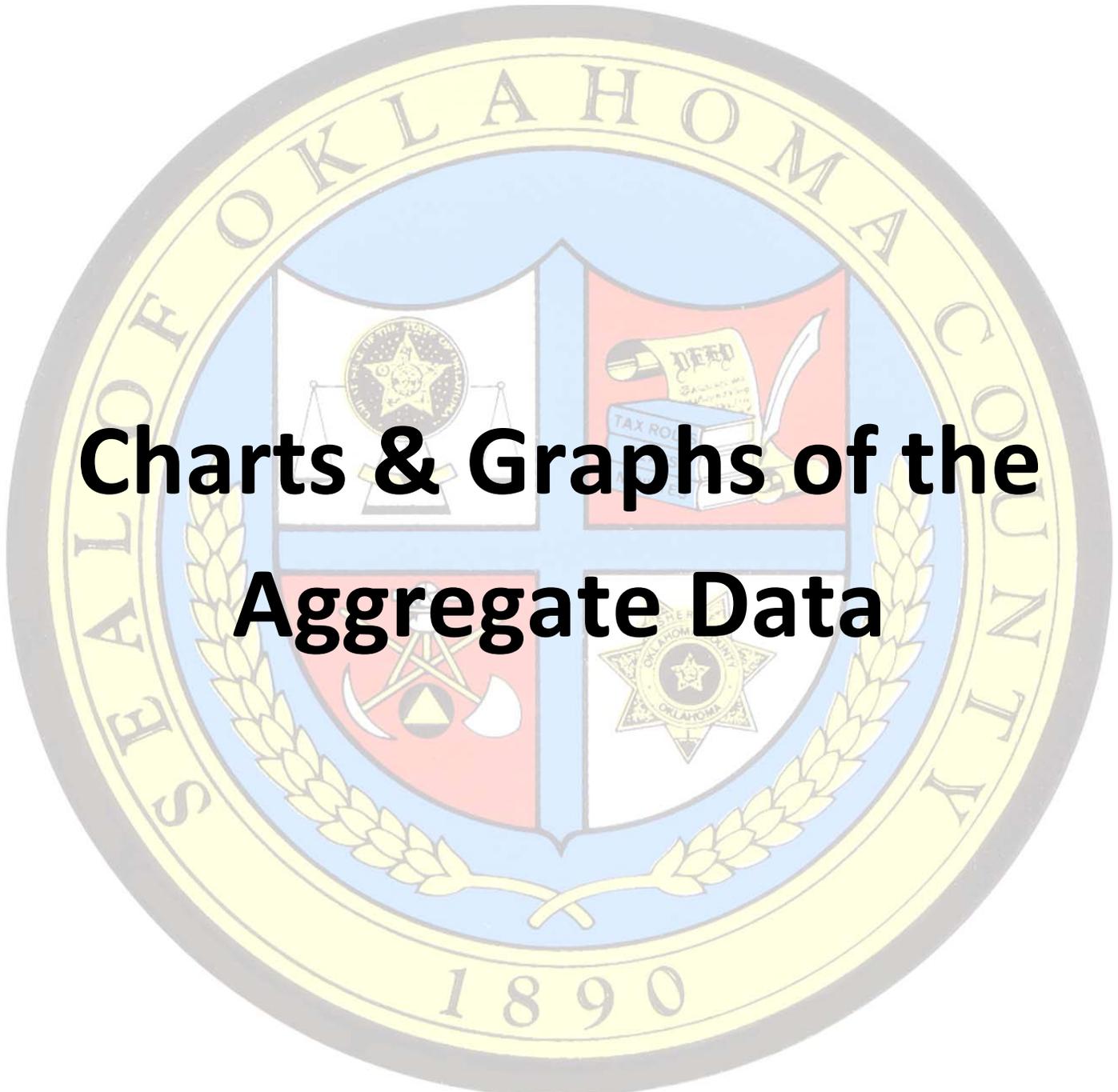
Staff has found in previous Planning Commission cases and discussions with citizens that it comes down to the location of the commercial use, type of commercial use, and the overall appearance of the commercial development.

Communication. A major problem that staff faces is distributing information about development activity in the unincorporated portions of Oklahoma County. If a case comes before the Oklahoma County Planning Commission we notify adjacent property owners to the subject property and we advertise the case in The Journal Record. Staff also utilizes the Oklahoma County Planning Commission website (www.oklahomacounty.org/planningcommission) for detailed information about current and past Planning Commission meetings, application forms, regulations, and other important information.

This survey gave respondents the ability to rank the local newspaper, Oklahoma County Planning website, word-of-mouth, social networking, and other sources which the respondent could specify.

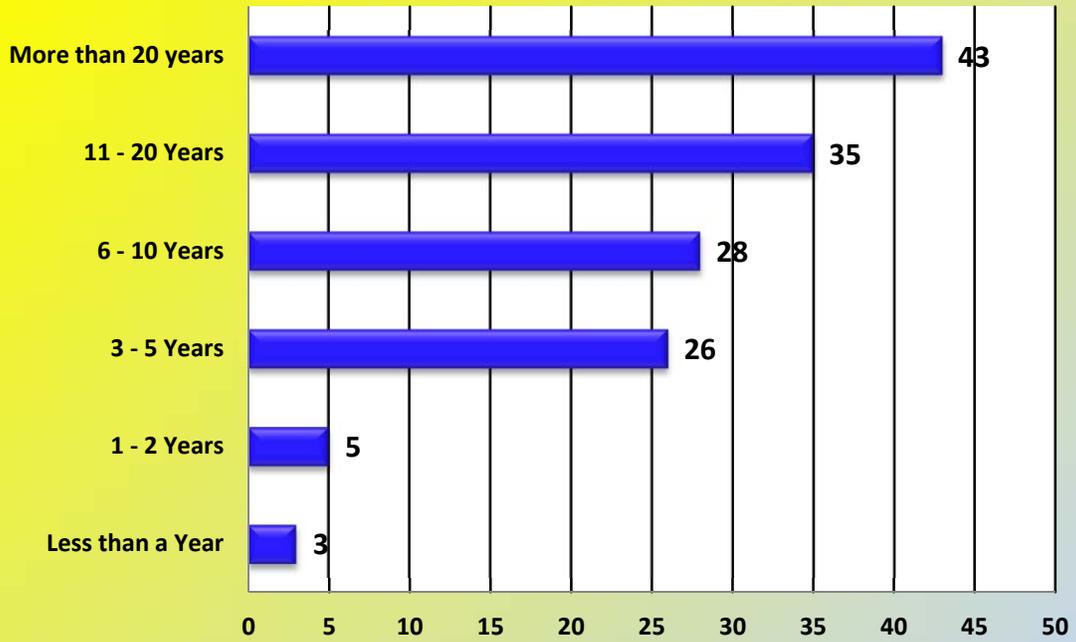
- The local newspaper was the highest ranked selection with the Oklahoman being the selected publication.
- The second highest ranked selection was Oklahoma County's Planning Commission website.
- The third highest ranked selection was the other source with direct mailing being the most common type with email, radio/TV, and newsletter also being recommended by respondents.
- The fourth highest ranked selection was social networking.
- The last ranked selection was word-of-mouth.

The Oklahoma County Planning Commission will continue to look at alternative ways to inform citizens of unincorporated Oklahoma County about Planning Commission activities.

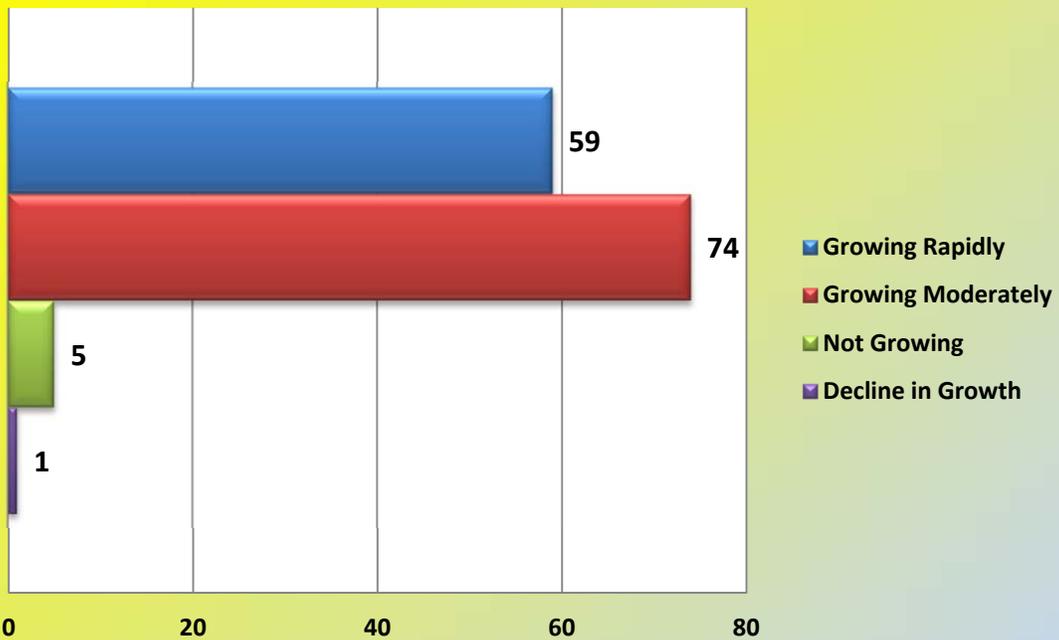
The seal of Oklahoma County is a circular emblem with a yellow border. The words "SEAL OF OKLAHOMA COUNTY" are inscribed around the perimeter, and the year "1890" is at the bottom. The central shield is divided into four quadrants: top-left (white) with scales of justice and a star; top-right (red) with a scroll and a quill; bottom-left (red) with a plow and a sheaf of wheat; bottom-right (white) with a star. The text "CHARTS & GRAPHS OF THE AGGREGATE DATA" is overlaid in the center.

Charts & Graphs of the Aggregate Data

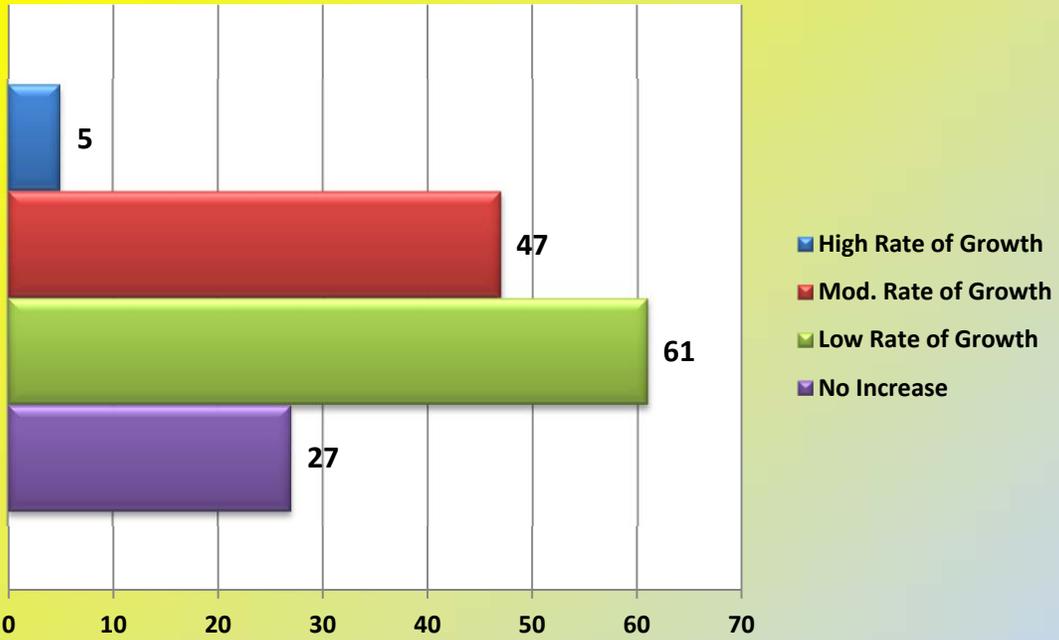
Q2. How Long have you Lived in Unincorporated Oklahoma County?



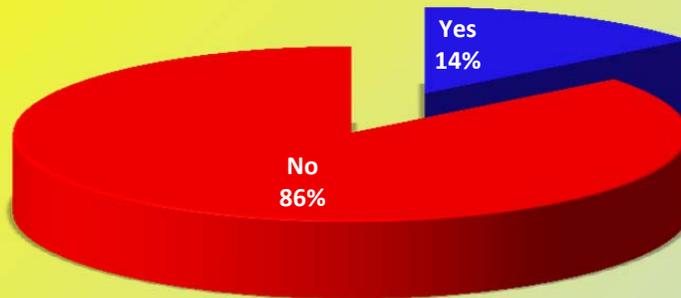
Q3. The Perceived Growth Rate of Population by Residents in Unincorporated Oklahoma County



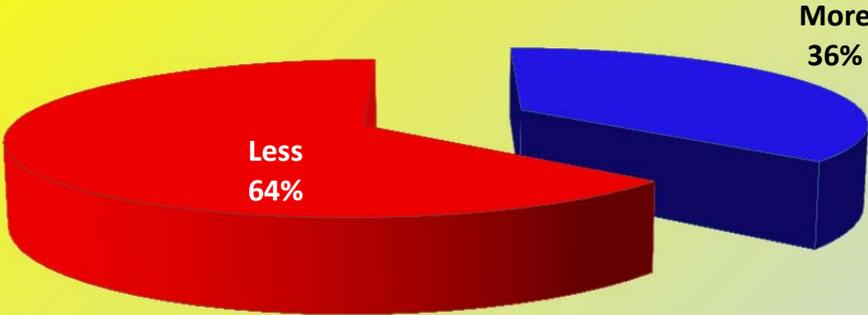
Q4. Desired Rate of Growth over the next 30 years by Residents in Unincorporated Oklahoma County



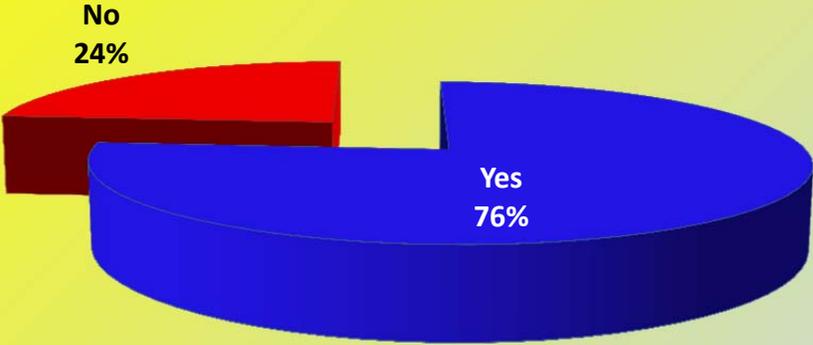
Q5. Do you Object to having Larger Lot Sizes in Unincorporated Oklahoma County?



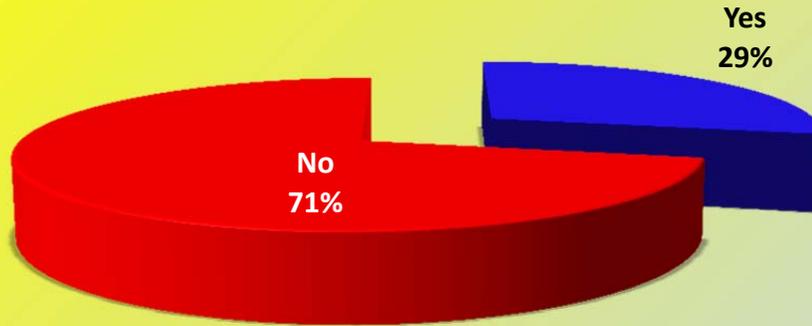
Q6. Would you like to see More or Less Single Family Dwelling units in Unincorporated Oklahoma County?



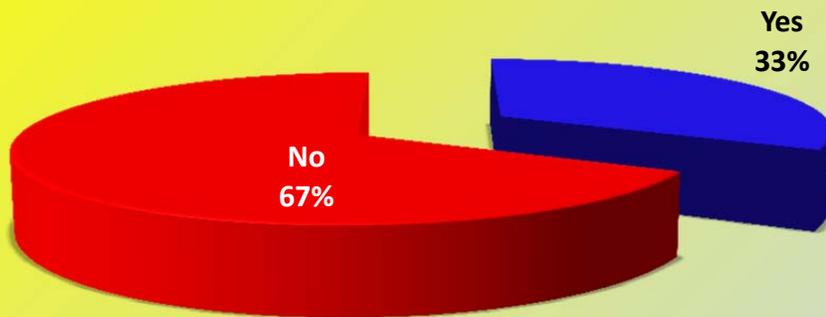
Q7. Would you Object to More Dense Subdivisions in Unincorporated Oklahoma County?



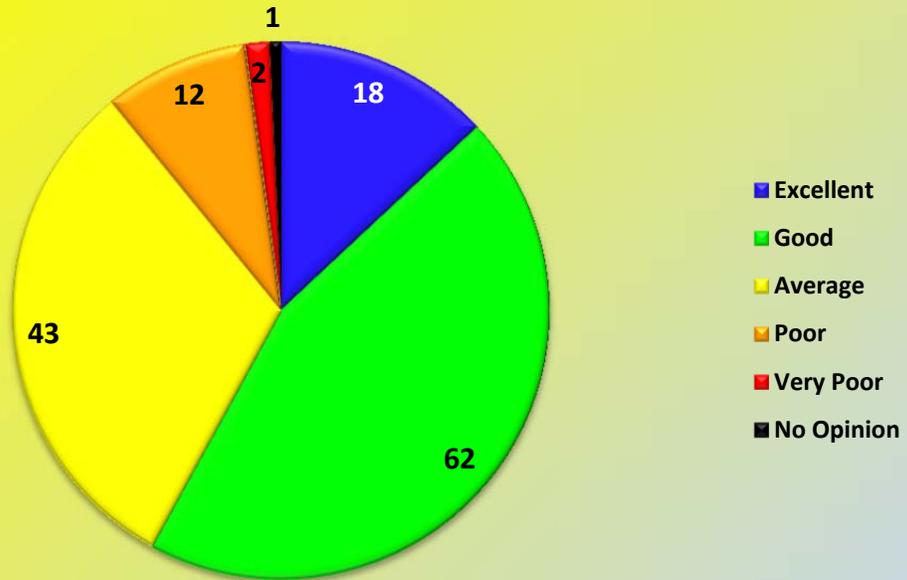
Q8. Would you Object to the Minimum Number of Acres being Raised from 2 Acres to 5 Acres for Property Zoned Agricultural & Rural Residential in Unincorporated Oklahoma County?



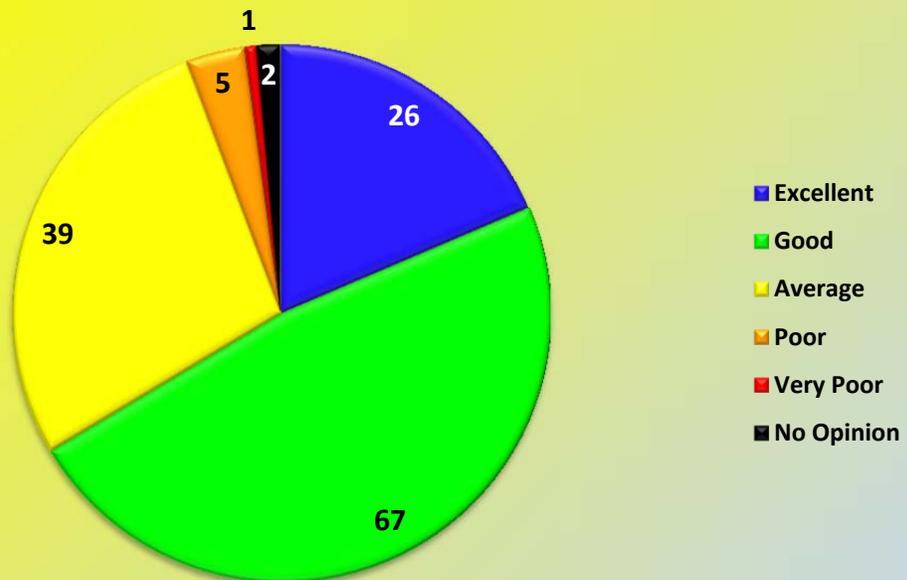
Q9. Would you Object to the Creation of a New Zoning District to Regulate Property that is 2 Acres or Greater and Less than 5 Acres in Unincorporated Oklahoma County?



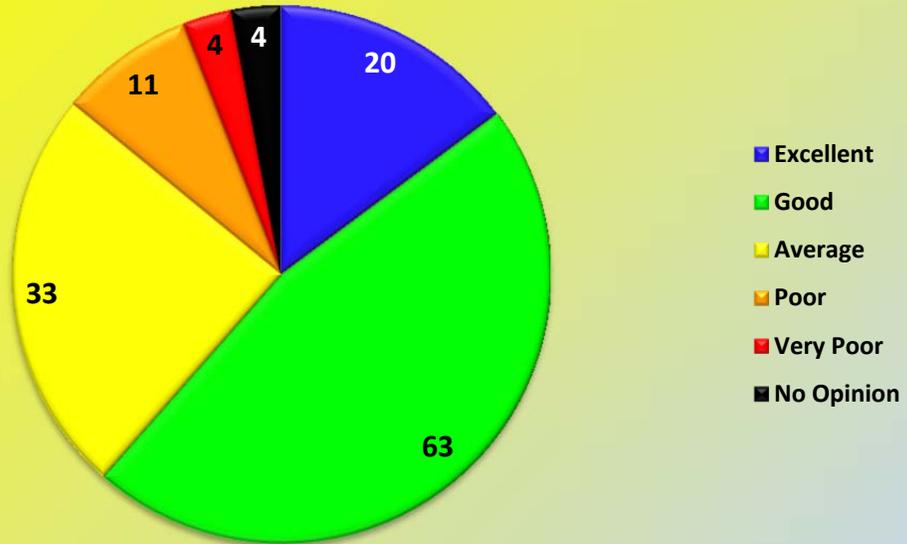
Q10a. Rating of Community Appearance/Aesthetics by Residents of Unincorporated Oklahoma County



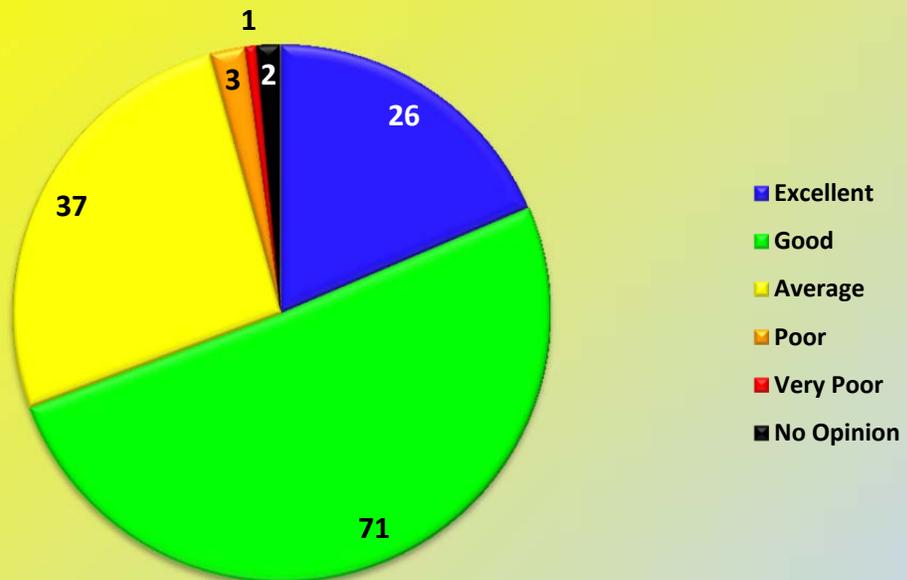
Q10b. Rating of Community Atmosphere by Residents of Unincorporated Oklahoma County



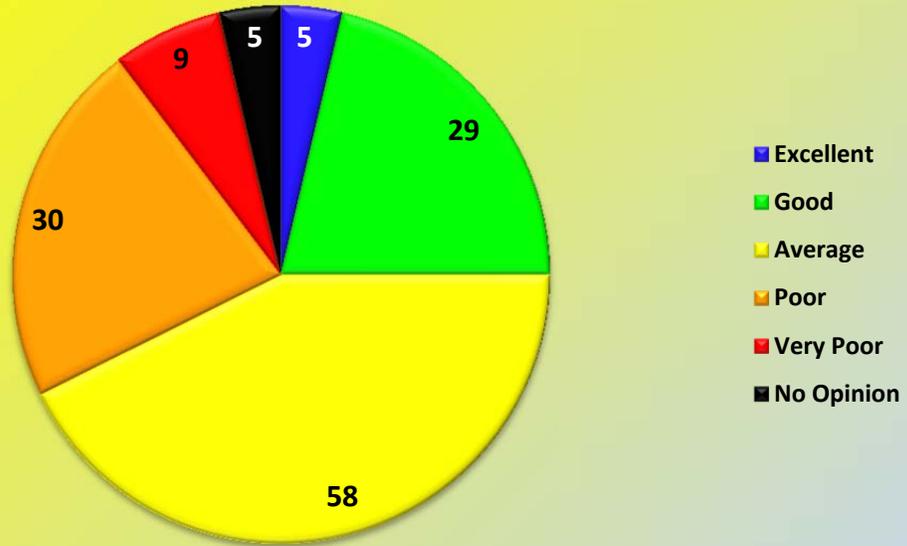
Q10c. Rating of Emergency Services by Residents of Unincorporated Oklahoma County



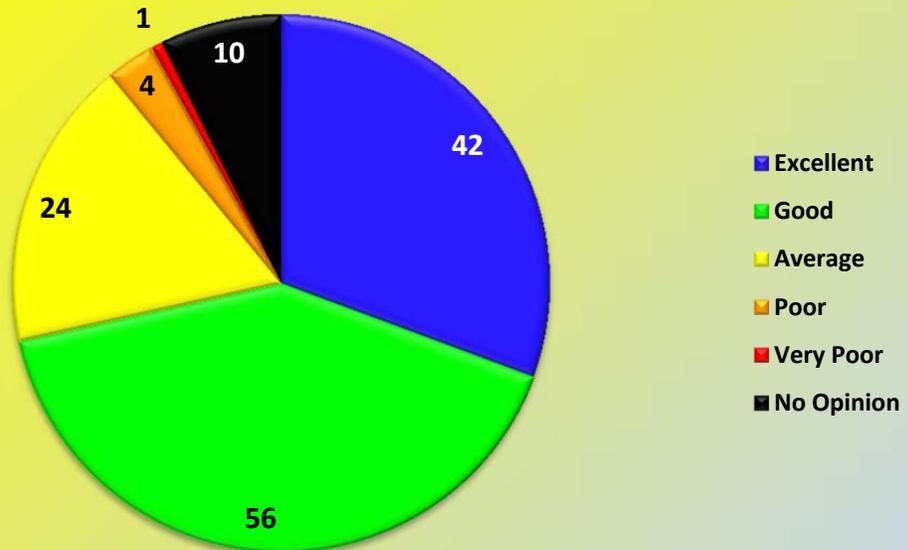
Q10d. Rating of Crime Rate/Safety by Residents of Unincorporated Oklahoma County



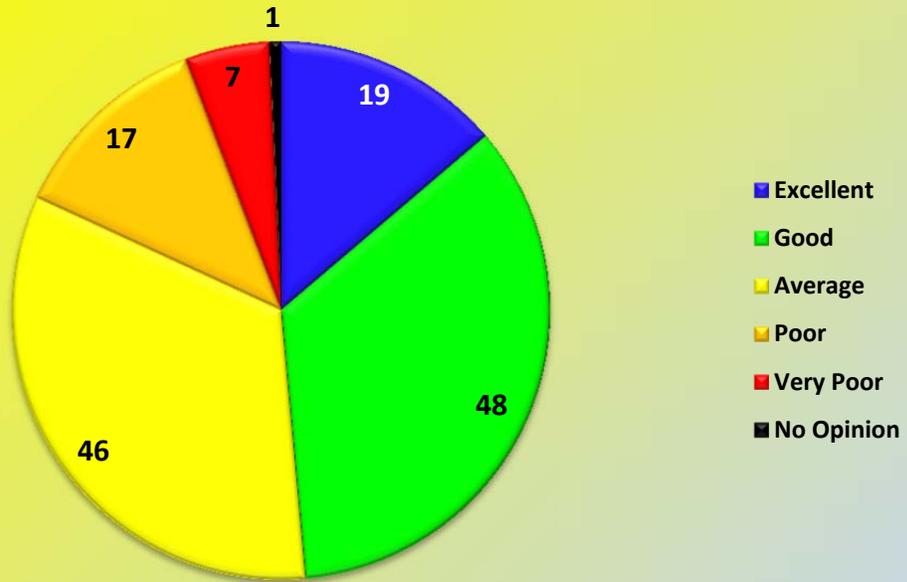
Q10e. Rating of Property Taxes by Residents of Unincorporated Oklahoma County



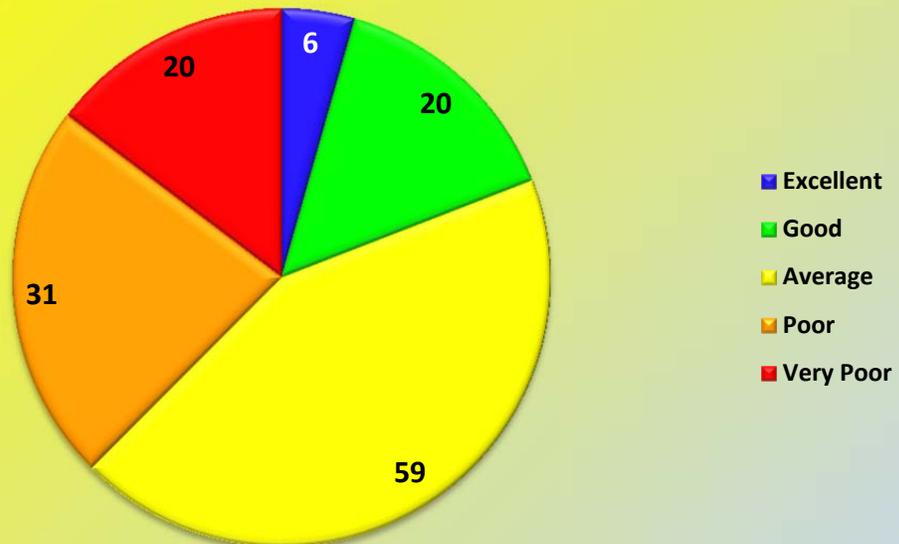
Q10f. Rating of the Quality of Schools by Residents of Unincorporated Oklahoma County



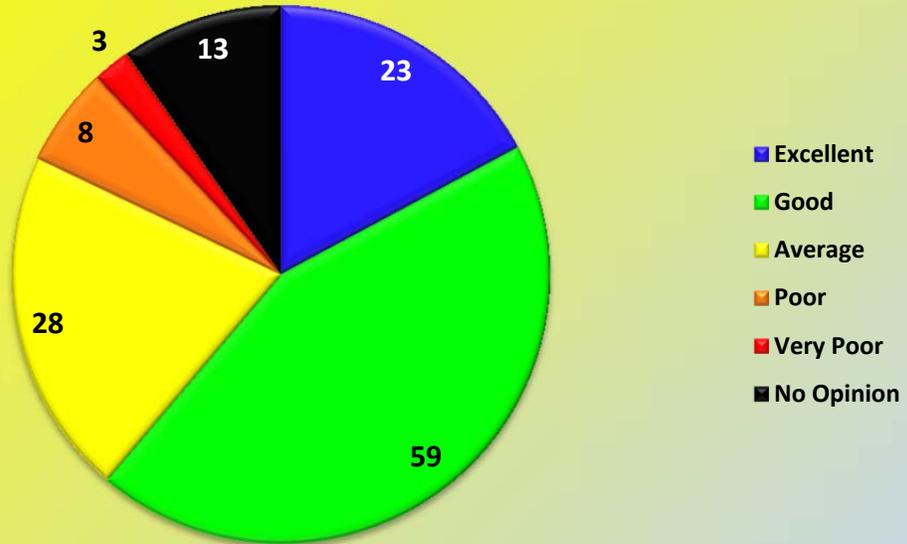
Q10g. Rating of Traffic Congestion by Residents of Unincorporated Oklahoma County



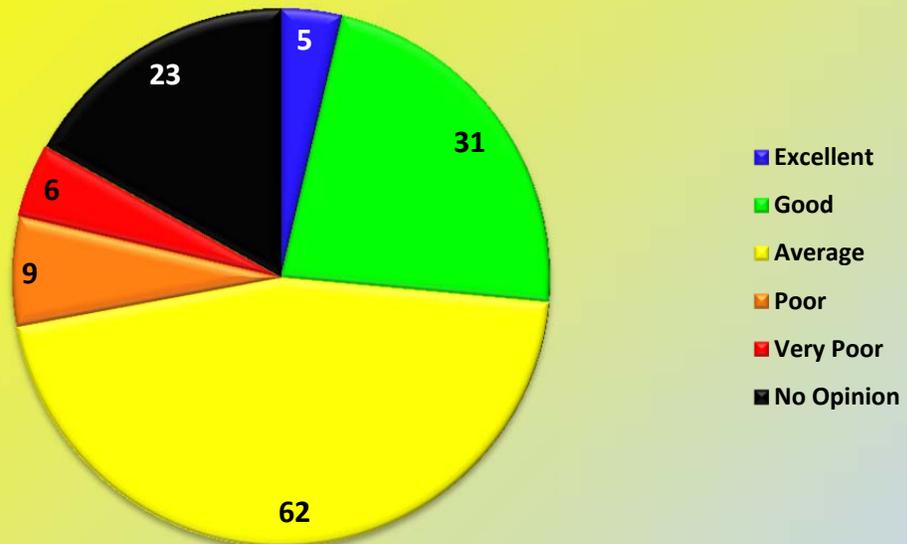
Q10h. Rating of Road Conditions by Residents of Unincorporated Oklahoma County



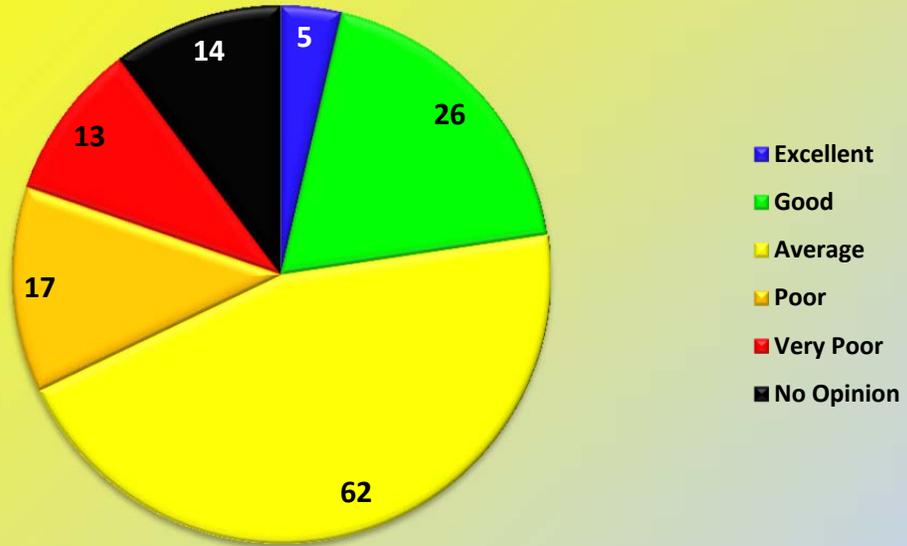
Q10i. Rating of Water Quality by Residents of Unincorporated Oklahoma County



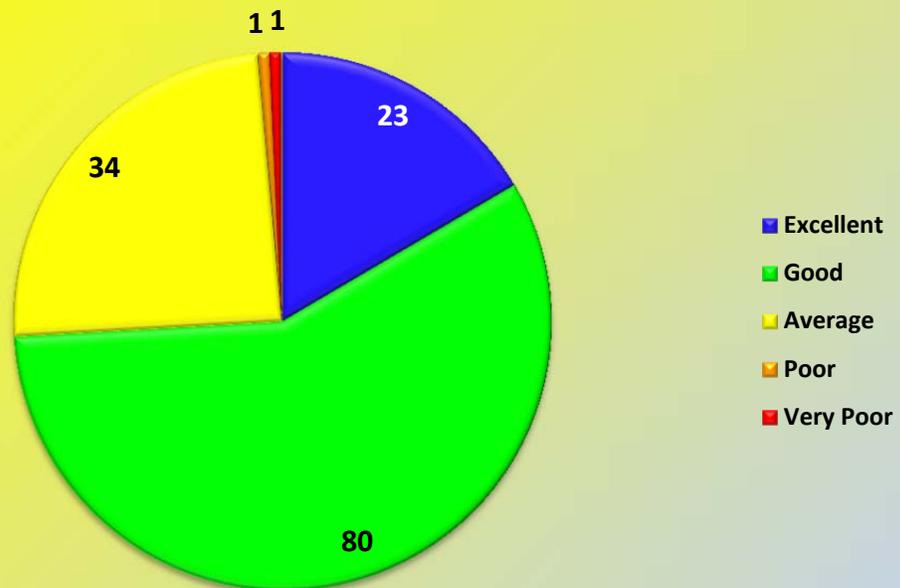
Q10j. Rating of Local Government Responsiveness by Residents of Unincorporated Oklahoma County



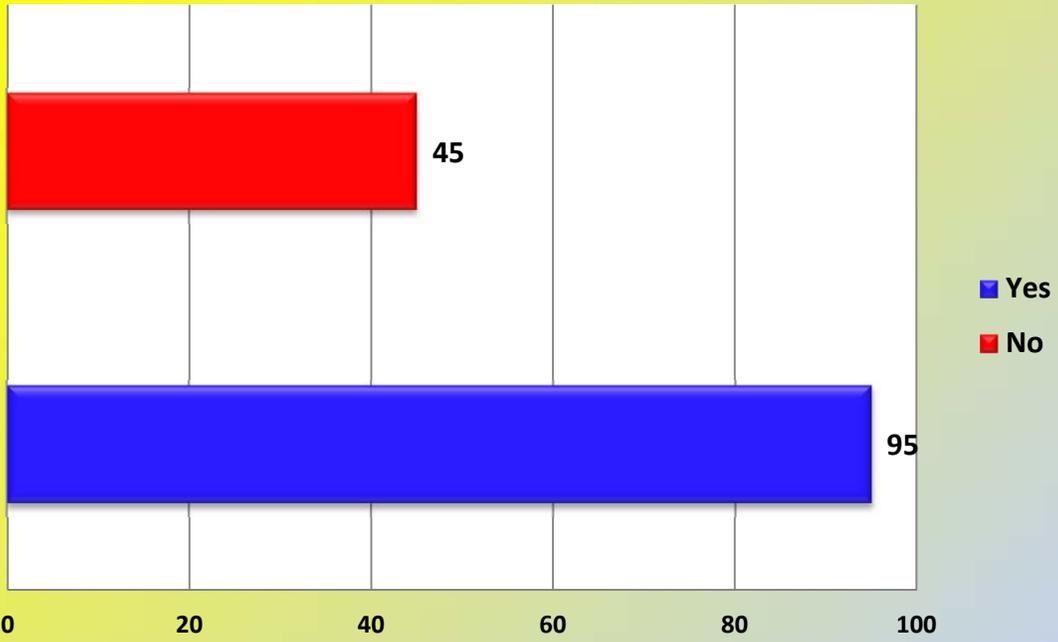
Q10k. Rating of Growth Management by Residents of Unincorporated Oklahoma County



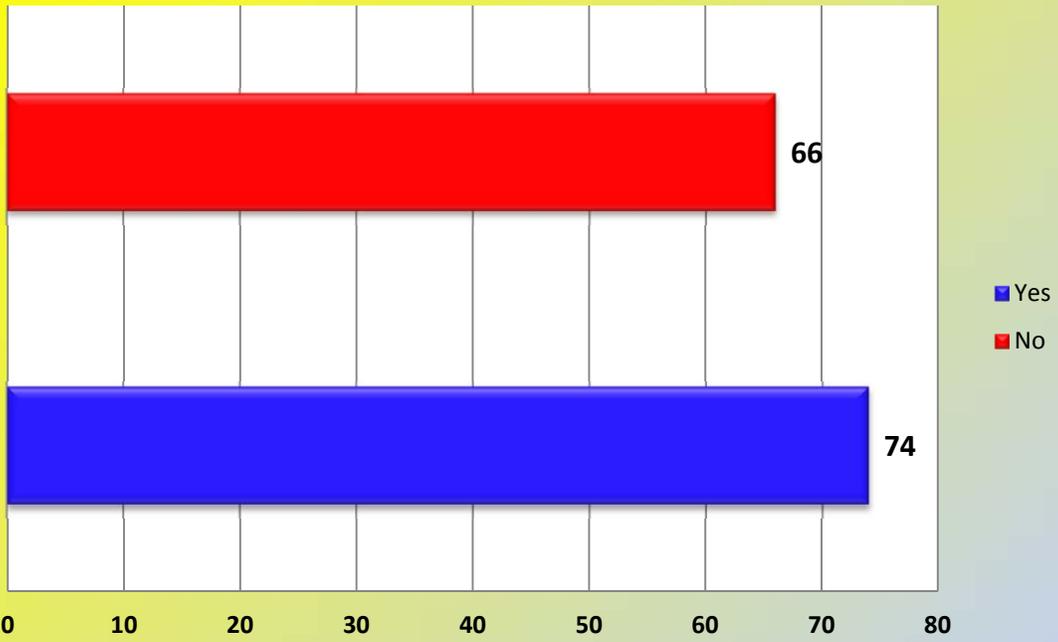
Q10l. Overall Rating of the Quality of Life by Residents of Unincorporated Oklahoma County

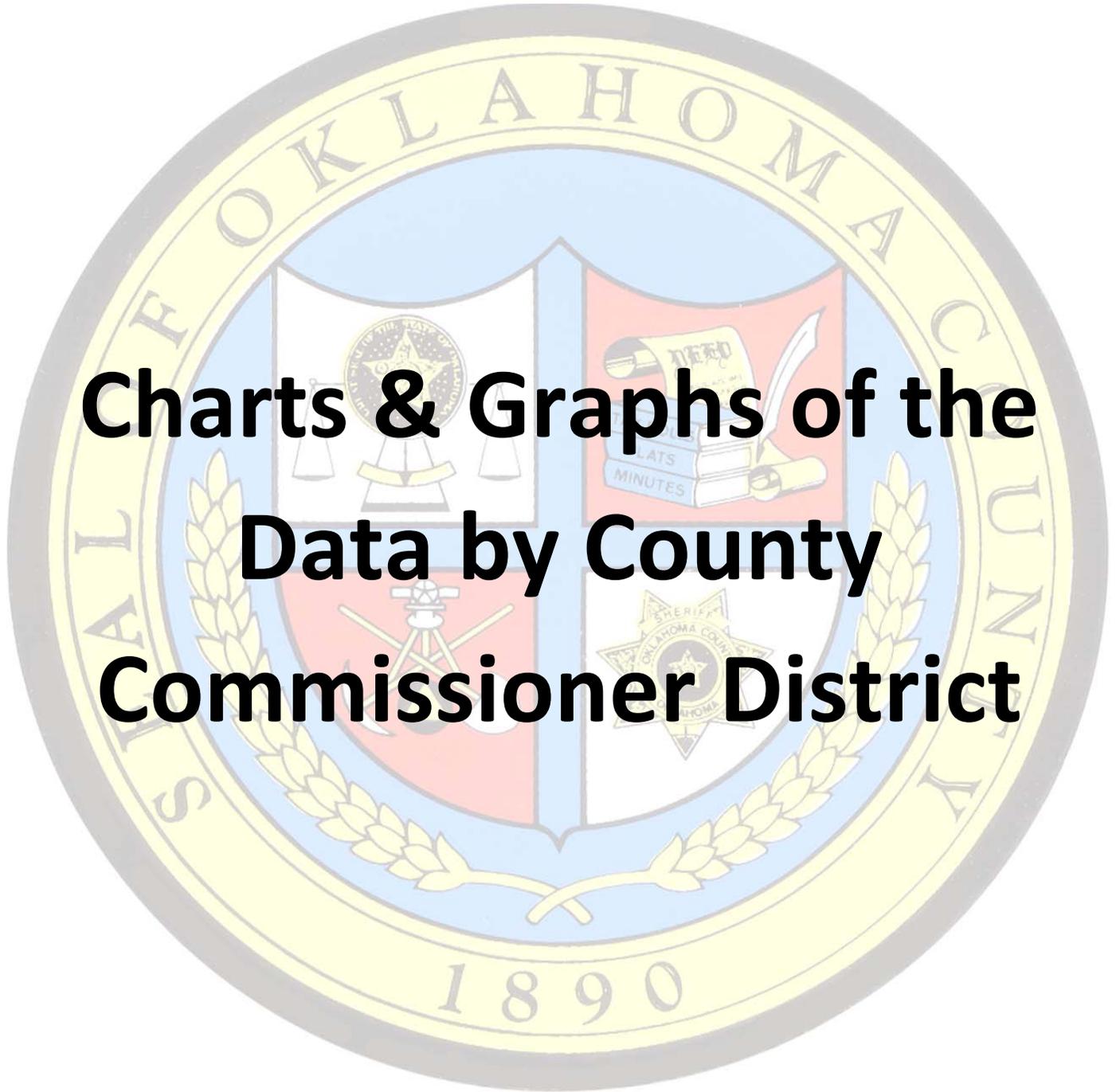


Q11. Would you be in Support of Oklahoma County Adopting Property Maintenance Regulations?



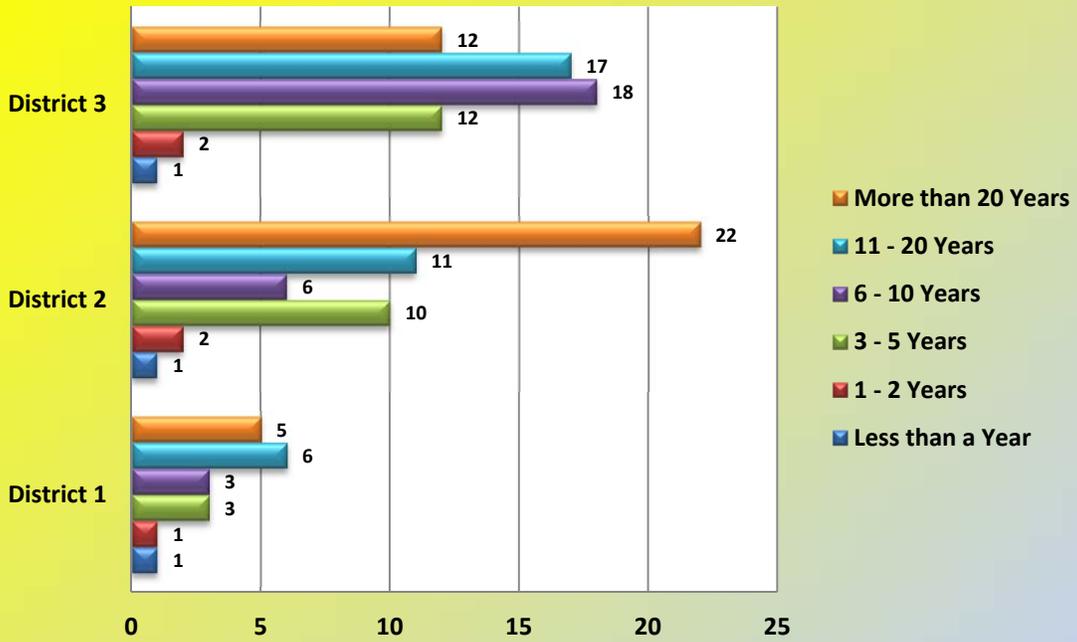
Q12. Would you Object to More Commercial Development in Unincorporated Oklahoma County?



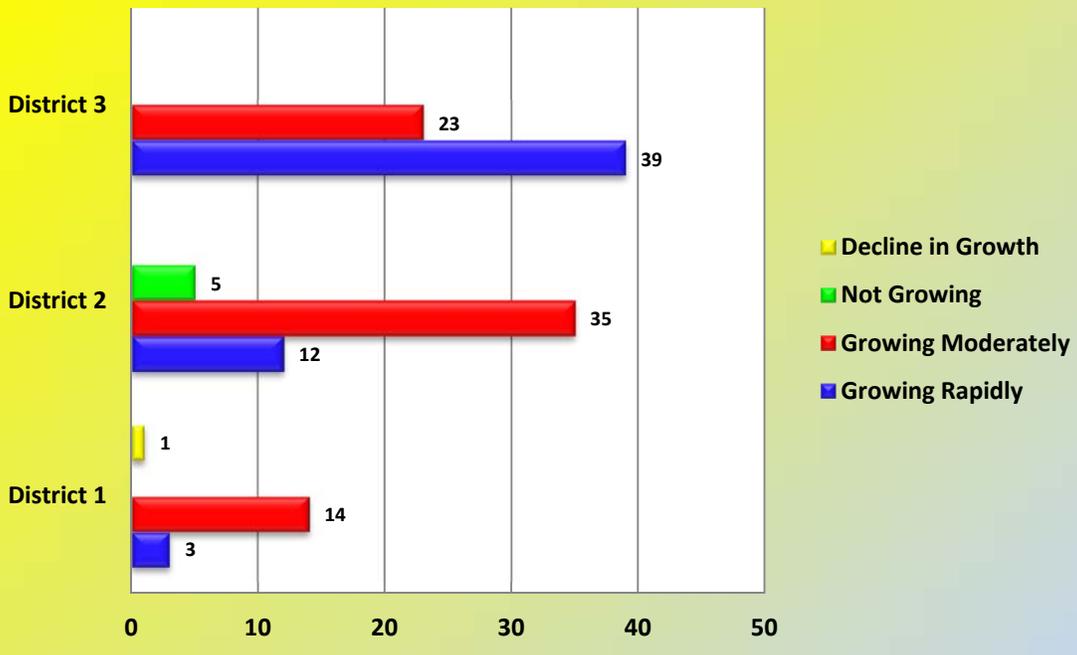


Charts & Graphs of the Data by County Commissioner District

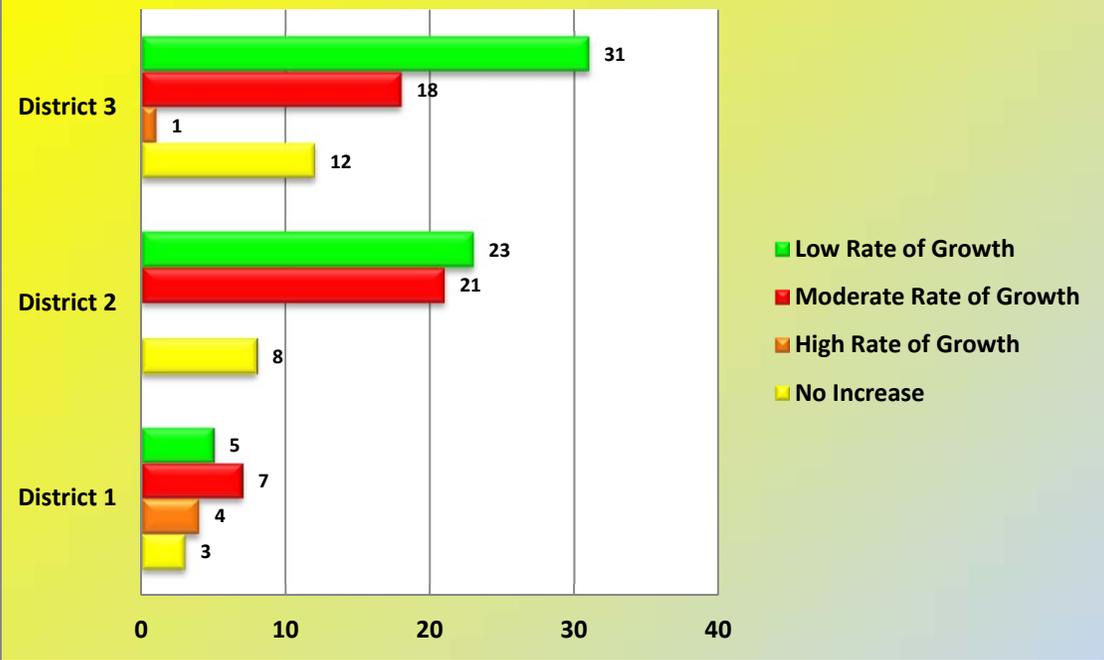
Q2. How Long have you Lived in Unincorporated Oklahoma County by Commissioner District?



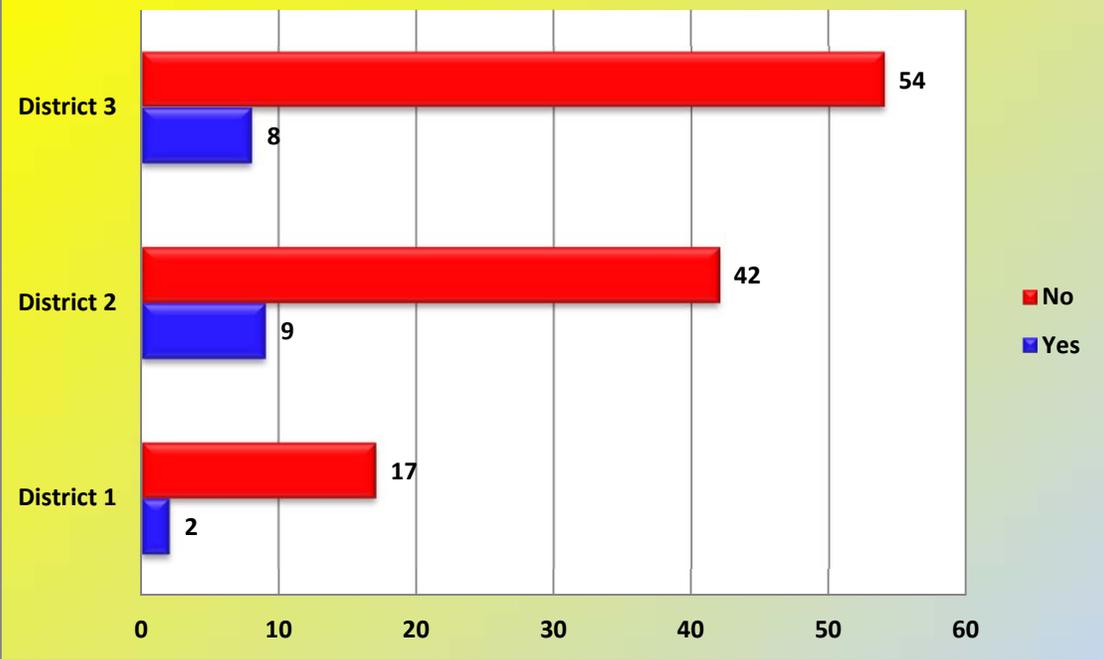
Q3. The Perceived Growth Rate of Population by Residents in Unincorporated Oklahoma County by Commissioner District



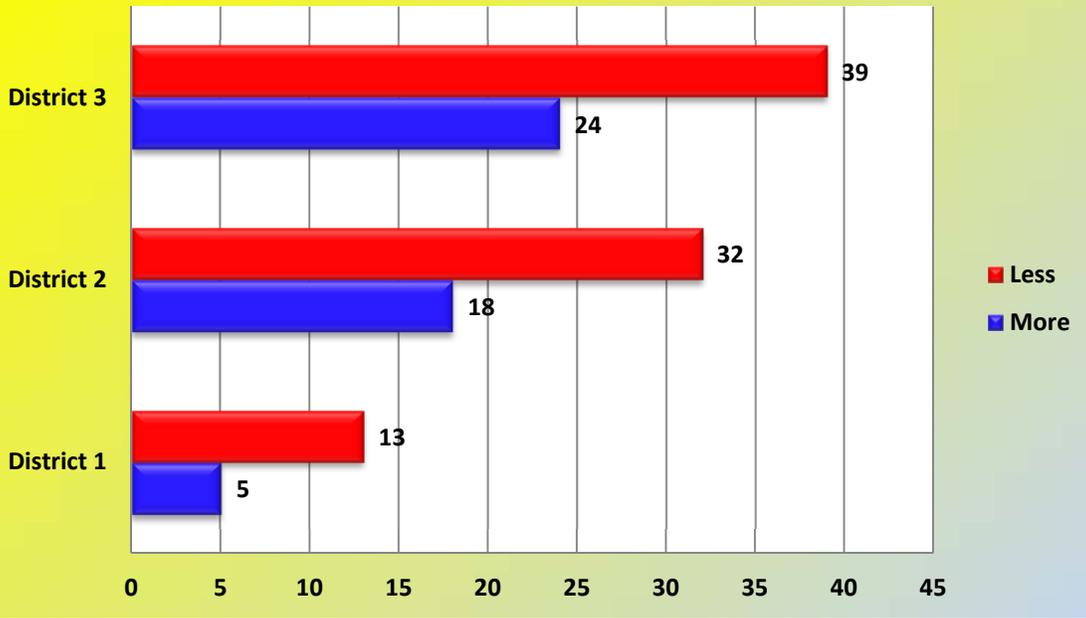
Q4. Desired Rate of Growth over the next 30 Years by Residents in Unincorporated Oklahoma County by Commissioner District



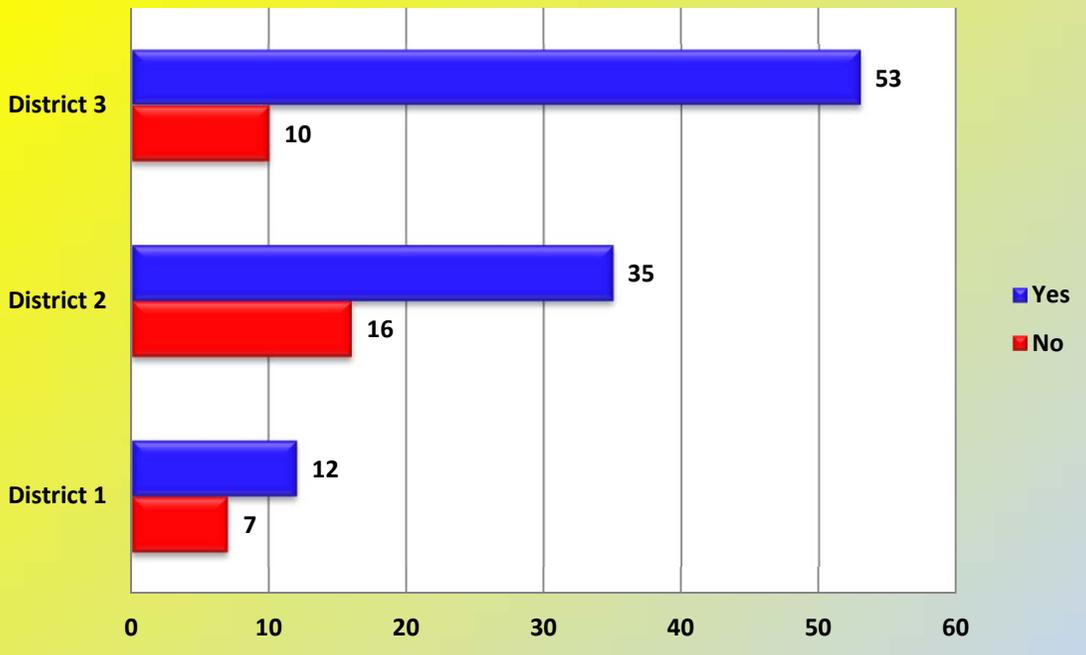
Q5. Do you Object to having Larger Lot Sizes in Unincorporated Oklahoma County by Commissioner District?



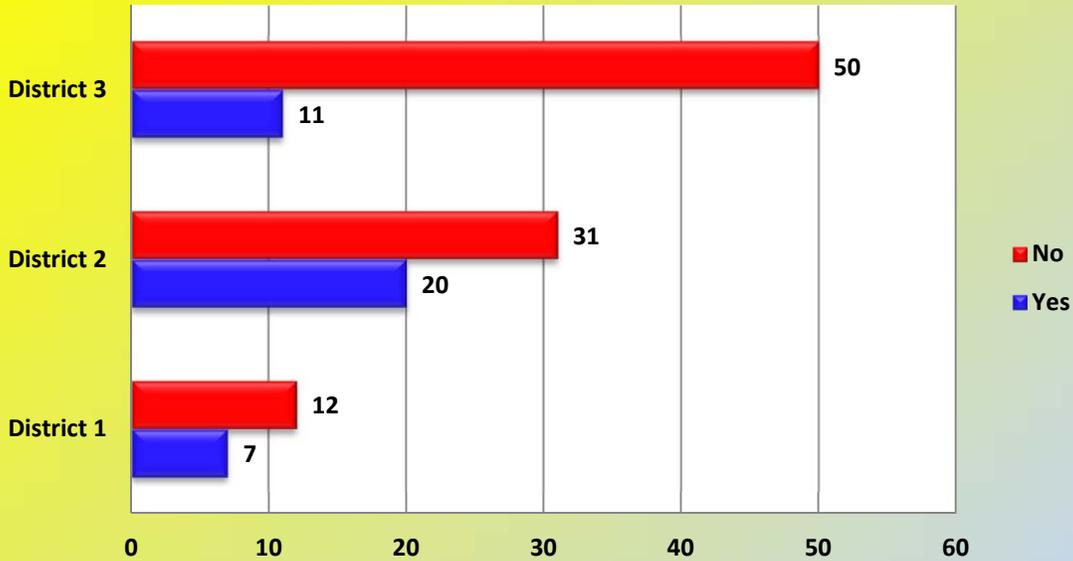
Q6. Would you like to see More or Less Single Family Dwelling Units in Unincorporated Oklahoma County by Commissioner District?



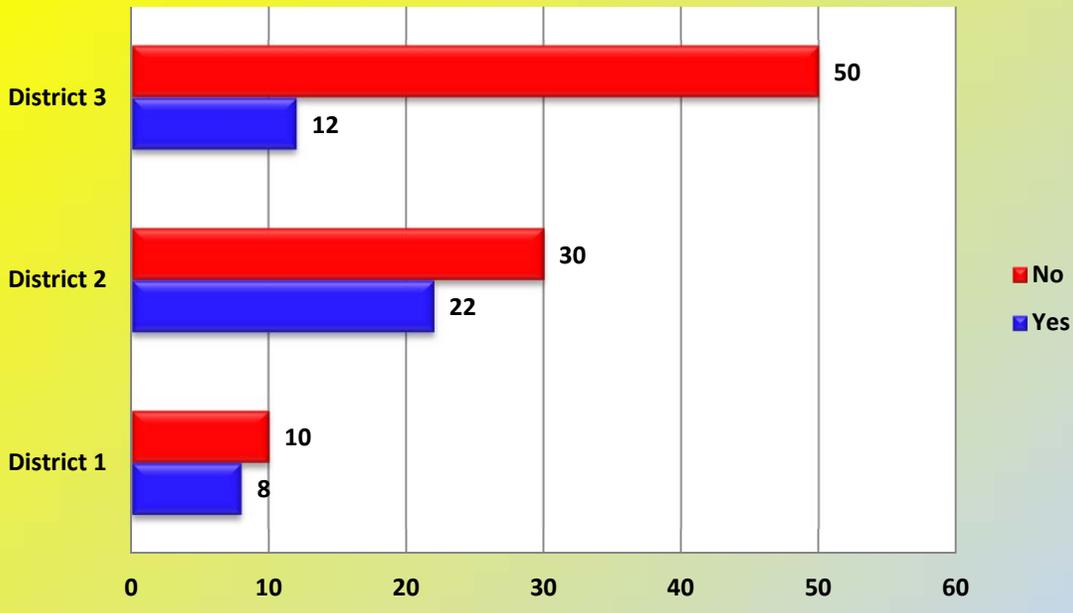
Q7. Would you Object to More Dense Subdivisions in Unincorporated Oklahoma County by Commissioner District?



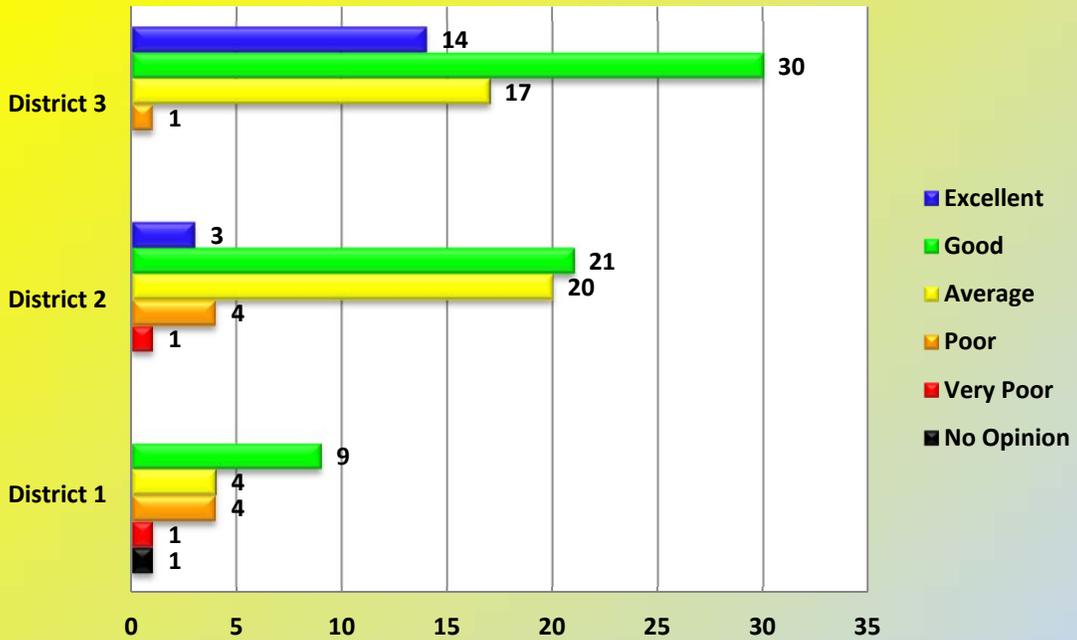
Q8. Would you Object to the Minimum Number of Acres being Raised from 2 Acres to 5 Acres for Property Zoned Agricultural & Rural Residential in Unincorporated Oklahoma County by Commissioner District?



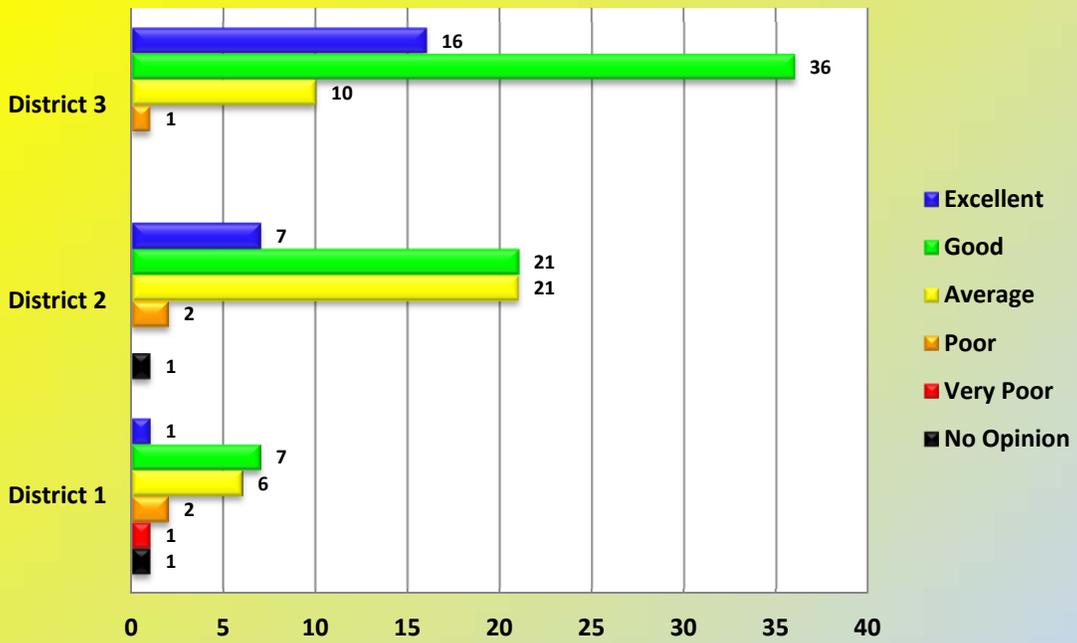
Q9. Would you Object to the Creation of a New Zoning District to Regulate Property that is 2 Acres or Greater and Less than 5 Acres in Unincorporated Oklahoma County by Commissioner District?



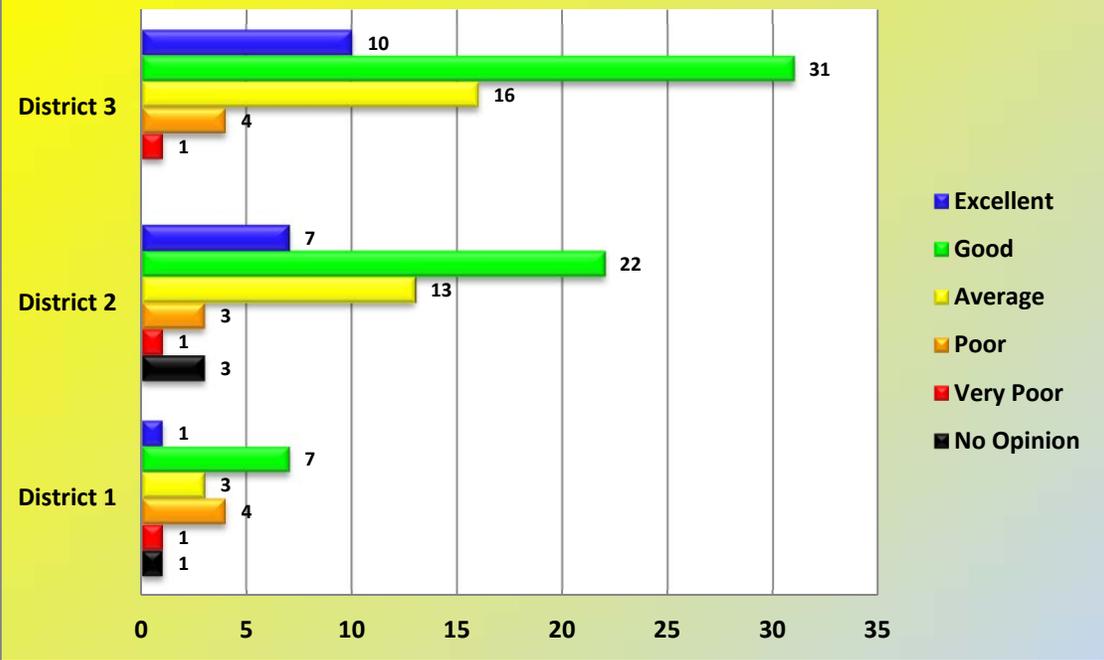
Q10a. Rating of Community Appearance/Aesthetics by Residents of Unincorporated Oklahoma County by Commissioner District



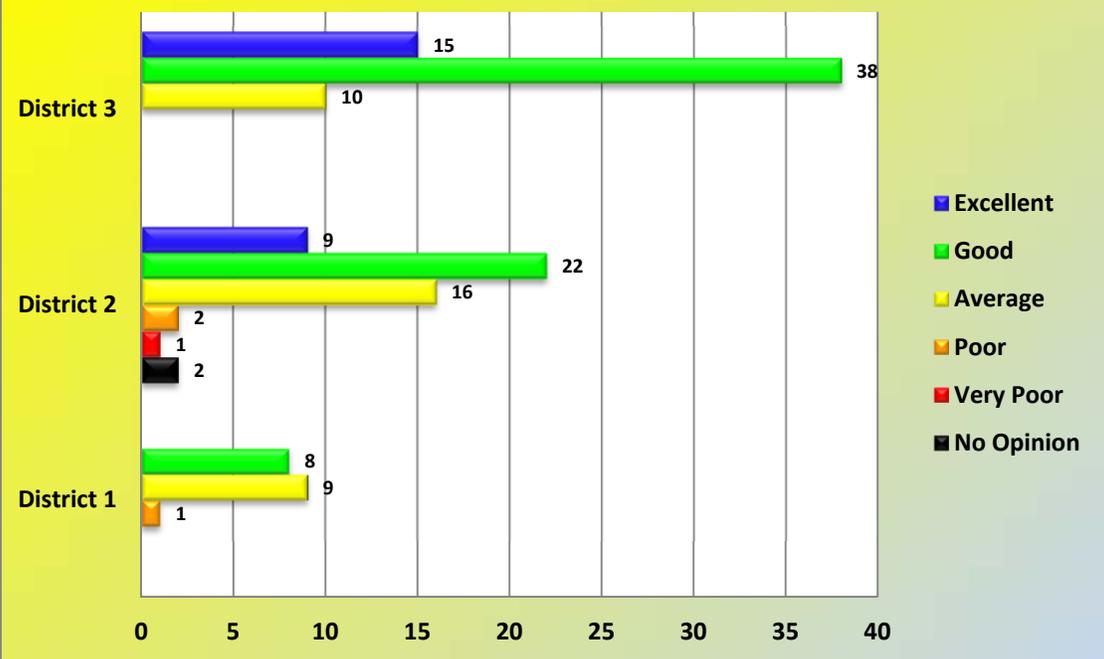
Q10b. Rating of Community Atmosphere by Residents of Unincorporated Oklahoma County by Commissioner District



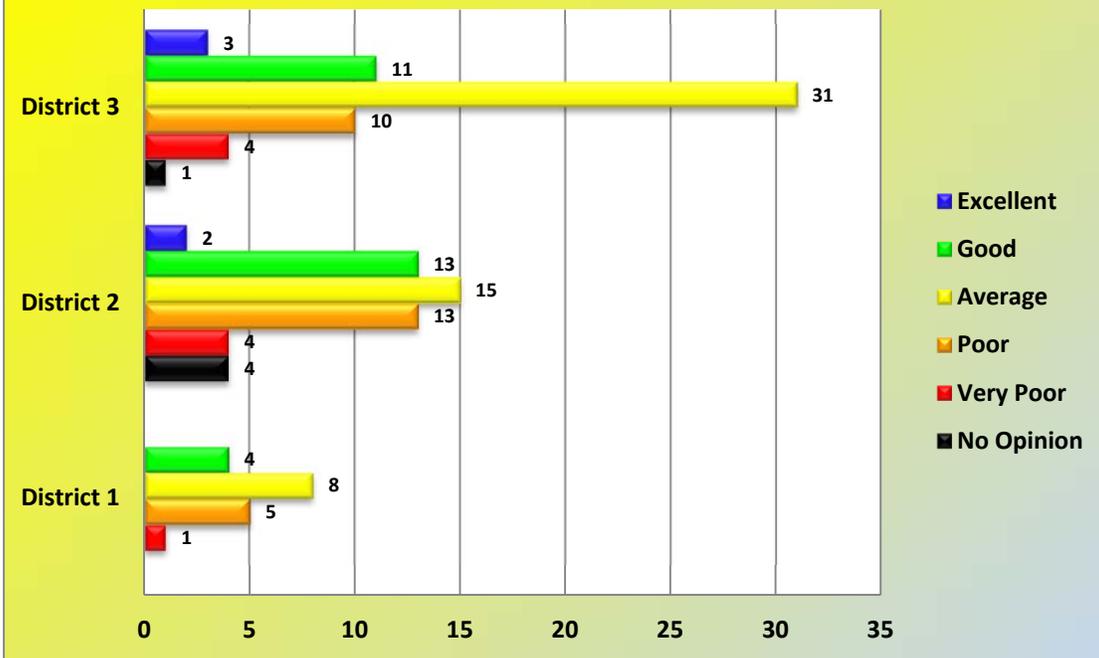
Q10c. Rating of Emergency Services by Residents of Unincorporated Oklahoma County by Commissioner District



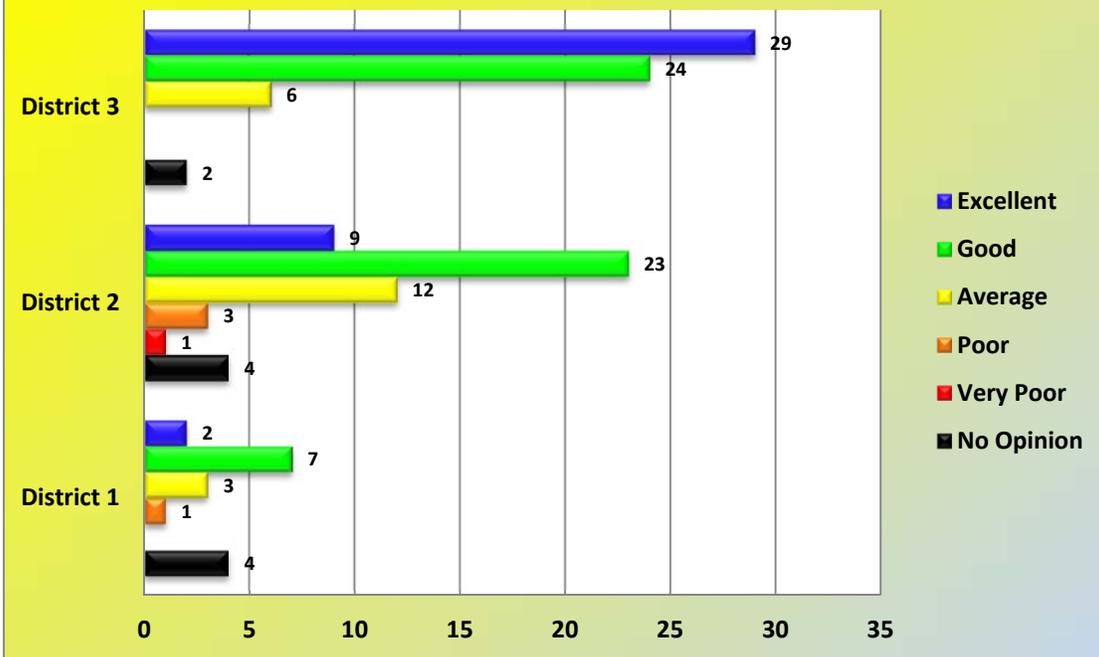
Q10d. Rating of Crime Rate/Safety by Residents of Unincorporated Oklahoma County by Commissioner District



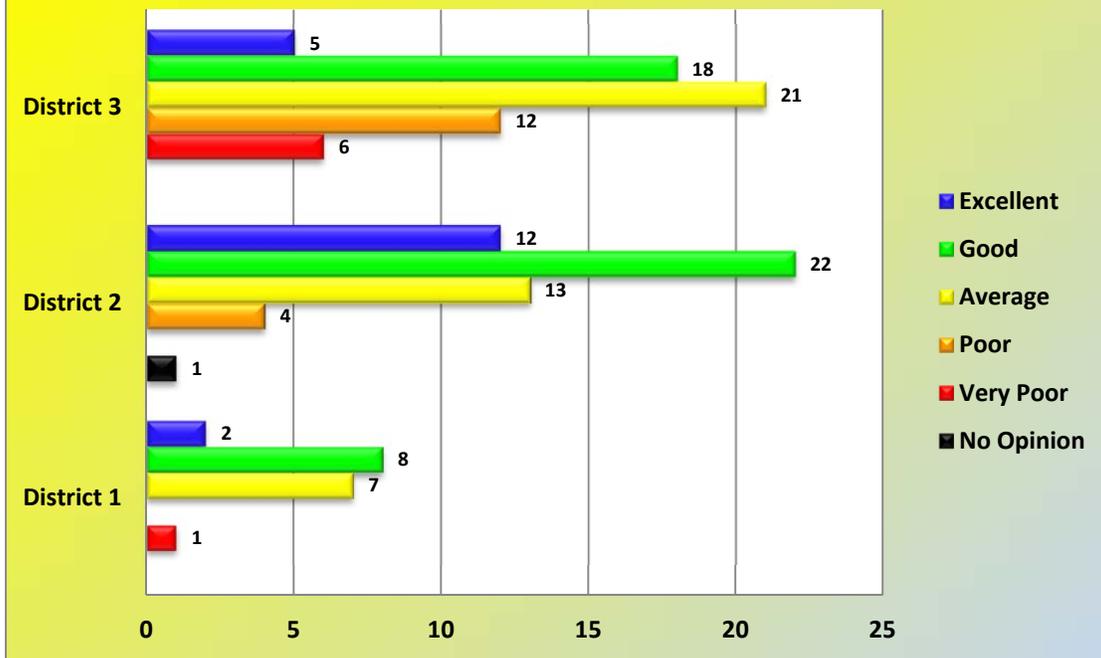
Q10e. Rating of Property Taxes by Residents of Unincorporated Oklahoma County by Commissioner District



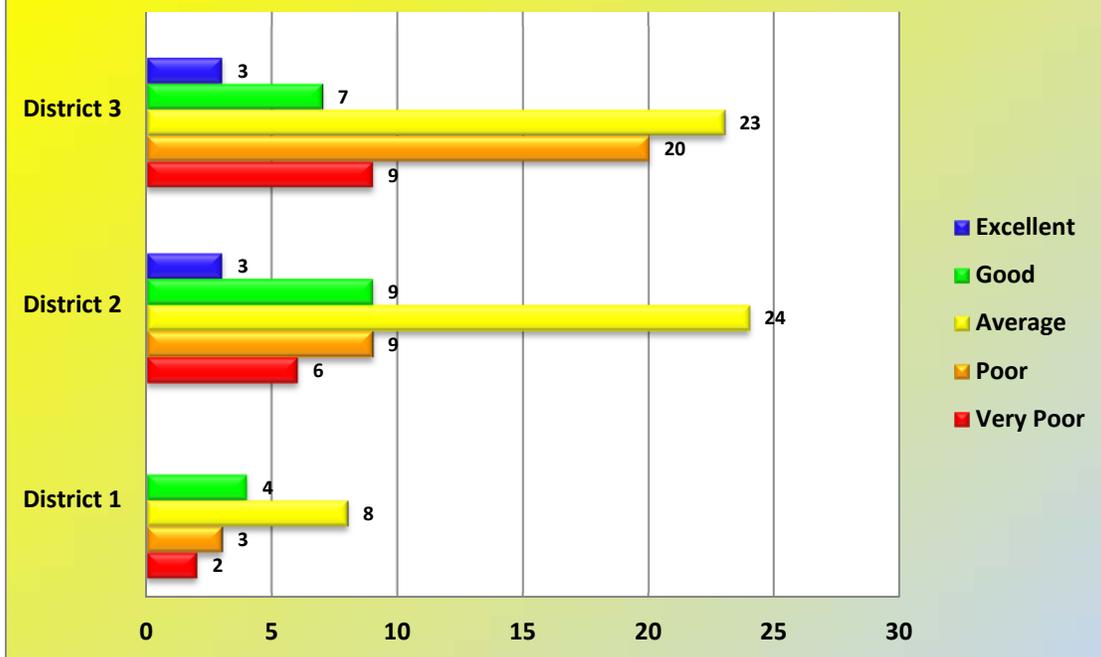
Q10f. Rating of the Quality of Schools by Residents of Unincorporated Oklahoma County by Commissioner District



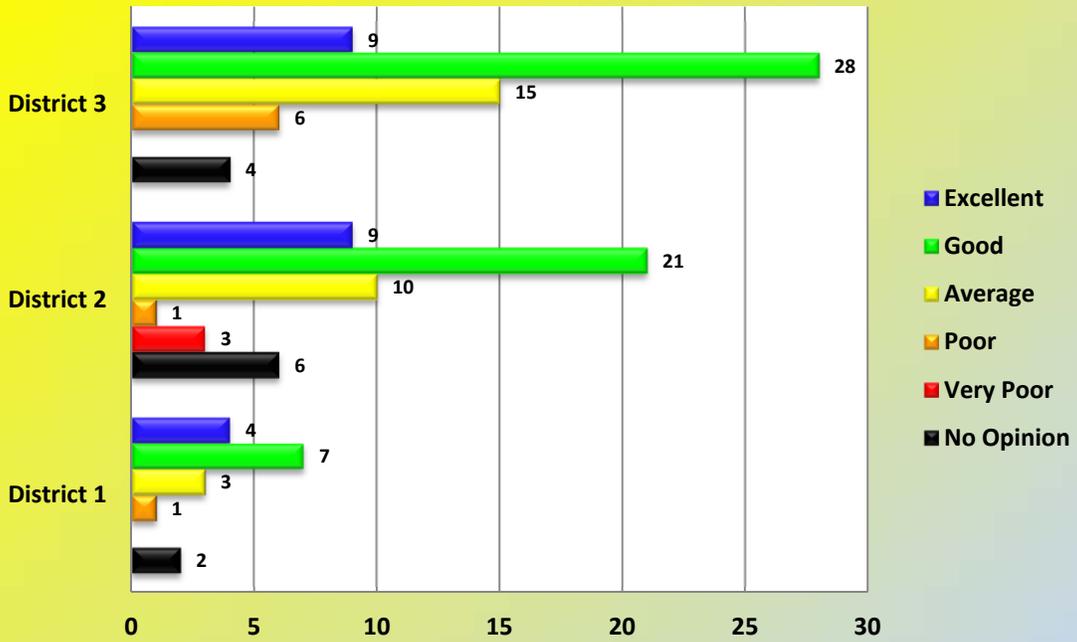
Q10g. Rating of Traffic Congestion by Residents of Unincorporated Oklahoma County by Commissioner District



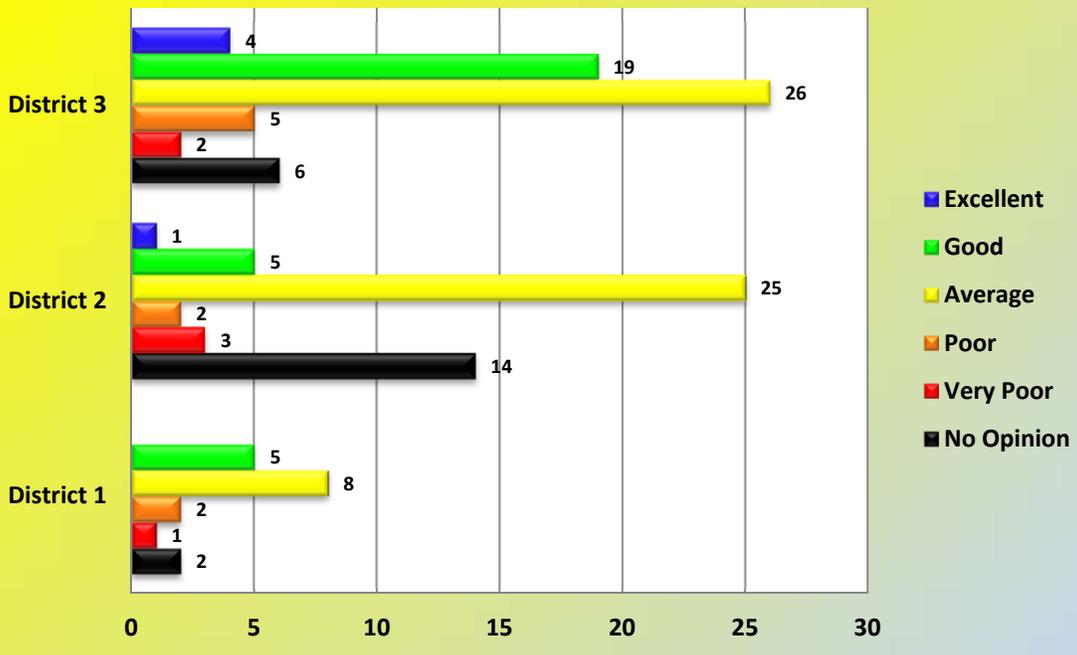
Q10h. Rating of Road Conditions by Residents of Unincorporated Oklahoma County by Commissioner District



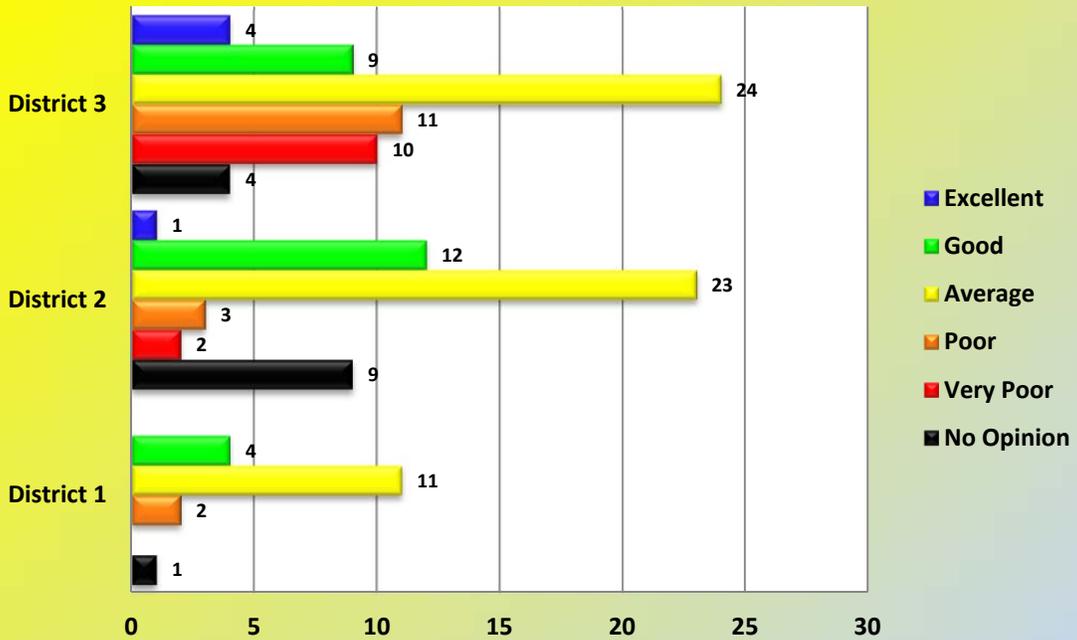
Q10i. Rating of Water Quality by Residents of Unincorporated Oklahoma County by Commissioner District



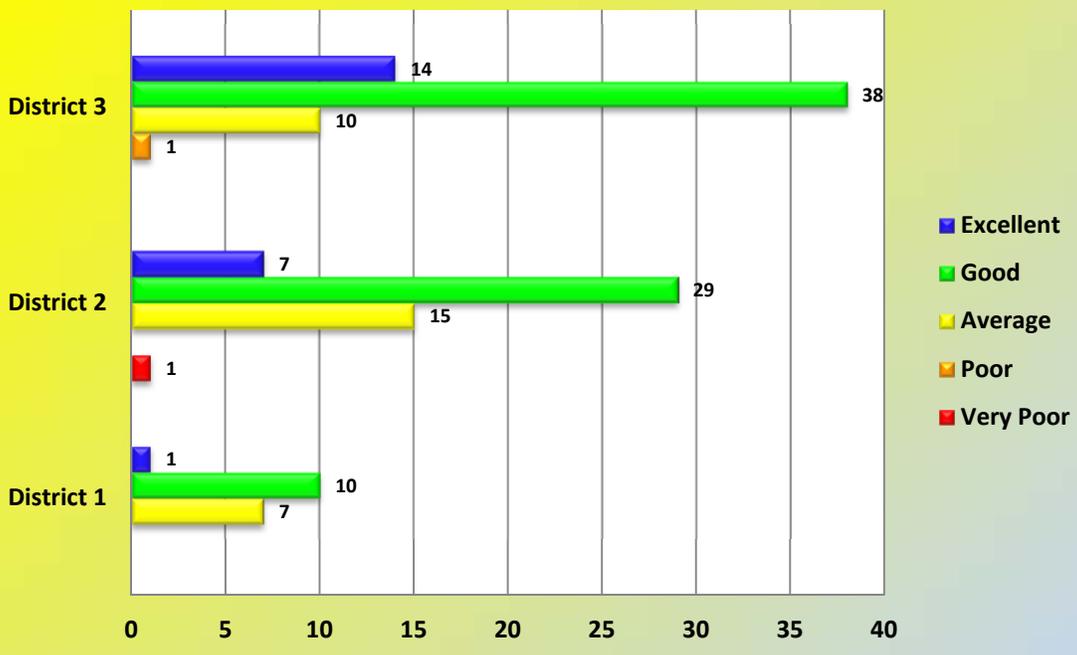
Q10j. Rating of Local Government Responsiveness by Residents of Unincorporated Oklahoma County by Commissioner District



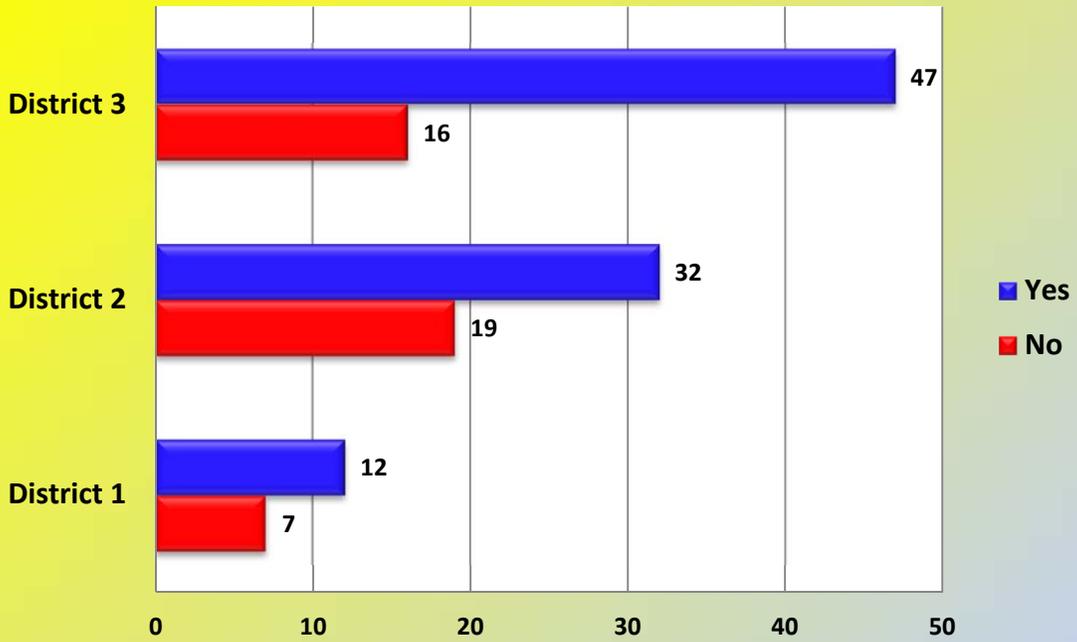
Q10k. Rating of Growth Management by Residents of Unincorporated Oklahoma County by Commissioner District



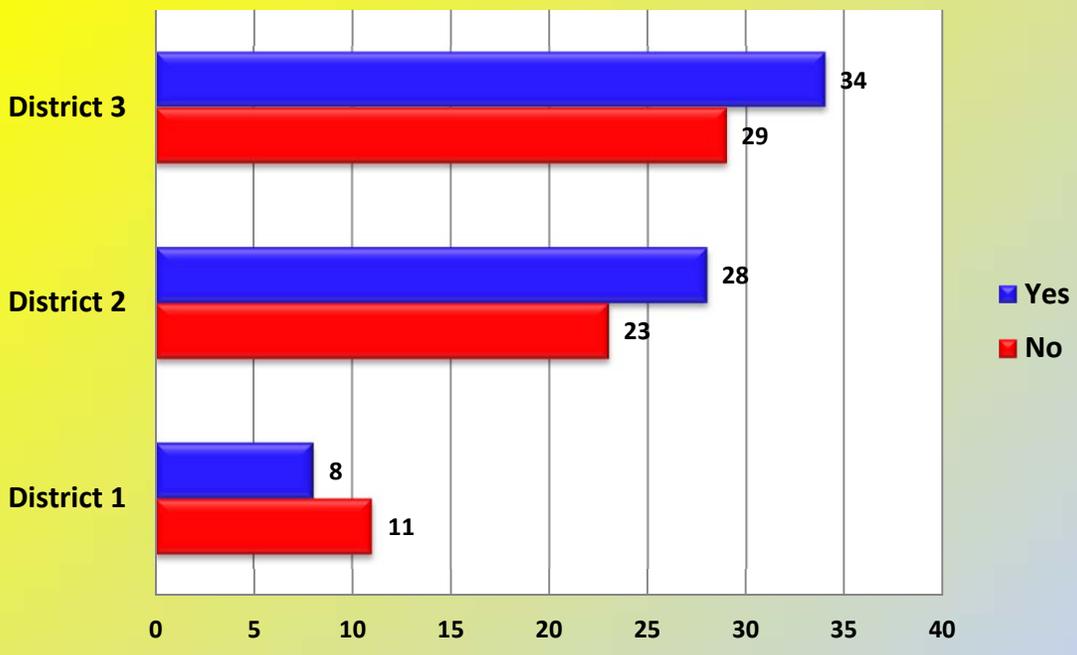
Q10l. Overall Rating of the Quality of Life by Residents of Unincorporated Oklahoma County by Commissioner District

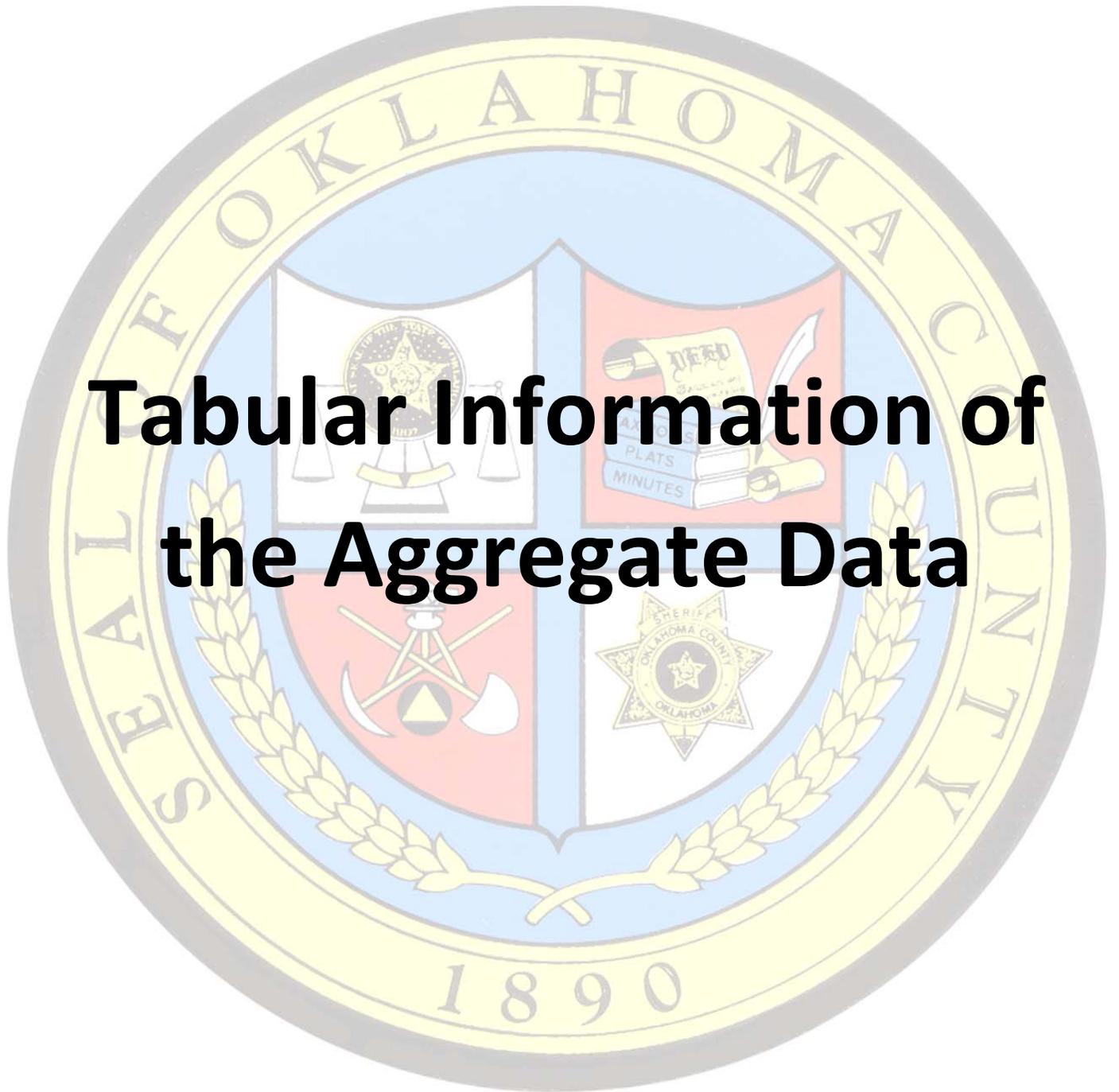


Q11. Would you be in Support of Oklahoma County Adopting Property Maintenance Regulations by Commissioner District?



Q12. Would you Object to More Commercial Development in Unincorporated Oklahoma County by Commissioner District?





Tabular Information of the Aggregate Data

Q7. Would you object to more dense subdivisions in Unincorporated Oklahoma County (subdivisions on quarter to half acre lots with a total number of dwelling units around 200 or 300 total homes)?

	Number	Percent
Yes	107	76.4%
No	33	23.6%

Total 140 100.0%

Q8. Approximately, 140 square miles make up Unincorporated Oklahoma County. It is estimated 90% of the 140 square miles is zoned AA - Agricultural & Rural Residential. Currently, under this zoning designation you must have a minimum of 2 acres to build a residential structure. Would you object to the minimum number of acres being raised from 2 acres to 5 acres for property zoned Agricultural & Rural Residential?

	Number	Percent
Yes	40	28.6%
No	100	71.4%

Total 140 100.0%

Q9. Would you object to the creation of a new zoning district to regulate property that is 2 acres or greater and less than 5 acres if Oklahoma County raises the minimum for residential development from 2 acres to 5 acres?

	Number	Percent
Yes	45	32.6%
No	93	67.4%

Total 138 100.0%

Q10a. Rating of Community Appearance/Aesthetics by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	18	13.0%
Good	62	44.9%
Average	43	31.2%
Poor	12	8.7%
Very Poor	2	1.4%
No Opinion	1	0.7%

Total 138 100.0%

Q10b. Rating of Community Atmosphere by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	26	18.6%
Good	67	47.9%
Average	39	27.9%
Poor	5	3.6%
Very Poor	1	0.7%
No Opinion	2	1.4%

Total 140 100.0%

Q10c. Rating of Emergency Services by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	20	14.8%
Good	63	46.7%
Average	33	24.4%
Poor	11	8.1%
Very Poor	4	3.0%
No Opinion	4	3.0%

Total 135 100.0%

Q10d. Rating of Crime Rate/Safety by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	26	18.6%
Good	71	50.7%
Average	37	26.4%
Poor	3	2.1%
Very Poor	1	0.7%
No Opinion	2	1.4%

Total 140 100.0%

Q10e. Rating of Property Taxes by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	5	3.7%
Good	29	21.3%
Average	58	42.6%
Poor	30	22.1%
Very Poor	9	6.6%
No Opinion	5	3.7%

Total 136 100.0%

Q10f. Rating of the Quality of Schools by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	42	30.7%
Good	56	40.9%
Average	24	17.5%
Poor	4	2.9%
Very Poor	1	0.7%
No Opinion	10	7.3%

Total 137 100.0%

Q10g. Rating of Traffic Congestion by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	19	13.8%
Good	48	34.8%
Average	46	33.3%
Poor	17	12.3%
Very Poor	7	5.1%
No Opinion	1	0.7%

Total 138 100.0%

Q10h. Rating of Road Conditions by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	6	4.4%
Good	20	14.7%
Average	59	43.4%
Poor	31	22.8%
Very Poor	20	14.7%
No Opinion	0	0.0%

Total 136 100.0%

Q10i. Rating of Water Quality by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	23	17.2%
Good	59	44.0%
Average	28	20.9%
Poor	8	6.0%
Very Poor	3	2.2%
No Opinion	13	9.7%

Total 134 100.0%

Q10j. Rating of Local Government Responsiveness by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	5	3.7%
Good	31	22.8%
Average	62	45.6%
Poor	9	6.6%
Very Poor	6	4.4%
No Opinion	23	16.9%

Total 136 100.0%

Q10k. Rating of Growth Management by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	5	3.6%
Good	26	19.0%
Average	62	45.3%
Poor	17	12.4%
Very Poor	13	9.5%
No Opinion	14	10.2%

Total 137 100.0%

Q10l. Overall Rating of the Quality of Life by residents of Unincorporated Oklahoma County

	Number	Percent
Excellent	23	16.5%
Good	80	57.6%
Average	34	24.5%
Poor	1	0.7%
Very Poor	1	0.7%
No Opinion	0	0.0%

Total 139 100.0%

Q11. Would you be in support of Oklahoma County adopting property maintenance regulations (set minimum standards for maintenance of buildings and property) (examples: tall grass, trash piles on property, run down vehicles, etc.)?

	Number	Percent
Yes	95	67.9%
No	45	32.1%

Total 140 100.0%

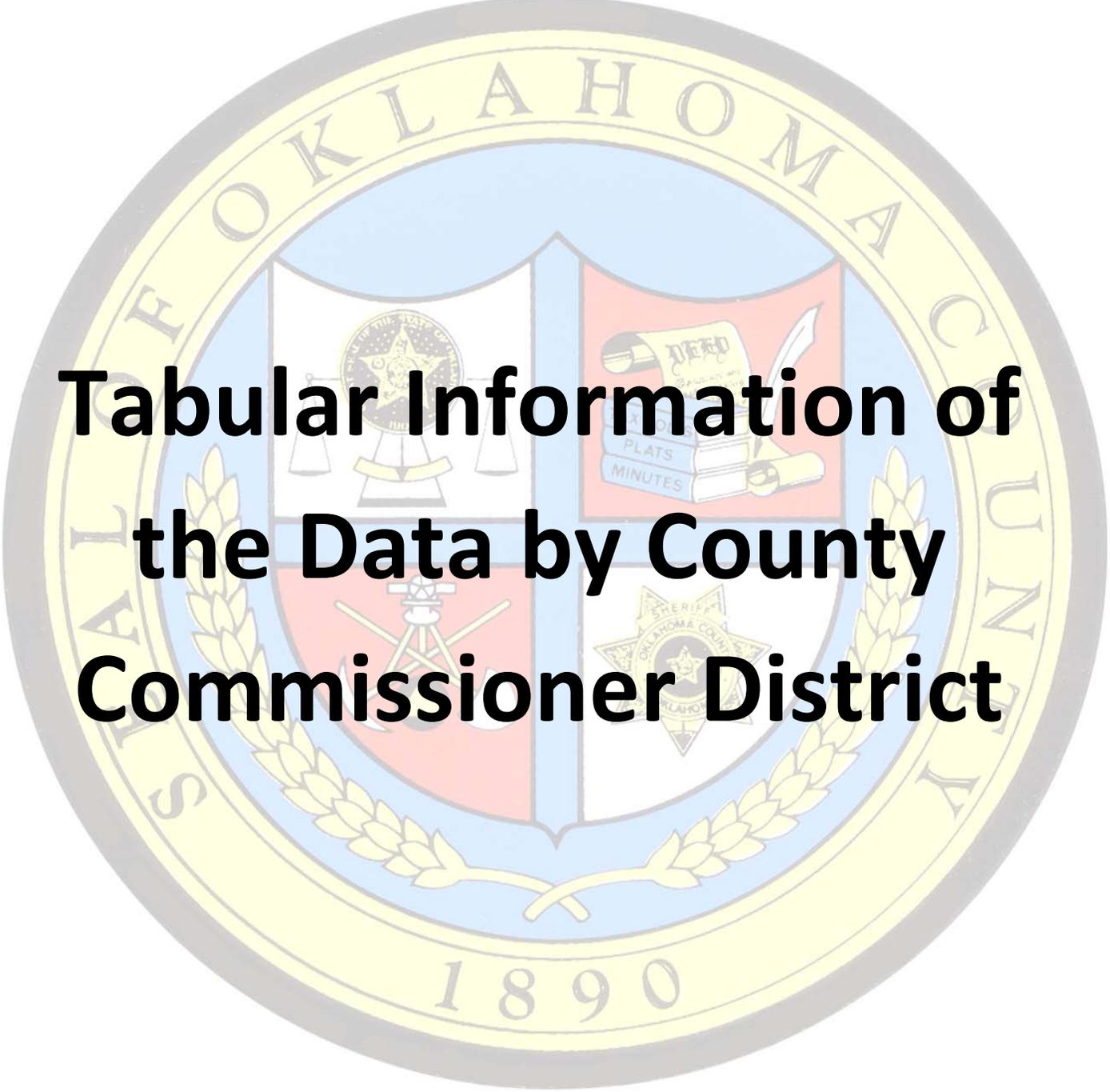
Q12. Would you object to more commercial development in Unincorporated Oklahoma County? A very small portion of Unincorporated Oklahoma County land has commercial activity being conducted on it.

	Number	Percent
Yes	74	52.9%
No	66	47.1%

Total 140 100.0%

Q14. List the number of persons in your household, including yourself, by age in the brackets below:

Age Group	Responses	Percentage
1 - 10	47	12.7%
11 - 16	31	8.1%
17 - 25	24	6.9%
26 - 46	69	17.9%
47 - 59	78	21.6%
60+	114	32.9%

The seal of the Oklahoma County Sheriff's Office is a circular emblem. It features a central shield divided into four quadrants. The top-left quadrant is white with a scale of justice. The top-right quadrant is red with a yellow scroll containing the word 'DEED' and a quill pen. The bottom-left quadrant is red with a surveying instrument. The bottom-right quadrant is white with a yellow star containing the text 'SHERIFF OKLAHOMA COUNTY'. The shield is surrounded by a blue border with a yellow laurel wreath at the bottom. The outer ring of the seal is yellow with the text 'SEAL OF OKLAHOMA COUNTY' at the top and '1890' at the bottom.

Tabular Information of the Data by County Commissioner District

Q2. How long have you lived in Unincorporated Oklahoma County by Commissioner District

	District 1		District 2		District 3	
	1	Percent	1	Percent	1	Percent
Less than a Year	1	5.3%	1	1.9%	1	1.6%
1-2 Years	1	5.3%	2	3.8%	2	3.2%
3-5 Years	3	15.8%	10	19.2%	12	19.4%
6-10 Years	3	15.8%	6	11.5%	18	29.0%
11-20 Years	6	31.6%	11	21.2%	17	27.4%
More than 20 Years	5	26.3%	22	42.3%	12	19.4%
Total	19	100.0%	52	100.0%	62	100.0%

Q3. Since the first Master Plan for Unincorporated Oklahoma County was approved in September 2007; do you think the population in Unincorporated Oklahoma County has been:

	District 1		District 2		District 3	
	1	Percent	1	Percent	1	Percent
Growing Rapidly	3	16.7%	12	23.1%	39	62.9%
Growing Moderately	14	77.8%	35	67.3%	23	37.1%
Not Growing	0	0.0%	5	9.6%	0	0.0%
Decline in Growth	1	5.6%	0	0.0%	0	0.0%
Total	18	100.0%	52	100.0%	62	100.0%

Q4. The current population of unincorporated Oklahoma County is approximately 19,500 persons (2010 Census); during the next 30 years what rate of population growth would you prefer?

	District 1		District 2		District 3	
	1	Percent	1	Percent	1	Percent
High Rate of Growth	4	21.1%	0	0.0%	1	1.6%
Moderate Rate of Growth	7	36.8%	21	40.4%	18	29.0%
Low Rate of Growth	5	26.3%	23	44.2%	31	50.0%
No Increase in Population	3	15.8%	8	15.4%	12	19.4%
Total	19	100.0%	52	100.0%	62	100.0%

Q5. During the previous Master Plan effort, public support was indicated for adopting regulations for minimum lot sizes (2.5 acres and larger) which is larger than the current regulations require. Do you object to having larger lot sizes in Unincorporated Oklahoma County?

	District 1	Percent	District 2	Percent	District 3	Percent
Yes	2	10.5%	9	17.6%	8	12.9%
No	17	89.5%	42	82.4%	54	87.1%
Total	19	100.0%	51	100.0%	62	100.0%

Q6. Would you like to see more or fewer single family dwelling units in Unincorporated Oklahoma County?

	District 1	Percent	District 2	Percent	District 3	Percent
More	5	27.8%	18	36.0%	24	38.1%
Less	13	72.2%	32	64.0%	39	61.9%
Total	18	100.0%	50	100.0%	63	100.0%

Q7. Would you object to more dense subdivisions in Unincorporated Oklahoma County (subdivisions on quarter to half acre lots with a total number of dwelling units around 200 or 300 total homes)?

	District 1	Percent	District 2	Percent	District 3	Percent
Yes	12	63.2%	35	68.6%	53	84.1%
No	7	36.8%	16	31.4%	10	15.9%
Total	19	100.0%	51	100.0%	63	100.0%

Q8. Approximately, 140 square miles make up Unincorporated Oklahoma County. It is estimated 90% of the 140 square miles is zoned AA - Agricultural & Rural Residential. Currently, under this zoning designation you must have a minimum of 2 acres to build a residential structure. Would you object to the minimum number of acres being raised from 2 acres to 5 acres for property zoned Agricultural & Rural Residential?

	District 1		District 2		District 3	
	1	Percent	2	Percent	3	Percent
Yes	7	36.8%	20	39.2%	11	18.0%
No	12	63.2%	31	60.8%	50	82.0%
Total	19	100.0%	51	100.0%	61	100.0%

Q9. Would you object to the creation of a new zoning district to regulate property that is 2 acres or greater and less than 5 acres if Oklahoma County raises the minimum for residential development from 2 acres to 5 acres?

	District 1		District 2		District 3	
	1	Percent	2	Percent	3	Percent
Yes	8	44.4%	22	42.3%	12	19.4%
No	10	55.6%	30	57.7%	50	80.6%
Total	18	100.0%	52	100.0%	62	100.0%

Q10a. Rating of Community Appearance/Aesthetics by residents of Unincorporated Oklahoma County

	District 1		District 2		District 3	
	1	Percent	2	Percent	3	Percent
Excellent	0	0.0%	3	6.1%	14	22.6%
Good	9	47.4%	21	42.9%	30	48.4%
Average	4	21.1%	20	40.8%	17	27.4%
Poor	4	21.1%	4	8.2%	1	1.6%
Very Poor	1	5.3%	1	2.0%	0	0.0%
No Opinion	1	5.3%	0	0.0%	0	0.0%
Total	19	100.0%	49	100.0%	62	100.0%

Q10b. Rating of Community Atmosphere by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	1	5.6%	7	13.5%	16	25.4%
Good	7	38.9%	21	40.4%	36	57.1%
Average	6	33.3%	21	40.4%	10	15.9%
Poor	2	11.1%	2	3.8%	1	1.6%
Very Poor	1	5.6%	0	0.0%	0	0.0%
No Opinion	1	5.6%	1	1.9%	0	0.0%
Total	18	100.0%	52	100.0%	63	100.0%

Q10c. Rating of Emergency Services by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	1	5.9%	7	14.3%	10	16.1%
Good	7	41.2%	22	44.9%	31	50.0%
Average	3	17.6%	13	26.5%	16	25.8%
Poor	4	23.5%	3	6.1%	4	6.5%
Very Poor	1	5.9%	1	2.0%	1	1.6%
No Opinion	1	5.9%	3	6.1%	0	0.0%
Total	17	100.0%	49	100.0%	62	100.0%

Q10d. Rating of Crime Rate/Safety by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	0	0.0%	9	17.3%	15	23.8%
Good	8	44.4%	22	42.3%	38	60.3%
Average	9	50.0%	16	30.8%	10	15.9%
Poor	1	5.6%	2	3.8%	0	0.0%
Very Poor	0	0.0%	1	1.9%	0	0.0%
No Opinion	0	0.0%	2	3.8%	0	0.0%
Total	18	100.0%	52	100.0%	63	100.0%

Q10e. Rating of Property Taxes by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	0	0.0%	2	3.9%	3	5.0%
Good	4	22.2%	13	25.5%	11	18.3%
Average	8	44.4%	15	29.4%	31	51.7%
Poor	5	27.8%	13	25.5%	10	16.7%
Very Poor	1	5.6%	4	7.8%	4	6.7%
No Opinion	0	0.0%	4	7.8%	1	1.7%
Total	18	100.0%	51	100.0%	60	100.0%

Q10f. Rating of the Quality of Schools by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	2	11.8%	9	17.3%	29	47.5%
Good	7	41.2%	23	44.2%	24	39.3%
Average	3	17.6%	12	23.1%	6	9.8%
Poor	1	5.9%	3	5.8%	0	0.0%
Very Poor	0	0.0%	1	1.9%	0	0.0%
No Opinion	4	23.5%	4	7.7%	2	3.3%
Total	17	100.0%	52	100.0%	61	100.0%

Q10g. Rating of Traffic Congestion by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	2	11.1%	12	23.1%	5	8.1%
Good	8	44.4%	22	42.3%	18	29.0%
Average	7	38.9%	13	25.0%	21	33.9%
Poor	0	0.0%	4	7.7%	12	19.4%
Very Poor	1	5.6%	0	0.0%	6	9.7%
No Opinion	0	0.0%	1	1.9%	0	0.0%
Total	18	100.0%	52	100.0%	62	100.0%

Q10h. Rating of Road Conditions by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	0	0.0%	3	5.9%	3	4.8%
Good	4	23.5%	9	17.6%	7	11.3%
Average	8	47.1%	24	47.1%	23	37.1%
Poor	3	17.6%	9	17.6%	20	32.3%
Very Poor	2	11.8%	6	11.8%	9	14.5%
No Opinion	0	0.0%	0	0.0%	0	0.0%
Total	17	100.0%	51	100.0%	62	100.0%

Q10i. Rating of Water Quality by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	4	23.5%	9	18.0%	9	14.5%
Good	7	41.2%	21	42.0%	28	45.2%
Average	3	17.6%	10	20.0%	15	24.2%
Poor	1	5.9%	1	2.0%	6	9.7%
Very Poor	0	0.0%	3	6.0%	0	0.0%
No Opinion	2	11.8%	6	12.0%	4	6.5%
Total	17	100.0%	50	100.0%	62	100.0%

Q10j. Rating of Local Government Responsiveness by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	0	0.0%	1	2.0%	4	6.5%
Good	5	27.8%	5	10.0%	19	30.6%
Average	8	44.4%	25	50.0%	26	41.9%
Poor	2	11.1%	2	4.0%	5	8.1%
Very Poor	1	5.6%	3	6.0%	2	3.2%
No Opinion	2	11.1%	14	28.0%	6	9.7%
Total	18	100.0%	50	100.0%	62	100.0%

Q10k. Rating of Growth Management by residents of Unincorporated Oklahoma County

	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	0	0.0%	1	2.0%	4	6.5%
Good	4	22.2%	12	24.0%	9	14.5%
Average	11	61.1%	23	46.0%	24	38.7%
Poor	2	11.1%	3	6.0%	11	17.7%
Very Poor	0	0.0%	2	4.0%	10	16.1%
No Opinion	1	5.6%	9	18.0%	4	6.5%
Total	18	100.0%	50	100.0%	62	100.0%

Q10l. Overall Rating of the Quality of Life by residents of Unincorporated Oklahoma County

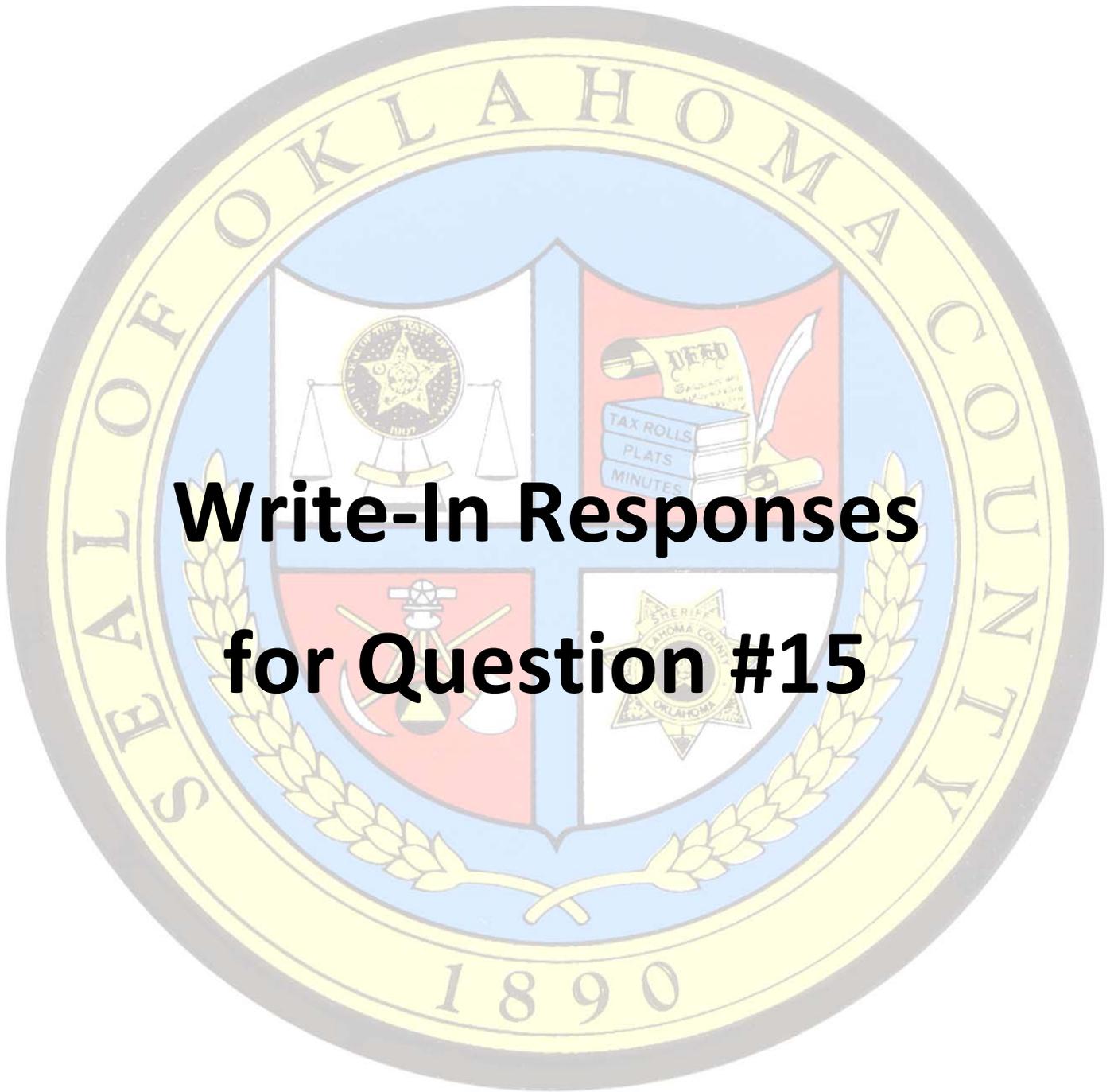
	District 1	Percent	District 2	Percent	District 3	Percent
Excellent	1	5.6%	7	13.5%	14	22.2%
Good	10	55.6%	29	55.8%	38	60.3%
Average	7	38.9%	15	28.8%	10	15.9%
Poor	0	0.0%	0	0.0%	1	1.6%
Very Poor	0	0.0%	1	1.9%	0	0.0%
No Opinion	0	0.0%	0	0.0%	0	0.0%
Total	18	100.0%	52	100.0%	63	100.0%

Q11. Would you be in support of Oklahoma County adopting property maintenance regulations (set minimum standards for maintenance of buildings and property) (examples: tall grass, trash piles on property, run down vehicles, etc.)?

	District 1	Percent	District 2	Percent	District 3	Percent
Yes	12	63.2%	32	62.7%	47	74.6%
No	7	36.8%	19	37.3%	16	25.4%
Total	19	100.0%	51	100.0%	63	100.0%

Q12. Would you object to more commercial development in Unincorporated Oklahoma County? A very small portion of Unincorporated Oklahoma County land has commercial activity being conducted on it.

	District 1		District 2		District 3	
	8	42.1%	28	54.9%	34	54.0%
Yes						
No	11	57.9%	23	45.1%	29	46.0%
Total	19	100.0%	51	100.0%	63	100.0%



Write-In Responses for Question #15

Question #15

Anything you would like to express that is not included in this survey please use the reverse side of this page to express those thoughts.

Question 15 gave the respondent an opportunity to give an opinion about the survey or a subject that was not covered by the survey. Below are all the responses from this open-ended question.

- The Deer Creek School system is already completely over-burdened by high density housing in the OKC limits portion of the school district. There is no public sewer for this area and limited ground water resources. When will enough be enough?? The road congestion around all of the schools is insane and dangerous. Higher populations also lead to ineffective services by the Fire and Sheriff Departments. Growth should be managed with consideration to all of these factors. There is very little “country” left. There are houses being built in known flood zones and it makes no sense at all.
- We have been impressed with the response of the County!
- We moved to the country for privacy and you approved a commercial winery next to my home. Now there are parties every weekend. Thanks. But like the winery owner told me, “I’ve got the money to do it.” Guess he just strikes a nerve with that attitude.
- Love our area; love our house, quiet, no noise, away from traffic, would like to keep it that way!
- After living in Harrah almost 45 years I hate to see it grow with more & more people. That’s the main reason people move to the country. They want to get out of the city & the congestion. Country living is what they’re looking for. More room to spread out without having neighbors 5 feet from you. The businesses we have are fine. We have most everything we need right here in town with two exceptions. We could use a few more eating places & definitely a grocery store. If the rural areas keep growing with people & commercial development we might as well move to the city. People need room to breathe, grow their crops, know their neighbors and have their privacy. Just my personal thoughts and I’m sure the same thoughts of most of the people in this rural area, that is if they fill out this survey & mail it back.
- If it isn’t broke don’t fix it!
- No apartments/multi-family units. Save the green space.
- Roads & bridges in poor repair.
- Our biggest concerns are: Thieves and break-ins. Thieves are seldom caught and when they are the penalties aren’t enough to deter them. Most people keep their places up and they look fine but there are a few trashy, junked up, places that need fined. There

are also abandoned mobile homes that need to be torn down. Taxes are getting too high. In many cases the property won't sell for the price at which it is taxed.

- Traffic Congestion: Waterloo & I-35, exiting I-35 to Waterloo especially AM & PM going & returning work times.
- I would support a law that prohibits loud music past 9 P.M. The law could be enforced by the Sheriff and tickets/fines given to violators.
- Grandfather in lots which are owned by an individual which are less than 2.5 acres.
- Apartment complexes overflowing school system (DHS), water will become an issue – new additions should be required to only plant native species – automatic sprinklers should be required to have moisture sensors, if we wanted to live in the city we would move there – instead, it's taking over our countryside. Every open field should not have a sign over it saying "Develop Me", we are losing our green spaces, lights at night are ruining the evening views we used to have of the sky, just spitting into the wind, you will knuckle under developer pressure. Look how bad Edmond has become and they just keep on okaying building.
- Much too rapid growth allowed in Deer Creek area. Roads and schools have not been able to keep up and both have suffered.
- County maintenance – mowing, trash, and potholes on roads. Missing traffic signs. Snow & ice removal in a timely fashion. Signage for old bridges & drop-offs. I also would like to see a qualified representative for the county with an extensive construction background oversee the construction and quality of how our schools are being built. The construction companies are not following through on quality and finishing all that they have bid on. Property taxes are way too high as well.
- Keep unincorporated Oklahoma County rural.
- Construction projects need to be planned better. There are/were 3 major projects going at the same time in west Edmond, Deer Creek (Portland, May, and Penn, also Western from Memorial to Coffee Creek). All of them at the same time make for very heavy congestion. Road conditions (potholes) need to be fixed or repaved.
- Roads are terrible, too many new neighborhoods, great teachers but too few of them.
- Fix road and drainage issues. More residential less commercial and rules for signage in front of businesses (electronic billboards) extremely bright & distracting at night.
- Study and change traffic flow at I-35 & Waterloo Rd. A north loop is needed in the future to HWY 74 to I-40 don't give up on this. ACOG did.
- I am not in favor of dense housing additions such as Settlers Crossing at N. Pennsylvania & NW 220th St.
- Don't put Oklahoma City regulations in the County.
- Too much litter on our roads; can this be managed?
- Property taxes too high.

- Would support property maintenance if it does not go overboard. Old mobile homes that are unlivable need to be cleaned up. Homes that are abandoned need to be cleaned up and made safe. Junk cars need to be cleaned up or parked in rear of property along with other junk. Some useless junk needs to be disposed of. Minimum of 1 acre to 1.25 acres to build a single family dwelling. Also, support keeping growth rate low. Shooting and hunting with fire arms. Some shooting lasts all day and can be very noisy. Should this be a topic for discussion?
- Protect the rural nature of county living. NO HIGH DENSITY DEVELOPMENT!
- The reason we moved out here is low population density. We don't want it heavily populated.
- We like living in an area with very few people. We paid a premium to live this way and to raise our family this way, and we would like to keep the population growth to a minimum. I am 100% opposed to apartment housing in the Deer Creek area. Thanks!
- Better roads and wider.
- Plan ahead for needed widening of roads. Keep trees, etc. clear a good distance from stop signs – one currently a little hidden. Keep the “country feel” of living further out.
- Too many people, houses and laws! Stay the hell out of our business and grow somewhere else!
- The next 30 years in Oklahoma County will be crucial. If the recent land development pattern continues, the levels of service for schools, roads, public safety, environmental quality, etc. will be seriously compromised. It is vital that growth in the County be done in context & that the Master Plan update prioritizes areas for future growth – these should be prioritized for capital projects & improvements in levels of services. There's no reason the County can't take advantage of the concept of nodes & corridors.
- Property taxes too high!!! Need County's “District” to clean all ditches & waterways, that's what they were designed to do!!!
- Road right-of-way needs to be mowed. Hasn't been mowed in the last two years.
- Trash bill is too high over twice as high as people ¼ mile away in Luther city limits.
- Water tower and fire hydrants.
- There is plenty of room for new additions in incorporated Oklahoma County. Leave unincorporated Oklahoma County rural.
- No reason to waste ink!!
- I am 50 years old & have lived in the Choctaw area my whole life. I realize this questionnaire is to help build but some people don't want more building; some are happy the way it is. When the country becomes the city is when it's time to move. I live on the North Canadian River and built here because I knew no one would ever build behind me, but that won't stop them from building the other three directions. I know

it's going to get more crowded but I live in County jurisdiction because I can shoot a gun, burn my trash, grow my hay and cattle, and no one can tell me I can't.

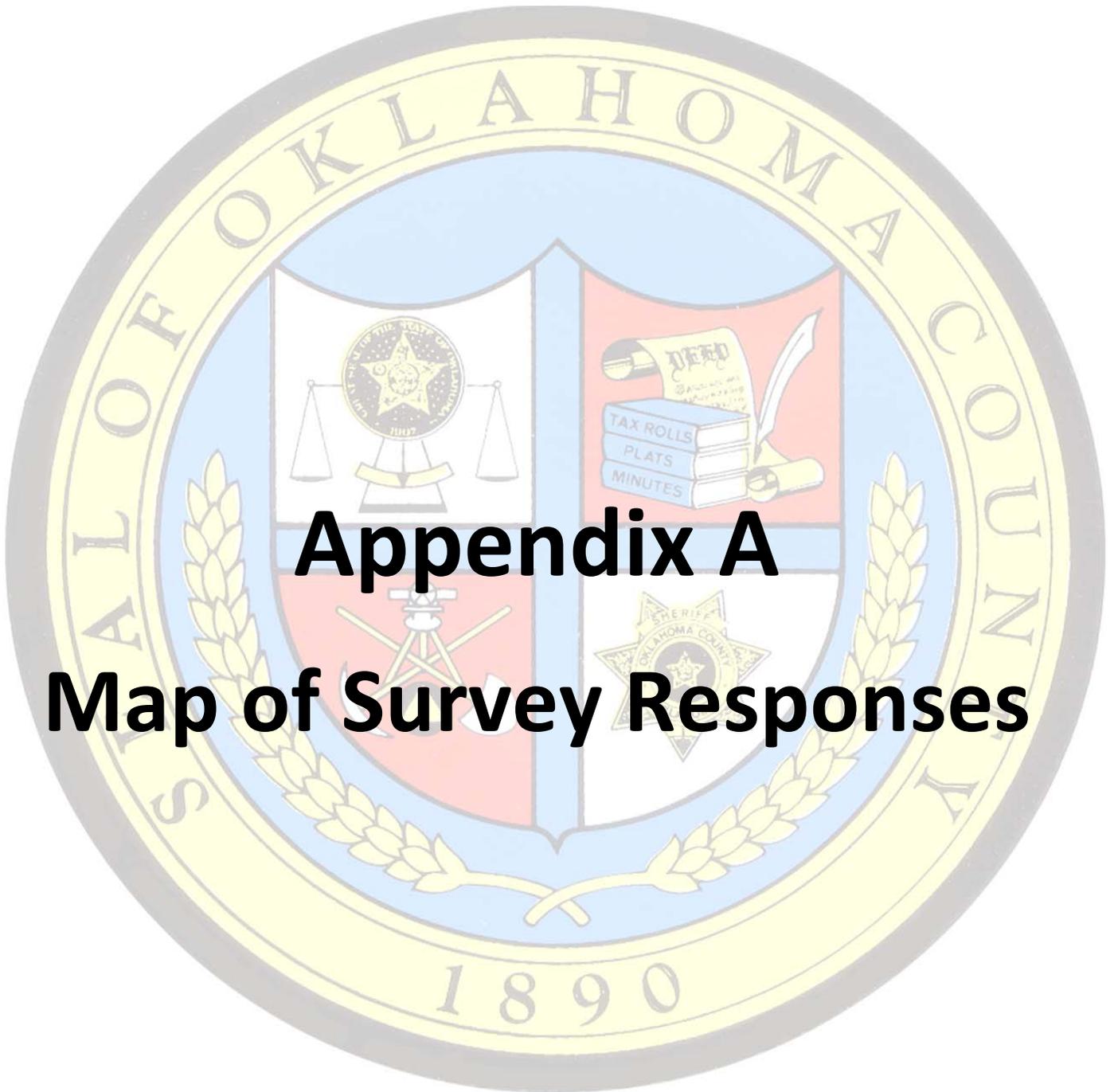
- The worst part about living out here is the sewage trucks hauling treated sludge to place in open fields. It smells horrible, draws flies, and forces us inside when the sludge from the water treatment plant is driven by my house. The stench is enough from the trucks to make you almost vomit. It greatly reduces the quality of life out here.
- 80 acres next to me has been sold for development. I am scared to death that nothing exists to save and preserve the rural atmosphere. The evening traffic is frightening now. What will happen with an expanded population? No police monitor speeding, suicide passing, motorcycles racing on the streets, etc. This land is swamp land and I have seen 2,100 year rains. If proper planning to handle rain runoff is not done, my property will flood badly. This year my culvert to the farm washed completely out. I do not want neighbors throwing their trash in my pastures or feeding my animals. What fencing requirements are there? The misplaced wildlife will badly stress my land, using my grass for grazing. There are mountain lions and coyotes out the ears and nothing is done to trap them out. The state does not have the manpower or desire to help with this matter. When the land near Remington Park was cleared, the wildlife was forced into this area. You worry about opportunity for business growth for more taxes; I worry about rural quality of life – not allowing water sludge used for fertilizer, wildlife management, nasty abandoned property; too few firemen for wild fires; no requirements for raw land fire control. It goes on and on.
- Extend Peebly Rd. from Covell to Sorghum Mill.
- I would like to see a few more drugstores like Walgreens or CVS, but in general would not like to see a lot of commercial building. I would strongly back an initiative to enforce aesthetic requirements not only for tall grass, old cars, trash, etc., but also for the maintenance of your house and porch. Far too many houses/trailers look abandoned and if they are make efforts to remove them or just clean up the area.
- City folks move out here and trash up places then move off to the next place. Would like people to clean up their property to make neighborhoods look nice. Crime rate needs to be lowered – drug houses, break-ins are too high.
- Fix the dang roads, not with asphalt, use concrete! Last longer and more bang for your buck.
- The State has very little oversight in the practices of water well drillers. I've personally seen ground water (aquifer) contamination occur due to poor drilling, casing (sealing) and housekeeping techniques and practices. The owner of the property is then stuck with "bad" water on his property and has little recourse to remedy his situation. Water is becoming a scarce resource in this state and we need the County and State government to develop meaningful rules and regulations and provide significant

enforcement to protect it. A good chunk of the value of a plot of land is access to water. You can't live without it!

- Stop townships from annexing just so many feet off roadways! Better wildfire protection! All power lines should be buried!
- I like living in unincorporated Oklahoma County. I wouldn't want to see houses all over the place. The less people and more open spaces the better.
- Thank you for providing this survey. An additional thought has come to bear and that is to provide preventative maintenance services on our roadways. For example, the simple process of filling cracks before the cracks widen so much to develop into potholes and ultimately replacement.
- I do not like the fire tax for each piece of property where does this tax go?
- I am very concerned about Portland/HWY 74. Safety is my first concern; no shoulders, narrow lanes, drastic elevation changes, and inadequate drainage. In addition, travel times can be agonizingly long, stop signs should be eliminated. I am also concerned about firearm use for hunting in unincorporated Oklahoma County.
- It is difficult to determine the best way to encourage others to keep up their homes.
- Road maintenance is poor even by Oklahoma standards. I have asked that tall grass be cut in the area on road shoulders for 4 months. No response to date.
- Living on the edge of Oklahoma County and Oklahoma City the roads are HORRIBLE! Take some time to fix this out on the east side of Oklahoma County and stop worrying about rich Edmond people for once.
- Water pollution – especially the use of embalming chemicals in burials. Trash disposal – it's not easy to get rid of old tires, AC compressors, large plastic items, etc. Recycling – more available centers needed.
- Improve road side maintenance (tall grass at corners & trees blocking vision). What is the plan for water service throughout the County?
- Property values are too high for retired and older citizens in Oklahoma County. Minimum incomes for married couples are too low to have your taxes frozen at age 65.
- Please keep residential development to a minimum. 5 acres lots as a minimum size. No commercial zoning or business. Protect it like a government game reserve.
- Need a recycling program.
- There doesn't seem to be any mention of flood control in the list of Master Plan update topics. This is a legitimate concern for those of us downstream of all the new houses and subdivisions built in the 30+ years since my neighborhood was built, as each new development diverts more rainwater into the creek by removing the plants and topsoil which previously held much of the water. Ask the post-deforestation folks in Honduras if that makes a difference. A civil engineer showed me a map following our first flood representing the 4.2 square mile area whose surface water all flows into the creek by

my house. 30 years ago that probably didn't matter much. 30 subsequent years of subdivisions in that 4.2 square miles with our own local version of deforestation probably does make a difference. Don't know that it can be fixed, but it would be encouraging to know that someone is thinking about it.

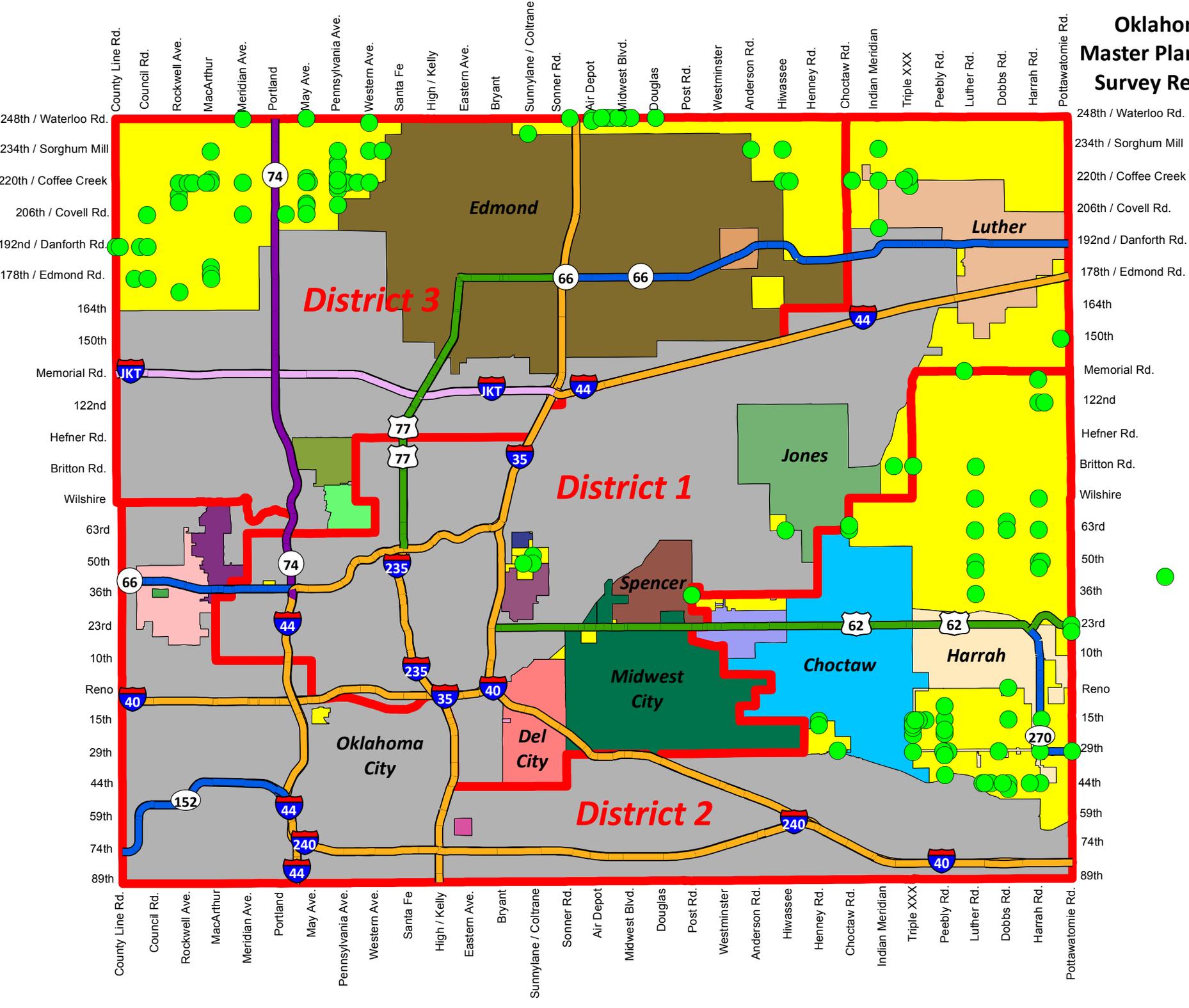
- From I-35 and going east on Britton Rd, we need better roads. Britton has very good potential for new residential houses and business. More people would use Britton road if the roads were widened and repaved. Eastern Oklahoma County has great potential, but we need help. New business and residential dwellings bring more tax base to Oklahoma County. We also need the connection between I-44 & I-40. The sooner the better. How about a one-way road for Choctaw Rd., and a one-way road for Triple X Rd. between I-44 and I-40? If not, then make a decision where the road needs to be built! Eastern Oklahoma County could have another lake for potential water supply.
- Water pollution and air pollution is more prevalent in rural Oklahoma County.
- I am not sure if anything can be done about the electronic billboards that are placed in Logan County but shine into Oklahoma County. There is one on the northeast corner of Waterloo and I-35. It is painful to drive toward it on the exit ramp from I-35 at night. It makes that whole area look trashy.
- We truly appreciate our commissioner and county maintenance crews for maintaining the grass and roads. We would like to see a Wal-Mart, Crest, or Aldi food store in Luther and a doctor's office.
- Thank you for valuing our opinion. We enjoy being a bit away from the "city", being "unincorporated". Less growth is better.



Appendix A

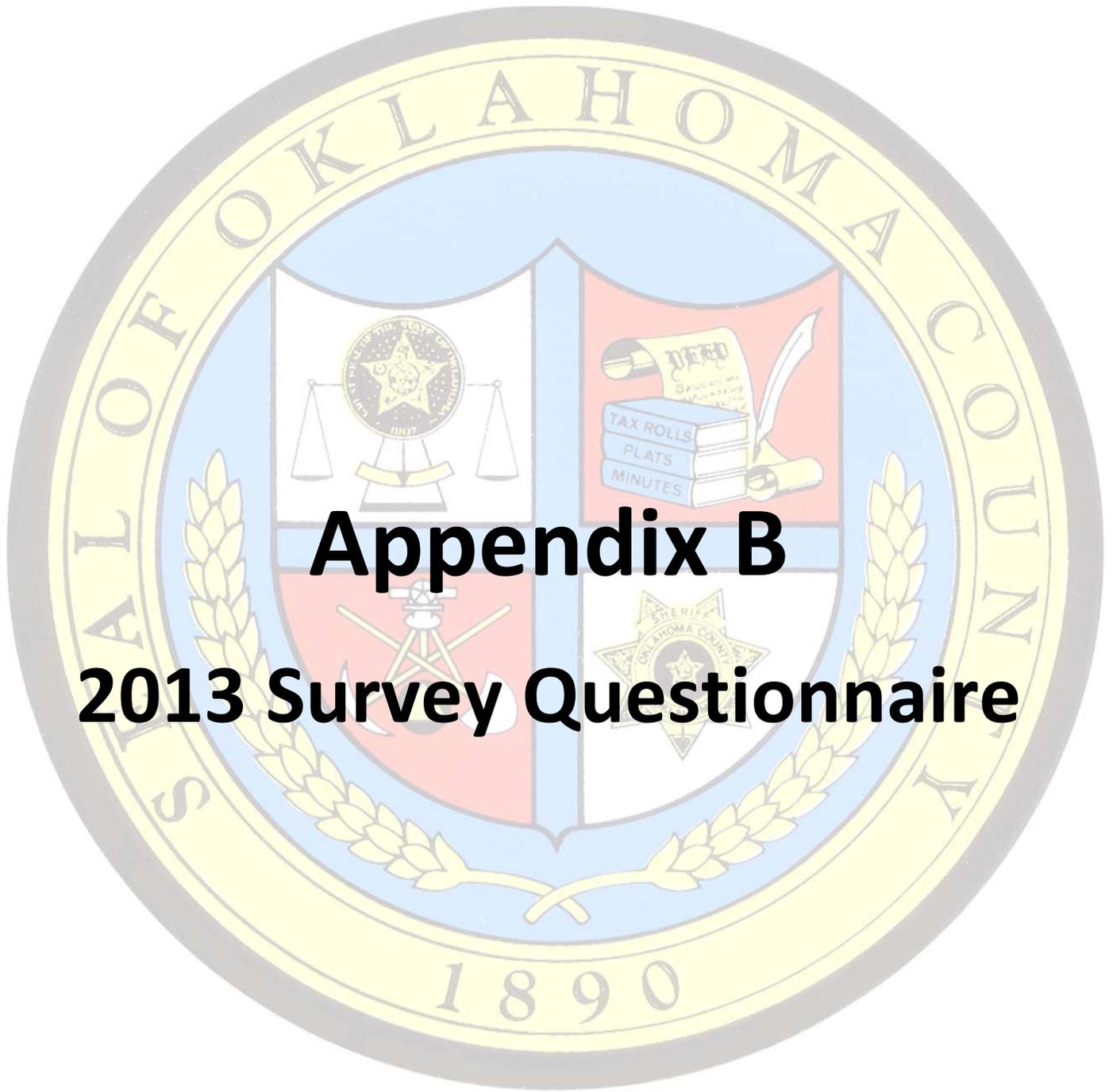
Map of Survey Responses

Oklahoma County Master Plan Amendment Survey Response Map



Legend
 RESPONSE





Appendix B

2013 Survey Questionnaire



Oklahoma County Master Plan Amendment Survey

Oklahoma County Planning Commission
320 Robert S. Kerr, Suite 101
Oklahoma City, Oklahoma 73102-3431

Dear Unincorporated Oklahoma County Resident,

Oklahoma County Planning Commission is beginning a process to update Oklahoma County's Master Plan that was adopted and approved in September 2007. When the current Master Plan was created Oklahoma County started that process with a survey that was sent to 500 randomly selected households in February 2005. The survey results from the previous effort helped shape the current Master Plan. Topics that were discussed in the previous survey and at public meetings:

- Concerns for loss of open spaces and farmland
- General process of Growth Management
- Road conditions and traffic congestion
- School Capacity concerns

Oklahoma County residents also indicated support for the following:

- Supporting development in an environmentally sensitive fashion (develop away from floodplains, protect farmland, open space and prime soils)
- Adopting regulations for larger lot sizes (often 2.5 acres and larger)
- Adopting adequate public facility regulations
- Adopting more stringent signage, fencing and design requirements
- Encouraging a break in development patterns from existing cities

We are starting the process to update Oklahoma County's Master Plan and this survey is the first step in that process. The only way we can accomplish this update is by hearing from you, the citizens of unincorporated Oklahoma County. Please give great thought into how you want to see unincorporated Oklahoma County developed in the future and give us your ideas for the betterment of Oklahoma County. This survey serves as a key component of the public participation portion of the Master Plan. The goal of the survey is to provide decision-makers in Oklahoma County with accurate, up-to-date information about the views of county residents regarding key planning issues.

Topics to be covered in the Master Plan Update:

- School Capacity
- Land Development
- Road & Bridge concerns
- Water Supply
- Fire Protection
- Zoning and Land Use
- Housing

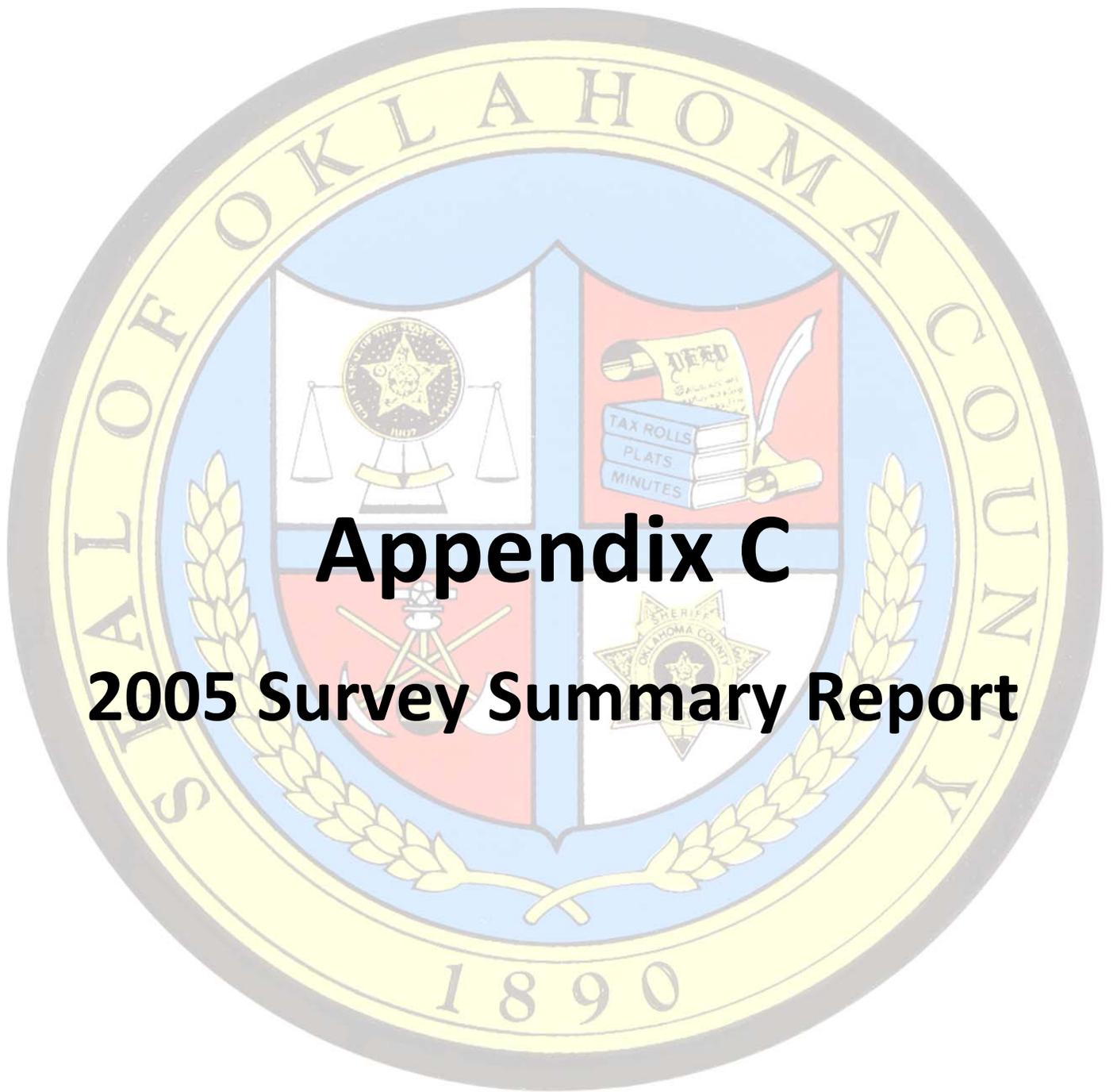
Public meetings, to be held at a later time, will be announced in The Journal Record, on our website: www.oklahomacounty.org/planningcommission, and will be posted at the Oklahoma County Office building, at the address referenced above. Please come and learn more about the Long-Range Planning process and contribute to the vision for the future of unincorporated Oklahoma County. In the meantime, please fill out the following survey and return it in the prepaid envelope. Please feel free to make any additional comments you would like. Thank you for your interest and participation. If you have any questions about this survey or the Master Plan Amendment process please contact Erik Brandt, Oklahoma County Planner, at (405) 713-7146.

(Survey begins on the reverse side)

Survey Questions

1. *What housing addition do you reside, if any? If you do not live in a housing addition what major intersection is nearest to your property?*

2. *How long have you lived in unincorporated Oklahoma County?*
 1. *Less than a year*
 2. *1 - 2 years*
 3. *3 - 5 years*
 4. *6 - 10 years*
 5. *11 - 20 years*
 6. *more than 20 years*
3. *Since the first Master Plan for unincorporated Oklahoma County was approved in September 2007; do you think the population in unincorporated Oklahoma County has been:*
 1. *Growing rapidly*
 2. *Growing moderately*
 3. *Not growing*
 4. *Decline in growth*
4. *The current population of unincorporated Oklahoma County is approximately 19,500 persons (2010 census); during the next 30 years what rate of population growth would you prefer?*
 1. *High rate of growth*
 2. *Moderate rate of growth*
 3. *Low rate of growth*
 4. *No increase in population*
5. *During the previous Master Plan effort, public support was indicated for adopting regulations for minimum lot sizes (2.5 acres and larger) which is larger than the current regulations require. Do you object to having larger lot sizes in unincorporated Oklahoma County?*
 1. *Yes*
 2. *No*
6. *Would you like to see more or fewer Single Family dwelling units in unincorporated Oklahoma County?*
 1. *More*
 2. *Less*
7. *Would you object to more dense subdivisions in unincorporated Oklahoma County (subdivisions on quarter to half acre lots with a total number of dwelling units around 200 or 300 total homes)?*
 1. *Yes*
 2. *No*
8. *Approximately, 140 square miles make up unincorporated Oklahoma County. It is estimated 90% of the 140 square miles is zoned AA - Agricultural & Rural Residential. Currently, under this zoning designation you must have a minimum of 2 acres to build a residential structure. Would you object to the minimum number of acres being raised from 2 acres to 5 acres for property zoned Agricultural & Rural Residential?*
 1. *Yes*
 2. *No*
9. *Would you object to the creation of a new zoning district to regulate property that is 2 acres or greater and less than 5 acres if Oklahoma County raises the minimum for residential development from 2 acres to 5 acres?*
 1. *Yes*
 2. *No*



Appendix C

2005 Survey Summary Report

Oklahoma County Planning Department

Results of the Oklahoma County Planning Survey

This memo summarizes and analyzes the results of the survey that was sent out for the Oklahoma County Master Plan.

Overview and Methodology

The Survey was developed to gather respondents' reactions to a wide range of issues such as community planning needs, County citizen priorities, and adequacy of services – all important considerations in the development and implementation of the Master Plan over its 20 year planning period.

In mid-February 2005, the Oklahoma County Planning Department mailed a sealed survey to 500 randomly selected households in Oklahoma County's jurisdiction. A letter also accompanied the survey explaining what the Planning Department hoped to accomplish with the survey results. The process of creating a Master Plan, with the public's participation included, was also explained in the letter. As of April 5, 2005, the Oklahoma County Planning Department received 150 completed surveys.

Results and Analysis

The percentages were based on the number of responses to a question; not on the total number of surveys received of 150.

Question #1

In what housing addition do you live, if any? If you do not live in a housing addition what major intersection do you live by?

Out of the 150 people that responded to the survey, only 143 responded to this question. A map is attached to this document showing where the responses originated in the County.

Question #2

How long have you lived in your current residence?

Question #2 – 149 Responses

Responses	Choices	Percentage
6	Less than a year	4.0%
25	1-2 years	16.8%
26	3-5 years	17.5%
27	6-10 years	18.1%
26	11-20 years	17.5%
39	More than 20 years	26.1%

Question #3

Where was your previous residence?

Question #3 – 135 Responses

Responses	Choices	Percentage
37	Oklahoma City	27.4%
65	Oklahoma City Metro	48.1%
14	Outside Oklahoma County	10.4%
19	Outside the State of Oklahoma	14.1%
0	Outside USA	00.0%

Question #4

Why did you leave your prior residence?

There were 139 responses to this open ended question. There was a wide array of answers to this question but the most common response was to build a new home and to get out of the crowding of the city environment.

Question #5

If you're new to unincorporated Oklahoma County, why did you move here?

There were 70 responses to this open ended question. The most common response to this question was to get out of the city environment and the quality of the school systems.

Question #6

In the last few years, do you think the population in unincorporated Oklahoma County has been:

Question #6 – 147 Responses

Responses	Choices	Percentage
122	Growing rapidly	83.0%
16	Growing slowly	10.9%
9	Growing about the same	6.1%

Question #7

The way the streets and roads are kept. Would you say this is

Question #7 – 150 Responses

Responses	Choices	Percentage
3	Excellent	2.0%
41	Good	27.3%
52	Fair	34.7%
54	Poor	36.0%

Question #8

The public school system. Would you say this is

Question #8 – 141 Responses

Responses	Choices	Percentage
43	Excellent	30.5%
52	Good	37.0%
34	Fair	24.0%
12	Poor	8.5%

Question #9

Police protection. Would you say this is

Question #9 – 146 Responses

Responses	Choices	Percentage
17	Excellent	11.6%
72	Good	49.3%
37	Fair	25.3%
20	Poor	13.8%

Question #10

Parks and other recreational facilities. Would you say this is

Question #10 – 140 Responses

Responses	Choices	Percentage
15	Excellent	10.7%
41	Good	29.3%
41	Fair	29.3%
43	Poor	30.7%

Question #11

Grocery stores and other shopping opportunities. Would you say this is

Question #11 – 148 Responses

Responses	Choices	Percentage
16	Excellent	10.8%
43	Good	29.1%
44	Fair	29.7%
45	Poor	30.4%

Question #12

How would you rate the performance of Oklahoma County's government in solving problems in your community? Would you say this is

Question #12 – 137 Responses

Responses	Choices	Percentage
3	Excellent	2.2%
42	Good	30.7%
60	Fair	43.8%
32	Poor	23.3%

Question #13

What school district are you located in?

Question #13 – 145 Responses

Number of Responses	Response	Percentage
40	Luther	27.6%
37	Deer Creek	25.5%
32	Harrah	22.1%
16	Choctaw	11.0%
12	Edmond	8.3%
7	Jones	4.8%
1	Piedmont	.7%

Question #14

What school does your child or children attend?

There were 45 responses out of 150 surveys to this question. There was a wide variety of answers to this question and no majority answer was found. It seemed that schools in the Deer Creek school district were mentioned the most.

Question #15

How satisfied are you with the neighborhood in which you live?

Question #15 – 145 Responses

Responses	Choices	Percentage
97	Very satisfied	67.0%
42	Somewhat satisfied	29.0%
2	Dissatisfied	1.4%
4	Very dissatisfied	2.6%

Question 16-22 are questions about commuting and traffic in the County. The majority of the people who did not respond to these questions noted that they were retired.

Question #16

In what city do you work?

Question #16 – 124 Responses

Number of Responses	Response	Percentage
77	Oklahoma City	62.1%
16	Midwest City	13.0%
13	Edmond	10.5%
3	Shawnee	2.4%
3	Oklahoma County	2.4%
2	Choctaw	1.6%
2	Norman	1.6%
2	Del City	1.6%
1	Harrah	.8%
1	Moore	.8%
1	Jones	.8%
1	Luther	.8%
1	State	.8%
1	Chandler	.8%

Question #17

How do you commute to work?

Question #17 – 128 Responses

Responses	Choices	Percentage
118	Drive alone	92.2%
7	Carpool-household member	5.5%
2	Carpool-coworker	1.6%
0	Carpool-neighbor/friend	0.0%
1	Walk	0.7%
0	Other	0.0%

Question #18

What route do you take to work?

People take various routes to work. The majority of people do take I-35, I-40, I-235, I-44, Turner Turnpike, and John Kilpatrick Turnpike to get to work.

Question #19

On an average day, how long does it take to commute to work?

Question #19 – 126 Responses

Responses	Choices	Percentage
9	Less than 10 minutes	7.0%
22	11-20 minutes	17.5%
51	21-30 minutes	40.5%
44	31-60 minutes	35.0%
0	More than 60 minutes	0.0%

How many miles do you travel to work (one-way)

There were 116 people that answered this portion of question 19, and the average drive to work, one-way, for the 116 respondents was 22.5 miles.

Question #20

On an average day, how much of a problem is traffic congestion on your way to and from work?

Question #20 – 131 Responses

Responses	Choices	Percentage
65	No problem at all	49.6%
54	A slight problem	41.2%
12	A serious problem	9.2%

Question #21

For how long have you commuted along this route to work?

Question #21 – 129 Responses

Responses	Choices	Percentage
10	Less than a year	7.8%
22	1-2 years	17.0%
30	3-5 years	23.2%
67	More than 5 years	52.0%

Question #22

Over the time you have commuted to work, do you think the traffic problem has gotten

Question #22 – 131 Responses

Responses	Choices	Percentage
4	No problem at all	3.1%
65	A slight problem	49.6%
62	A serious problem	47.3%

Question #23

Do you do the majority of your grocery shopping in Oklahoma City? If no, where?

Question #23 – 148 Responses

Responses	Choices	Percentage
51	Yes	34.5%
97	No	65.5%

Out of the 148 responses, 97 people said they shopped some where else besides Oklahoma City. Out of these 97 people, some people picked more than one location at which they shopped. Out of the 97 people that shopped outside of Oklahoma City, there were 109 total responses.

Question #23 – 109 Responses

Number of Responses	Response	Percentage
50	Edmond	45.9%
39	Midwest City	35.8%
7	Harrah	6.4%
5	Choctaw	4.6%
4	Shawnee	3.7%
1	Moore	0.9%
1	Norman	0.9%
2	Tinker AFB	1.8%

Question #24

What types of retail developments should be encouraged in unincorporated Oklahoma County?

There were 138 responses to this question. The results that are shown reflect that the respondents had multiple choices.

- 44 people believe “Big-box” retail stores should be encouraged
- 56 people believe Sit-down restaurants should be encouraged
- 28 people believe Fast-food restaurants should be encouraged
- 64 people believe Small retail stores should be encouraged
- 42 people believe Other types of development should be encouraged

The table below shows the choice of the 42 people that selected Other and what they want to be encouraged

Number of Responses	Response
26	No development of retail
8	Grocery stores
2	Balanced Mix
2	All of the above
1	Auto Dealership
1	Car Wash
1	Mini-mall
1	Farm Stores

Question #25

What types of commercial developments should be discouraged in unincorporated Oklahoma County?

There were 147 responses to this question. The results that are shown reflect that the respondents had multiple choices.

- 69 people believe Automobile sales, storage, and repair should be discouraged
- 71 people believe Liquor stores should be discouraged
- 14 people believe Gas stations should be discouraged
- 41 people believe Mini-storage should be discouraged
- 78 people believe Industrial land uses should be discouraged
- 34 people believe Strip-center shopping malls should be discouraged
- 31 people believe Fast-food restaurants should be discouraged
- 102 people believe Bars and taverns should be discouraged
- 27 people believe Other types of development should be discouraged

The table below shows the choice of the 27 people that selected Other and what they want to be discouraged

Number of Responses	Response
16	All of the above
5	“Big-box” retail
2	Adult Stores
1	Trailer parks
1	Enough room for all
1	Salvage yards
1	Apartments

Question #26

What one item would you like to see Oklahoma County improve?

Question #26 – 139 Responses

Responses	Choices	Percentage
37	Traffic Congestion	26.6%
13	Park and recreational facilities	9.4%
35	Property maintenance	25.2%
20	Visual appearance of stores and businesses on main streets	14.4%
28	Quality of municipal services	20.1%
6	Bike trails and paths between homes, schools, and retail areas	4.3%

Question #27

What do you value most about the unincorporated Oklahoma County community?

Question #27 – 148 Responses

Responses	Choices	Percentage
6	Schools	4.1%
20	Small-town feel	13.4%
6	Public safety and safety of neighborhoods	4.1%
116	General “Quality-of-life”	78.4%

Question #28

During the past few years, unincorporated Oklahoma County generally has:

Question #28 – 148 Responses

Responses	Choices	Percentage
82	Continued to be the community in which I want to live	55.4%
32	Changed to be a less desirable community	21.6%
34	Remained pretty much the same	23.0%

Question #29

If you could change one thing about unincorporated Oklahoma County, what would it be?

This question provided the opportunity for citizens to give their opinion and what they would like to see the County do in the future. The question elicited 133 responses and the majority of those responses would like to see the County do a better job of maintaining the roads.

Conclusion

The 30 percent response rate for the Oklahoma County Master Plan Survey is very insightful and provides us with a wide-range of feedback regarding the future of unincorporated Oklahoma County. The main issues that were prevalent and should be considered as the Master Plan process continues:

- Retention of rural character.
- Land use planning that meets desired uses.
- Management of traffic and repairing of substandard roads.

These issues seem to be the main issues that resulted in tallying the results of the survey.