

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

January 8, 2015

1:32 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:32 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Will K. Jones, Chairman
Ms. Irene Martin, Member
Mr. Charles Defuria, Member
Mr. David Richey, Member
Mr. Roger Holloway, Member

Also in attendance:

Mr. Tyler Gammon, Secretary
Ms. Gretchen Crawford, Assistant District Attorney
Mr. Stacey Trumbo, P.E., County Engineer
Mr. Erik Brandt, County Planner

Mr. Gammon called roll and a quorum was declared.

Approval of Minutes of the Previous Meetings: (December 11, 2014)

Mr. Holloway motioned to approve the minutes as submitted. Vote taken: Martin – Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The December 11, 2014 minutes were approved without any corrections or additions.

(Deferred Item): Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to a Revised Planned Unit Development (PUD-2014-01).

Application of:

CRAFTON TULL

This application was denied previously by the Planning Commission and forwarded on to the Board of County Commissioners (BOCC) for consideration. The BOCC returned the item back to the Planning Commission for reconsideration after the applicant redesigned his PUD to allow for larger residential lots on the west side of the property. The applicant proposed developing a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision (**Estates at Coffee Creek**) will have 163 one-half acre or larger residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special

Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

Location: NW 220th and Pennsylvania Ave. (County Highway District #3)

Mr. Gammon stated that the applicant had submitted a letter requesting a deferral of the item until the February Planning Commission meeting in order to continue discussion with Oklahoma City regarding possible sewer service.

Mr. Kendall Dillon, Crafton Tull, was present to answer any questions.

Mr. Richey motioned to accept the deferral request. Ms. Martin seconded. Vote taken: Martin – Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The item was deferred until the February 12, 2015 Planning Commission meeting.

(Deferred Item): Discussion and possible action to approve/deny the General Plat of Estates at Coffee Creek (GP-2014-04).

Application of: **CRAFTON TULL**

The applicant proposed developing a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision would have 163 one-half acre residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

Location: NW 220th and Pennsylvania Ave. (County Highway District #3)

Mr. Gammon stated that the applicant had submitted a letter requesting a deferral of the item until the February Planning Commission meeting.

Mr. Kendall Dillon, Crafton Tull, was present to answer any questions.

Mr. Richey motioned to accept the deferral request. Ms. Martin seconded. Vote taken: Martin – Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The item was deferred until the February 12, 2015 Planning Commission meeting.

Discussion of infrastructure including sidewalks.

Mr. Trumbo gave a brief description of the infrastructure in unincorporated Oklahoma County. He started with sidewalks and stated that the current sidewalk regulations in the subdivision regulations were very unspecific. He added that the sidewalk regulations would be revised and made more detailed in the near future. Placing sidewalks in a rural environment would require an additional twelve feet of right-of-way from the developer which could include up to 6 acres of additional unusable land when talking about a whole section. Sidewalks placed inside proposed developments would also create more unusable land. He added that placing sidewalks along a section line road would be unsafe due to lack of curb and gutter and higher speeds along those roads.

Mr. Trumbo went on to discuss the requirements that are placed on developers for roads, drainage, detention systems, and sidewalks; drove cost and in turn required developers to increase the density of proposed developments so that monies could be recouped. He added that providing water and sewer to these proposed developments would also increase costs and in turn densities. He acknowledged that increased cost for developers meant more urban type density.

In a meeting with Oklahoma City, Mr. Trumbo was provided a map that showed how far Oklahoma City's sewer service was available without installation of a lift station in Deer Creek. He also stated that Oklahoma City was willing to provide sewer in unincorporated Oklahoma County as long as the area of request fell below the ridge line that would allow for gravity flow. He stated that all the gray water from Oklahoma City's sewer treatment plant in Deer Creek would eventually be pumped to Lake Hefner to help with water levels.

Regarding water service in Deer Creek, Mr. Trumbo stated that due to the lack of decent well water in the area, Deer Creek Water Corporation was buying water from Oklahoma City. He acknowledged that it was at the discretion of Deer Creek Water as to whom they would serve. He added that individuals were not buying water directly from Oklahoma City.

Mr. Trumbo stated in closing that eventually a decision would need to be made by the Planning Commission regarding urban versus rural density developments and where the dividing line between the two would be. He added that fewer development requirements would have to be placed on the larger lot subdivisions to keep costs down. He added that on the flip side developments with higher densities would have to have more restrictive development requirements which could include water service, sewer service (where applicable) and sidewalk installations. He added that all these issues could be addressed in the Master Plan revision.

As a side note Mr. Trumbo acknowledged that Oklahoma City had no plans to ever provide sewer or water services to northeastern Oklahoma County

Ms. Martin asked how far along the Master Plan revision was.

Mr. Trumbo answered that he hoped to have a revised Master Plan no later than 2016.

Discussion and possible action to receive December 2014 Fee Fund Report.

Mr. Richey motioned to receive the fee fund report. Mr. Defuria seconded. Vote taken: Martin – Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The item was received.

New Business: In accordance with the open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the Agenda.

There was no new business.

Adjournment:

Mr. Holloway motioned to adjourn. Mr. Richey seconded. Vote taken: Martin – Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The meeting was adjourned at 2:03 p.m.

Approved this _____ day of _____, 2015

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary