

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JANUARY 07, 2021
COMMUNITY ROOM, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. REQUEST TO APPROVE MINUTES OF NOVEMBER 19, 2020

Documents:

[2020.11.19 PC MINUTES.PDF](#)

IV. BUSINESS

1. JZ 20-667 PUD 4 Minor Amendment: Request to approve a minor amendment to PUD 4 (Sunnybrook) reducing the build lines around wells and to reduce the 25ft build line as pertains to LT 22 BLK 2. General Location: N of 121st & West of Elm

Documents:

1. [SR.JZ 20-667 PUD 4MI SUNNYBROOK.PDF](#)
2. [SURVEY.PDF](#)
3. [PUD O4 MI 2.1997 04-21 CC.PDF](#)
4. [PUD O4 MI 2.1997 4.21 CC MIN.PDF](#)
5. [PUD O4 MI 6 11908.1997 07-07 CC.PDF](#)
6. [SUMMARY OF SUNNYBROOK PUD NO 4.PDF](#)

V. OTHER BUSINESS

1. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, NOVEMBER 19, 2020
COMMUNITY ROOM, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

The Jenks Planning Commission was called to order at 6:00 p.m. on November 19, 2020, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

David Randolph
John Brown
Craig Bowman
Travis Fulkerson
Chair Carol Minden

Absent

Leon Davis
Scott West

Request to approve minutes of November 05, 2020. John Brown made a motion to approve the minutes. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bowman, Fulkerson, Minden

NAY: None

Motion carried.

Business

1. Request to approve Final Plat for Hickory Creek. **General Location:** South of 111th and East of Elwood

Planning Director Marcaé Hilton presented the staff report for Item 1 and Item 2, then answered questions. Mr. Wallace (applicant) spoke to the Commission about the requests and answered questions. He gave the Commission a handout.¹ Craig Bowman made a motion to approve Item 1. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bowman, Fulkerson, Minden

NAY: None

Motion carried.

2. Request to approve minor PUD amendment for PUD 108 to increase allowable entry sign display surface area. **General Location:** South of 111th and East of Elwood

¹ Handout placed at end of minutes

Planning Director Marcaé Hilton presented the staff report for Item 2 and answered questions. Ryan McCarty (PO Box 458, Bixby) addressed the Commission about the application and answered questions. Travis Fulkerson made a motion to approve Item 2 with the requirement that it be platted. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bowman, Fulkerson, Minden

NAY: None

Motion carried.

Other Business

1. Discussion and presentation on Unified Development Ordinance

Planning Director Marcaé Hilton presented the Item. Jackie Wells and Josh Koonce from Houseal Lavigne gave a presentation about the status and current direction of the new Jenks Unified Development Ordinance, then answered questions.

2. Planning Update

Planning Director Marcaé Hilton gave a Planning update and answered questions. Travis Fulkerson stated that he will have to resign from the Planning Commission due to moving out of Jenks.

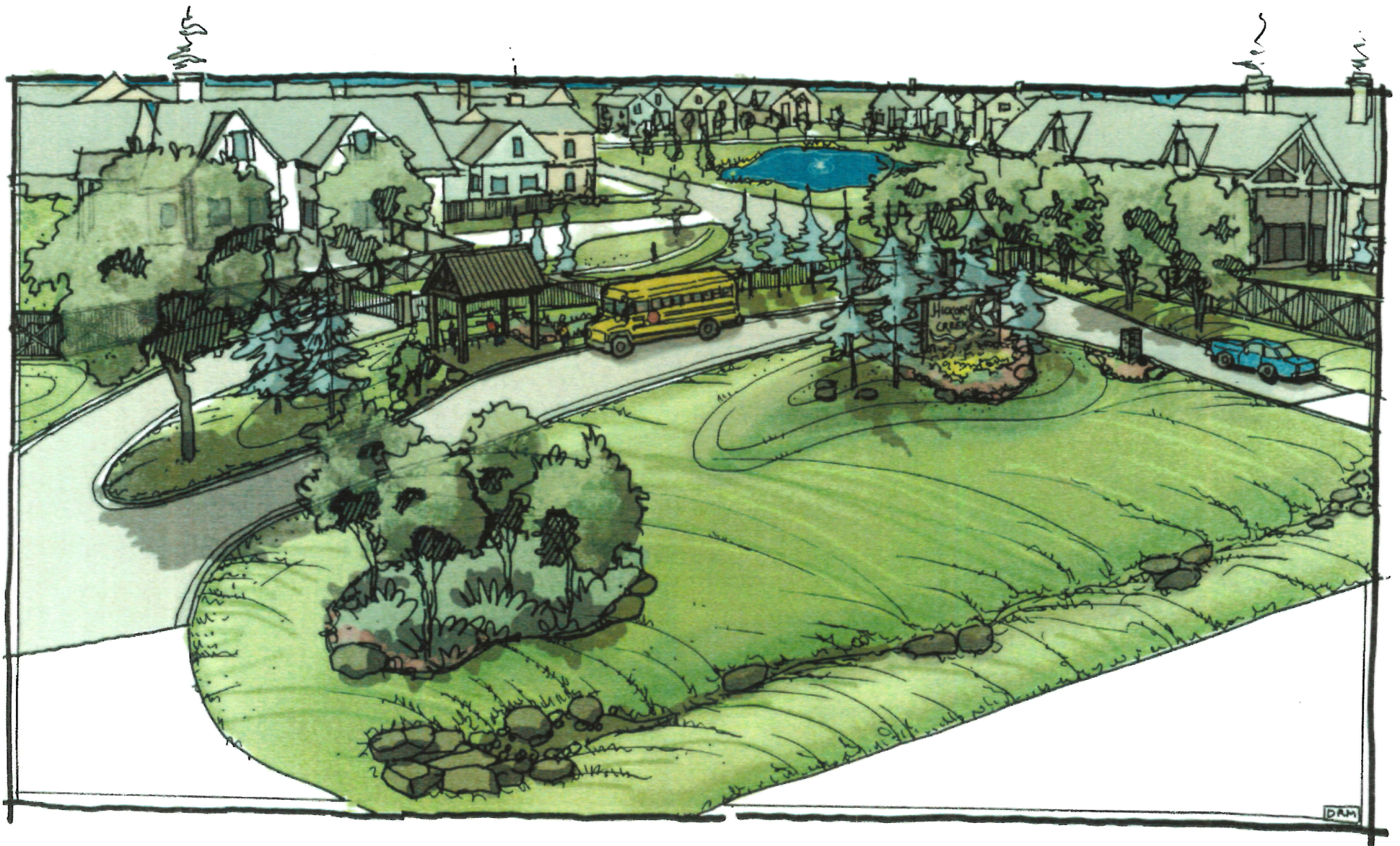
Adjournment. Travis Fulkerson made a motion to adjourn. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Brown, Bowman, Fulkerson, Minden

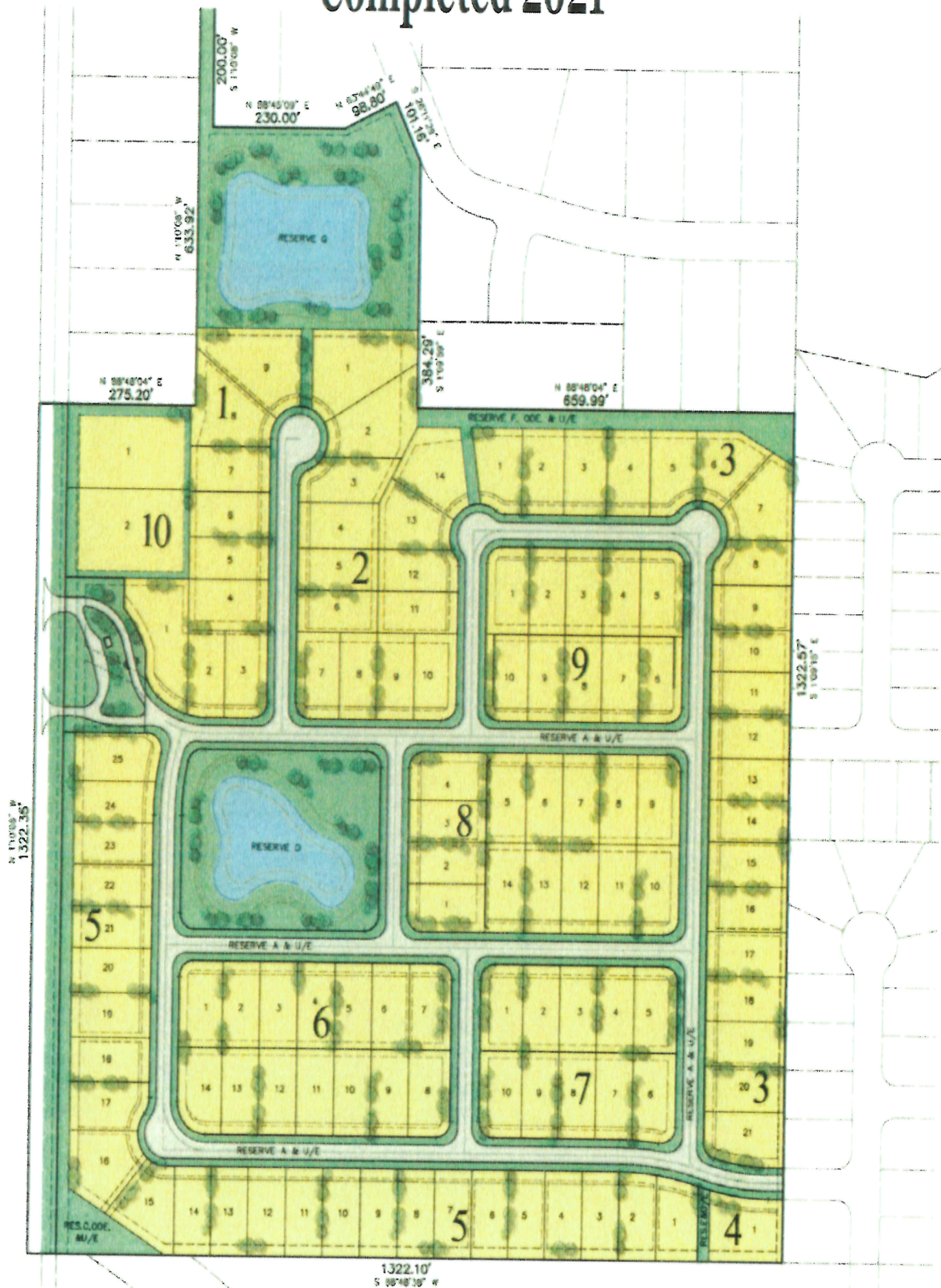
NAY: None

Motion carried. The Jenks Planning Commission adjourned at 7:23 p.m.

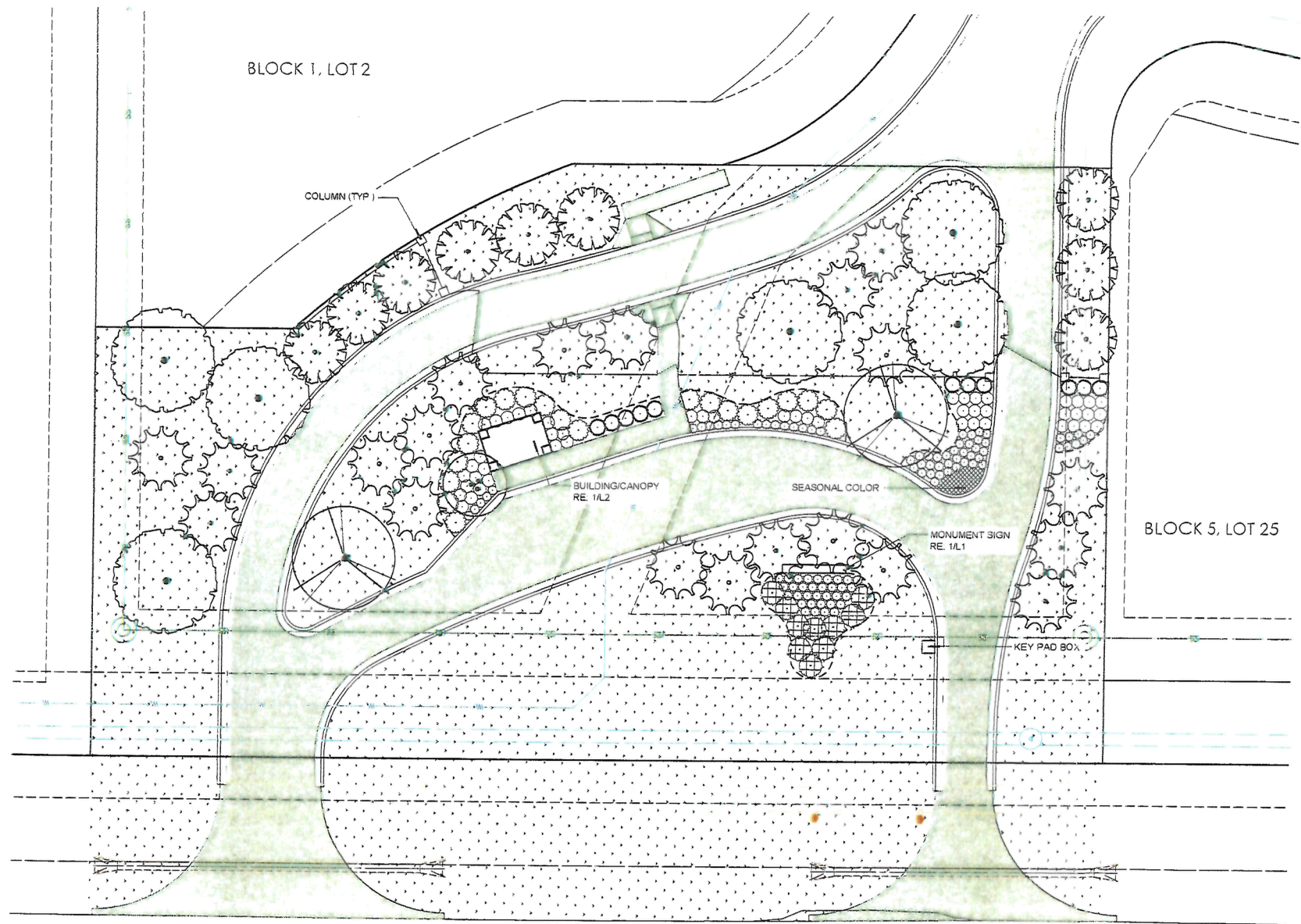
Hickory Creek



Completed 2021



BLOCK 1, LOT 2



S. ELWOOD AVE.

BLOCK 5, LOT 25

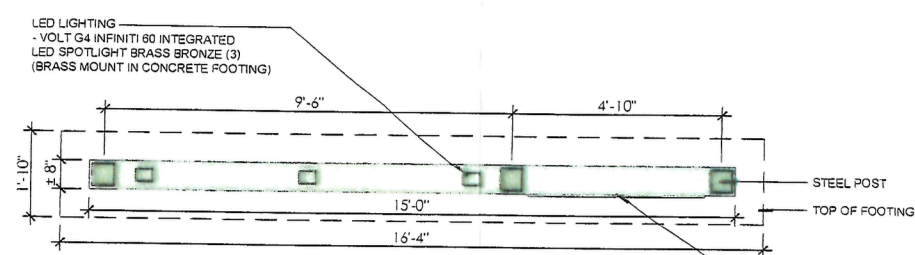
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	CAR OVA	2	Carya ovata / Shagbark Hickory	B & B	2.5" or sim.
	CHI LIN	1	Chilopsis linearis / Desert Willow Multi-Trunk (3-5 Canes) 8' Ht Min	B & B	1.5" cal
	JUN TAY	11	Juniperus virginiana Taylor / Taylor Eastern Redcedar	B & B	7-8' ht min
	PIN TAE	20	Pinus taeda / Loblolly Pine	B & B	10'-12' ht min
	QUE SHU	6	Quercus shumardii / Shumard Red Oak	B & B	2.5" cal
	TAX SHA	9	Taxodium distichum 'Shawnee Brave' TM / Bald Cypress	B & B	2.5" cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	ITE LIT	50	Itea virginica 'Little Henry' TM / Virginia Sweetspire	5 gal	36" o.c
	JUN WIZ	10	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal	60" o.c
	JUN OVL	21	Juniperus virginiana 'Grey Owl' / Eastern Redcedar	5 gal	60" o.c
	SPO HET	94	Sporobolus heterolepis / Prairie Dropseed	1 gal	30" o.c
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	CYN DAC	25,471 sf	Cynodon dactylon / Bermuda Grass	sod	

BLACK DURA FLEX LANDSCAPE EDGING
- 3/16" x 5" - PERMALOC CLEANLINE XL

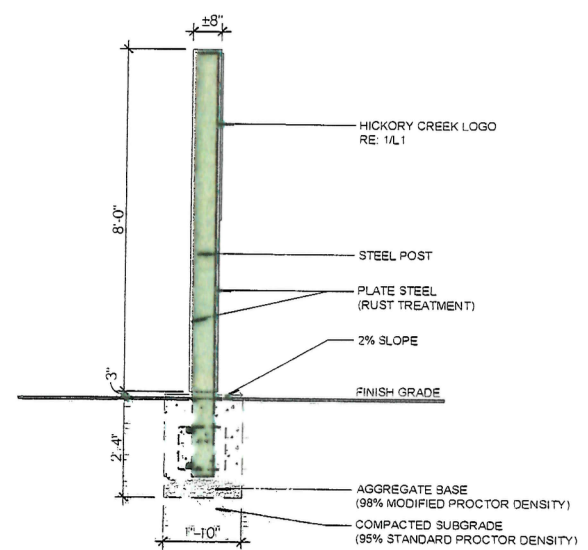


1 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"



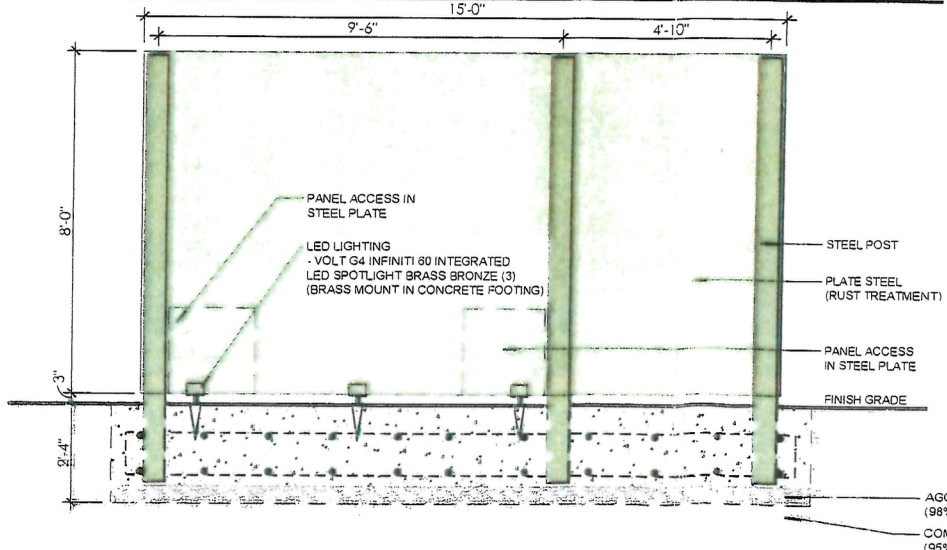
4 MONUMENT SIGN PLAN VIEW
SCALE: 1/2" = 1'-0"

REFER TO SHEET L5 FOR PLANTING NOTES



2 MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"

* POST SIZE AND FOOTING PER STRUCTURAL ENGINEER
** LANDSCAPE TO SLOPE AWAY FROM SIGN



3 MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"

* POST SIZE AND FOOTING PER STRUCTURAL ENGINEER
** LANDSCAPE TO SLOPE AWAY FROM SIGN

PLANS FOR
REVIEW
NOT FOR
CONSTRUCTION
08/17/20

Tanner
Consulting
TULSA, OKLAHOMA 74105-6539
OFFICE: 918.745.5929

CERTIFICATE OF AUTHORIZATION NO.
OK CA 02937 EXP. 6/30/2021
LANDSCAPE ARCHITECT OF RECORD
DEREK ROBERT MCCALL
OK LA0386 EXP. 8/30/2021



THESE PLANS AND DRAWINGS ARE NOT TO
BE REPRODUCED, CHANGED OR COPIED IN
ANY FORM OR MANNER, WITHOUT THE
WRITTEN PERMISSION OF TANNER CONSULTING, INC.
THEY ARE THE PROPERTY OF TANNER CONSULTING, INC.
AND SHALL REMAIN THE PROPERTY OF TANNER CONSULTING, INC.
ANY CHANGES MADE FROM THESE
PLANS WITHOUT THE WRITTEN PERMISSION
OF TANNER CONSULTING, INC. SHALL BE
THE RESPONSIBILITY OF THE USER.
SEQUENCES ARISING OUT OF SUCH CHANGES.

DATE

PLOT DATE:

ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT
STANDARDS AND SPECIFICATIONS (INCLUDING
2009 EDITION).

Hickory Creek
Part of the NW/4 Section 36, T-18-N, R-12-E
Jenks, Tulsa County, Oklahoma

PROJECT 15059
ISSUE DATE: 08/17/2020
ATLAS PAGE NO: 000

PLAN SCALE: (H)
(V)

PLANTING
PLAN

L1

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	January 7, 2020
Case Number	JZ 20-667 PUD 4 Minor Amendment No. 07 SUNNYBROOK ESTATES
Request	<i>Approve reduction of 100 ft. Build line as pertains to the Plat</i> <i>Approve reduction of the front 25 ft. Build line as pertains to LT 22 BLK 2</i>
Location	721 W 120th Ct S

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD 04 Documents

Preparer

City of Jenks Archives

Background Information

Staff was contacted by the realtor for Barry and Cindy Brown residing at 721 W 120th Ct S. During the process of selling their home a recent Alta survey revealed there are two build line encroachments, the previous potential lender would not release funds with the encroachments being unresolved. After many hours of research, it was determined the lot had received encroachment relief as related to the oil well setback on the plat. However, the house had a front build line encroachment which most likely occurred during construction. Due to the lack of clarity in our City records staff is asking for build line relief on all the impacted developed lots (see Page 2). Staff has included relevant records found regarding the Sunnybrook Estates subdivision. The lots listed have been developed as Single-family homes.

Public Comment None | Minor Amendments are not advertised

Use Single-family Subdivision | No Change

Zoning RS-2 PUD 04 | Single-family Residential

Comprehensive Plan Medium Intensity Single-family (Horizon Jenks | New Comp Plan)

General Location North of 121st and West of Elm

Plat SUNNYBROOK ESTATES | PLAT NO. 4563 | JUNE 18, 1984

STR Section: 36, Township: 18N, Range: 12E

PUD 4 | STAFF COMMENTARY

Zoning Request

PUD 04 Minor Amendment No. 07 | No change to the underlying zoning

Parcel ID 60927823662230
Address 721 W 120 CT S
Legal LT 22 BLK 2

Parcel ID 60927823662090
Address 816 W 119 PL S
Legal LT 8 BLK 2

Parcel ID 60927823662100
Address 812 W 119 PL S
Legal LT 9 BLK 2

Parcel ID 60927823662080
Address 11937 S GUM AV W
Legal LT 7 BLK 2

Parcel ID 60927823662240
Address 727 W 120 CT S
Legal LT 23 BLK 2

Parcel ID 60927823662670
Address 816 W 119 ST S
Legal LT 1 BLK 5

Parcel ID 60927823662680
Address 812 W 119 ST S
Legal LT 2 BLK 5

Parcel ID 60927823662690
Address 808 W 119 ST S
Legal LT 3 BLK 5

Parcel ID 60927823662850
Address 817 W 119 PL S
Legal LT 19 BLK 5

Parcel ID 60927823662840
Address 813 W 119 PL S
Legal LT 18 BLK 5

Parcel ID 60927823662830
Address 809 W 119 PL S
Legal LT 17 BLK 5

Zoning North | PUD 10, (RS-2) Single-family Residential
 East | Single-family Residential, Duplex, Commercial
 South | IM | Industrial Medium
 West | PUD 12, (RS-2) Single-family Residential

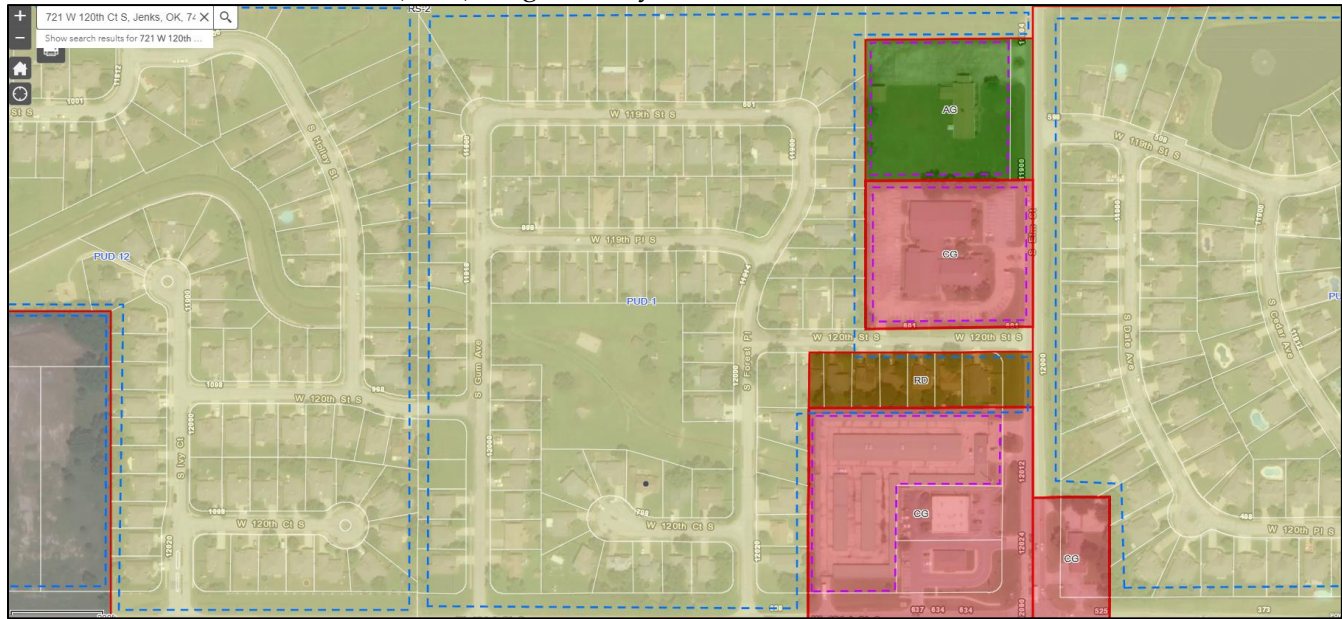


Figure 1: Zoning Map | INCOG

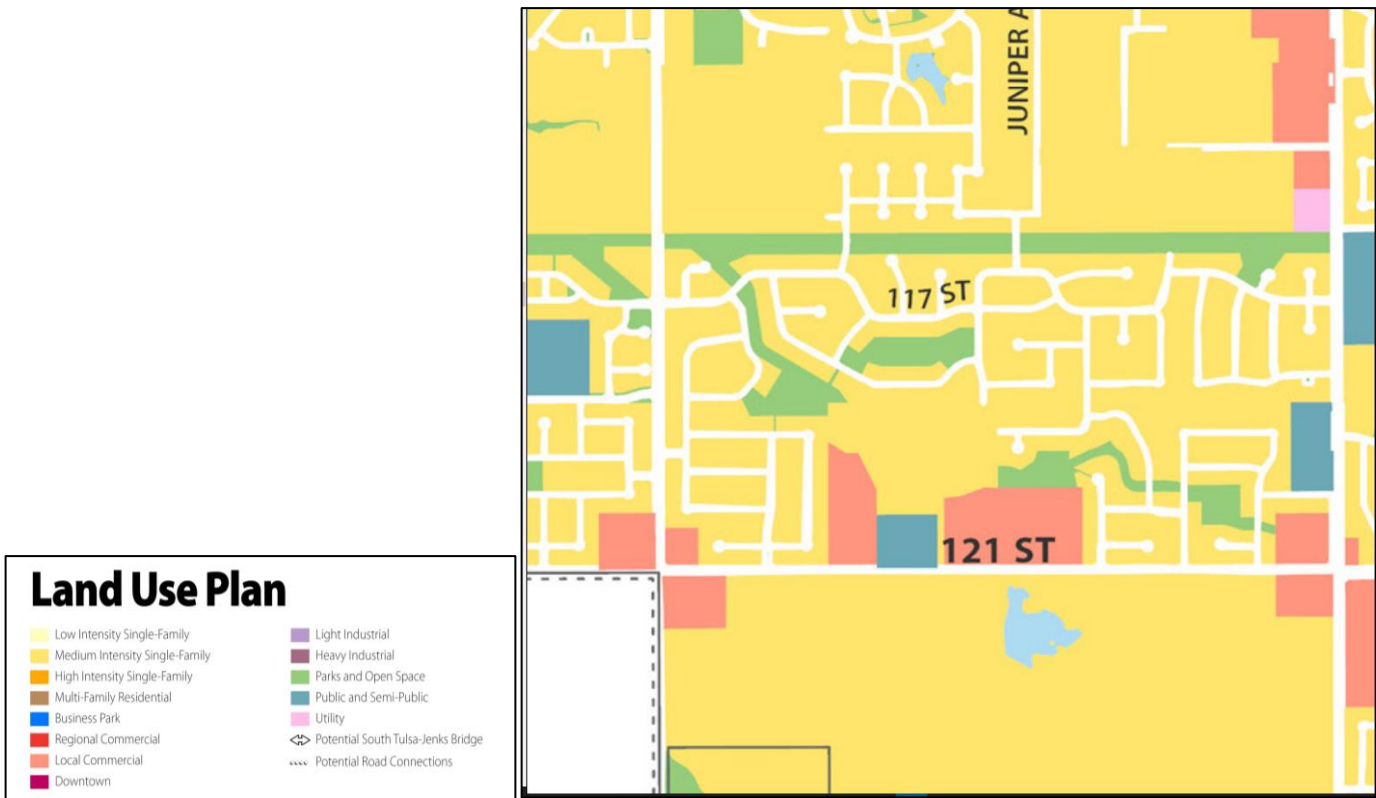


Figure 2: Legend for Horizon Jenks Comp Plan

Figure 3: Horizon Jenks Comp Plan | Medium Intensity Single-family



Figure 4: Aerial View

PUD ZONING LANGUAGE

Sec. 980. - Amendments.

A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.

B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be process in accordance with the provision of Chapter 15 of the Zoning Code.

Evaluation | There are two Minor Amendment to PUD 04 (No. 07) requests:

1. Approving this request would allow the current and future property owners which have been identified by Parcel and Lot & Block as being potentially adversely impacted by the 100 ft. radius of the capped oil wells to lawfully exist by reducing the platted 100 foot build line as needed for each lot. Further, City Code recommends the plat reflect the amendment “*which may direct the procession of an amended subdivision plat.*” Upon approval of City Council, Staff will file the build line amendment of the Sunnybrook Estates plat with Tulsa County, providing legal recordation of the approved amendment.
2. Approving this request would allow: Address 721 W 120 CT S | Parcel ID 60927823662230 | Legal LT 22 BLK 2 relief on the front build line encroachment reducing it from 25 feet to 20 feet.

1. *Whether the PUD is consistent with the comprehensive plan; (Consistent, but not applicable)*
2. *Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Harmonizes, but not applicable)*
3. *Whether the PUD is a unified treatment of the development possibilities of the project site; (Not applicable)*
4. *Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*

RECOMMENDATION | Staff recommends approval of the two stated requests to PUD 04 | Minor Amendment Number 07 and requires the recordation of the PUD amendment be filed with Tulsa County.

REGISTERED LAND SURVEYOR'S
MORTGAGE INSPECTION REPORT

THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED) PER FLOOD INSURANCE
RATE MAP # 400209 0426 L, EFFECTIVE OCTOBER 16, 2012.
ZONE X (UNSHADED): AREA OF MINIMAL FLOODING.



LENDER:

Mortgage Solutions of Colorado, LLC, ISAOA

BORROWER:

Steven Craig and Tammy Craig

ORDERED BY:

Oklahoma Secured Title

Parcel ID60927823662230
Address721 W 120 CT S
LegalLT 22 BLK 2

Electrical, Oil Pipeline and Water
Injection Easement

LEGAL DESCRIPTION

Lot Twenty-two (22), Block Two (2), SUNNYBROOK
ESTATES, an Addition to the City of Jenks, Tulsa
County, State of Oklahoma, according to the
recorded Plat thereof.

721 South 120th Court, Jenks, OK 74037

EASEMENTS

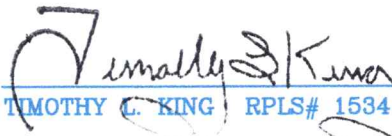
Easements shown per recorded plat.
Right of Way in favor of Gulf Pipe Line Company
of Pennsylvania, filed 8/5/1930, in Book 930, Page
164; Assignment, filed 4/3/1973, in Book 4062,
Page 659; Partial Release of Right of Way, filed
6/19/1975, in Book 4170, Page 727; Partial
Assignment, filed 11/21/1986, in Book 4984, Page
1169; Amendment, filed 12/19/1985, in Book 4913,
Page 2198. (blanket easement-centerline not
defined by instrument)
Right of Way Agreement in favor of Williams Pipe
Line Company, filed 4/9/1975, in Book 4160, Page
898. (30' easement-centerline not defined by
instrument)
Right of Way Agreement in favor of Williams Pipe
Line Company, filed 4/9/1975, in Book 4160, Page
900. (30' easement-centerline not defined by
instrument)
Right of Way Agreement in favor of Williams Pipe
Line Company, filed 4/9/1975, in Book 4160, Page
902. (30' easement-centerline not defined by
instrument)
Right of Way Agreement in favor of Williams Pipe
Line Company, filed 4/16/1975, in Book 4161, Page
277. (30' easement-centerline not defined by
instrument)
Right of Way Agreement in favor of Williams Pipe
Line Company, filed 5/13/1975, in Book 4164, Page
1849. (30' easement-centerline not defined by
instrument)
Right of Way Agreement in favor of Williams Pipe
Line Company, filed 5/13/1975, in Book 4164, Page
1847. (30' easement-centerline not defined by
instrument)
Report of Commissioners in favor of Public
Service Company of Oklahoma, filed 5/21/1975, in
Book 4255, Page 1243. (does not affect)
No additional easements per Title Commitment No.
MT0006700, dated September 24, 2020, as provided
to surveyor.

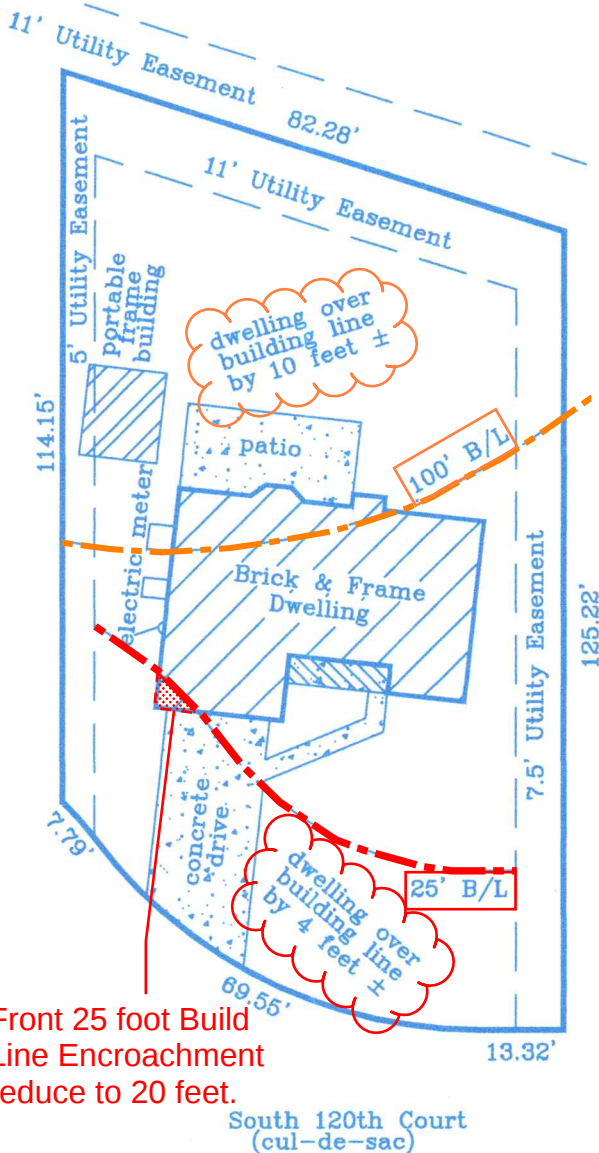
CERTIFICATION

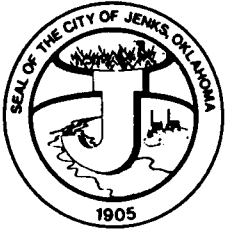
This Mortgage Inspection Report was prepared for Oklahoma Secured Title and Mortgage Solutions of
Colorado, LLC, ISAOA. It is not a land or boundary survey plat, and it is not to be relied upon for the
establishment of fence, building or other future improvement lines. The accompanying sketch is a true
representation of the conditions that were found at the time of the inspection, September 21, 2020, and
the linear and angular values shown on the sketch, if any, are based on record

Signed this 13th day of October, 2020.

TIMOTHY L. KING, RPLS
35925 S. CASE ROAD
INOLA, OKLAHOMA 74036
TEL: 918-543-1699


TIMOTHY L. KING RPLS# 1534





CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

PUD 4
MINOR AMENDMENT 2
LOTS 2 & 3, BLOCK 5
READY FOR CONSTRUCTION WITHIN 10 FT. OF
CAPPED WELL

MEMORANDUM

To: Mayor and City Council
From: City Planner Bob Richards *BR*
Date: April 18, 1997
Re: Request of David Wallis for Minor Amendment-PUD No. 4, Sunnybrook

Mr. Wallis requests the 50-foot Building Setback Line, surrounding existing injection well facilities, be deleted where such injection well facilities have been abandoned.

If approved, the request would allow construction of two (2) residences within ten (10) feet of a plugged and capped injection well. The lots are Lots 2 & 3, Block 5, Sunnybrook Estates Addition.

The setback is a requirement of PUD No. 4, as amended in April 1995. The applicant would be responsible for securing release of private deed restrictions, if any.

Mr. Wallis has presented Oklahoma Corporation Commission Oil & Gas Division Plugging Records certifying the well was abandoned and plugged in accordance with Corporation Commission Rules May 9, 1996. The plugging was certified by an authorized inspector September 3, 1996.

Mr. Wallis has also presented a copy of FHA rules stating that when a certification of plugging and capping of an abandoned injection well has been issued, housing may be located no closer than ten (10) feet from the plugged well.

At the March 27, 1997, Planning Commission meeting questions arose from the Commission as to whether all openings to the well were plugged. The Commission continued the request for clarification. A further letter dated April 8, 1997, certifying that both the 4 and 1/2 inch, and 7 inch pipes were plugged was presented to the Planning Commission at their special meeting held April 17th. Following review of the letter, the Planning Commission voted to recommend approval to the City Council.

Staff is supportive of the request based upon the plugging and capping certification and compliance with FHA guidelines.

B:/Wal/SunB2

-37-

PUD 4
MINOR AMENDMENT 2
LOTS 2 & 3, BLOCK 5
ALLOW FOR CONSTRUCTION WITHIN 10 FT. OF
CAPPED WELL
April 08, 1997

City of Jenks
Planning Commission

To Whom It May Concern:

Online Oil Inc. had the injection well in the NW1/4- SE1/4-SE1/4 of 36-18-12E plugged on 08-09-1996. The well was converted from an oil well in the mid 1980's to an injection well. At this time a string of 4 1/2" pipe was ran and the space between the 4 1/2 & 7" was pumped full of cement from bottom to top.

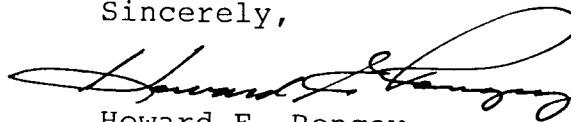
The 4 1/2" was plugged on 08-09-96 by a State Certified Plugger and filed with the Oklahoma State Corporation Commission.

RECEIVED

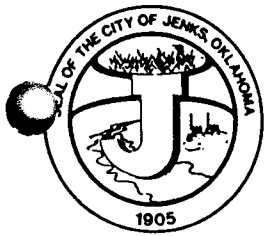
APR 10 1997

CITY OF JENKS

Sincerely,



Howard E. Rongey
President Online Oil Inc.



CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

PUD 4
MINOR AMENDMENT 2
LOTS 2 & 3, BLOCK 5
ALLOW FOR CONSTRUCTION WITHIN 10 FT. OF
CAPPED WELL

MEMORANDUM

To: Planning Commission
From: City Planner Bob Richards *BR*
Date: March 21, 1997
Re: Request of David Wallis for Minor Amendment-PUD No. 4, Sunnybrook

Mr. Wallis requests the 50-foot Building Setback Line, surrounding existing oil well facilities, be deleted where such oil well facilities have been abandoned, and the State has certified the plugging and capping of the oil well.

If approved, the request would allow construction of a residence within ten (10) feet of the capped well on each of two lots. The lots are Lots 2 & 3, Block 5, Sunnybrook Estates Addition.

The setback is a requirement of PUD No. 4, as amended in April 1995. The applicant would be responsible for securing release of private deed restrictions, if any.

Mr. Wallis has presented Oklahoma Corporation Commission Oil & Gas Division Plugging Records certifying the well was abandoned and plugged in accordance with Corporation Commission Rules May 9, 1996. The plugging was certified by an authorized inspector September 3, 1996.

Mr. Wallis has also presented a copy of FHA rules stating that when the State issues a certification on an abandoned well, housing can be located no closer than ten (10) feet from the plugged well.

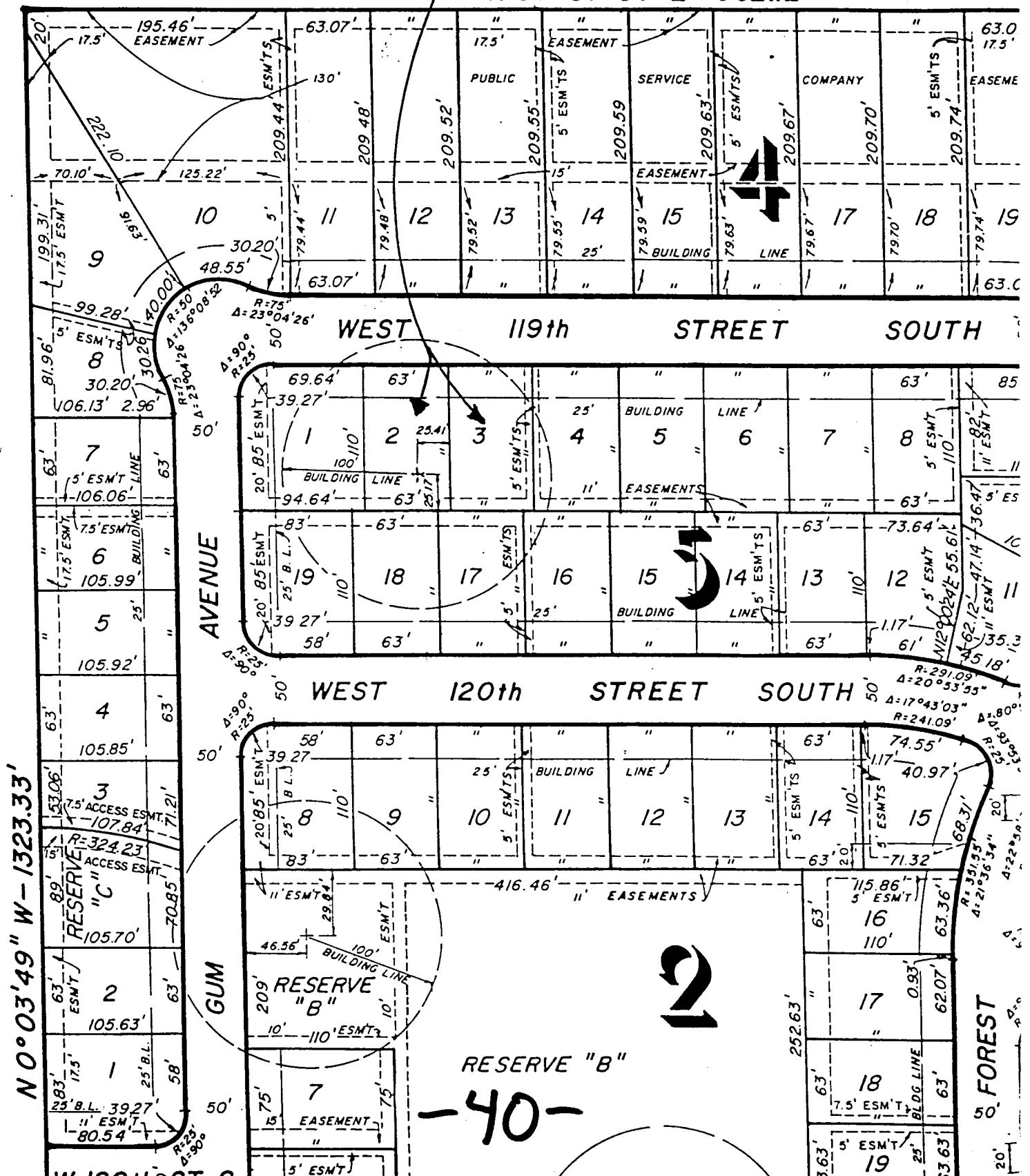
Staff is supportive of the request based upon the State's certification and compliance with FHA rules.

B:/Wal/SunB

ALLOW FOR CONSTRUCTION WITHIN 10 FT. OF
SUBJECT CAPPED WELL

UNPLATTED

N 89°57'59"E-962.12'



TYPE OR USE BLACK INK
See Reverse
for Instructions

OKLAHOMA CORPORATION COMMISSION
Oil and Gas Conservation Division
Jim Thorpe Office Building
Oklahoma City, Oklahoma 73105-4993

PLUGGING RECORD
OAC 165:10-11-7

API No.: 143-70104

Lease Name/No.: Hilltop Redfork Sand Unit #35

Location: NW 1/4 SE1/4 SE 1/4	1/4	Total Depth: 1339
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Sec: 36	Twp: 18N	Rge: 12E	County: Tulsa
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Ft. from 1/4 sec: 980 FSL 1032FWL Plugging Date: 8-9-96

Well Class: Inj.	Treatable Water Depth: 250'
------------------	-----------------------------

Operator

Locate Well on Grid

Name: Online Oil, Inc.

OCC/OTC No.: 18574

Address: P.O. Box 267

Phone: 918-299-1108

City: Jenks

State: OK

zip: 74037

Pipe Record

Size	Run (ft)	Pulled (ft)	
			Conductor
7"	1303'	0	Surface
			I. C.
			I. C.
4-1/2"	1270'	0	P. C.
			Lnr.

Perforation Depths

Set 1 - From 1286 To 1302

Set 2 - From 1304 To 1339 Op
Ho

Set	From	To	NO.
Set 3	- From	To	NO.

Set 4 - From To

Plug	Type of Plug	Size Hole or Pipe of Placement	Depth	No. Sacks Cement	Slurry Volume	Calculated TOC	Measured Top of Plug if Tagged
1	Cement	4-1/2	1330	20	5 bbl		912'
2	Cement	4-1/2	350	30	6 bbl		3'
3							
4							
5						V E D	

Remarks:

OIL & GAS CONSERVATION DIVISION
BOSTON DISTRICT

Reason for Plugging:

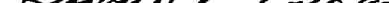
I declare under applicable Corporation Commission Rule, that I am authorized to make this certification, that the placing of cement plugs in this well as shown in the report was performed by me or under my supervision, and that the cementing data and facts presented are true, correct, and complete to the best of my knowledge. This covers cementing data.

Signature 	Name & Title Typed <u>Jim Shanks, Owner</u>
---	---

Co. Name	Diamond S Oilfield Service Co	Permit No.	759	Date	5-9-96	Phone	918-366-9705
----------	-------------------------------	------------	-----	------	--------	-------	--------------

Address	Rt. 1 Box 421-A	City	Bixby	State	OK	Zip	74008
---------	-----------------	------	-------	-------	----	-----	-------

I declare under applicable Corporation Commission Rule, that I am authorized to make this certification, that I have knowledge of the well data and information presented herein, and that data and facts presented are true, correct, and complete to the best of my knowledge. This covers all well data and information presented herein.

Signature 	Name & Title Typed	Howard E. Rongey Pres.	Date	9-3-96
---	--------------------	---------------------------	------	--------

-41-

(4-21)
 Talked to
 Herman Wright -
 1-22-97

Referred to
 Ken Beak - Director
 of Single family housing
 4-22.

In Tulsa
 Tues & Thurs

Call for Appointment

FHA
 Regulations

danger may exist when buildings are constructed on uncontrolled fill or unsuitable soil containing foreign matter such as organic material. It may be present in certain areas where the subsoil is unstable and subject to slippage or expansion. In mining areas consideration must be given to the depth or extent of mining operations, and the location of operating or abandoned shafts or tunnels in order to reach a conclusion as to whether the danger is imminent, probable, or negligible. In locations where the danger of subsidence exists, a specific site will be deemed ineligible unless complete and satisfactory evidence can be secured that will establish the probability that any threat of subsidence is negligible.

OPERATING AND ABANDONED OIL OR GAS WELLS. Both operating and abandoned oil and gas wells pose several potential hazards to housing. Hazards include potential fire, spray or other pollution, and explosion. Accordingly, no dwelling may be located closer than 300 feet from an active or planned drilling site; this applies to the site boundary, not to the actual well location.

- A. Operating Wells. When operating wells are located in single family subdivisions, it is required that no housing be built within 75 feet of an actual operating well unless mitigation measures are taken. This is to avoid nuisance during maintenance, to diminish noise levels caused by pumping and to reduce the likelihood of contamination by potential petroleum spills. Field Offices should require that operating wells be fenced and permanently screened by appropriate tall and dense landscaping.
- B. Abandoned Wells. Most petroleum producing States have specific required well abandonment practices, but some wells have been abandoned in the past without necessary precautionary actions. Since it is infeasible for HUD personnel to verify the adequacy or safety of an abandoned well, a letter from the responsible authority within the State government should state that the specific well in question was safely and permanently abandoned. Where such a letter is provided housing may be located no closer than ten feet from an abandoned well.

Hazards from improperly abandoned wells include blowout and potential fire. Where a State does not issue a letter as described, housing must be located at least 300 feet from an abandoned well.

- C. Special Case -- Proposed, Existing or Abandoned Wells. In some geographic areas (Wyoming is one) hydrogen sulfide gas may be emitted from petroleum product wells. It is considered a major

Mercury Mortgage Co., Inc.

1404 SOUTH UTICA • P.O. BOX 131
TULSA, OKLAHOMA 74101
918/584-3566

BRANCH OFFICE
WICHITA, KANSAS

FAX 918/592-3869
FAX 918/584-7640

March 7, 1997

City of Jenks
211 N Elm
Jenks, OK 74037

Re: Lots 2 & 3, Block 5, Sunnybrook

Dear Sirs:

This letter is to notify you that Mercury Mortgage Co., Inc. will finance a permanent FHA insured loan on each of the above mentioned properties. The homes will need to meet all FHA requirements as discussed and agreed upon with the builder, David Wallis.

If you have any questions please do not hesitate to contact my office. Thank you for your cooperation in this matter.

Sincerely,



J. P. Sawyer
Executive Vice President

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PUD 4
MINOR AMENDMENT 2
LOTS 2 & 3, BLOCK 5
ALLOW FOR CONSTRUCTION WITHIN 10 FT. OF
CAPPED WELL

Jenks Planning Commission
Attn: Bob Richards
Jenks City Hall
221 N. Elm St.
Jenks, Oklahoma 74037

March 13, 1995

Dear Commissioners,

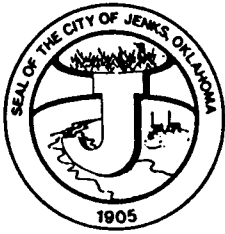
The SunnyBrook Estates subdivision plat has some lots affected by a 100 foot building line radius related to oil well installations, some are pumping and one injection well.

FHA has reduced it's building line set back requirements for this addition to a 50 foot radius (see attached letter). Therefore, we request the 100 foot radius be changed to a 50 foot radius, which would constitute a waiver of the plat designation at least so far as the issuance of a building permit by the inspections department.

Sincerely Yours,

Carlene Cooke
Agent for Developers

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CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

MEMORANDUM

To: Planning Commission
From: City Planner Richards *BR*
Date: March 17, 1995
Re: Request by Carlene Cooke

Ms. Carlene Cooke, SouthCrest Realty Company, agent for developer, has requested a Minor Amendment to PUD No. 4, SunnyBrook Estates, to allow construction of homes within a 50-foot radius of existing oil well facilities rather than the 100-foot radius as depicted on the SunnyBrook Final Plat so that Protective Inspections may issue building permits.

The Final Plat contains four (4) such radii and a minor amendment would waive the setback line for existing oil well installations to 50-feet. This would allow additional homes to be constructed in the addition.

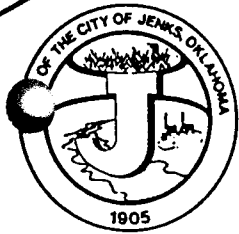
The City of Jenks is not a party to the Restrictive Covenants of SunnyBrook Estates, and the applicant and the developer will work together on any private document changes required.

Staff is supportive of the request to waive the 100-foot radius building line to 50-feet.

Attached is a copy of the Final Plat for your review.

B:SBMe395

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CITY OF JENKS

211 NORTH ELM STREET

JENKS, OKLAHOMA 74037

PHONE (918) 299-5883

PUD 4
MINOR AMENDMENT 2
LOTS 2 & 3, BLOCK 5
ALLOW FOR CONSTRUCTION WITHIN 10 FT. OF
CAPPED WELL

April 5, 1995

Southcrest Realty Company
Attention: Ms. Carlene Cooke
115 West Main
Jenks, Oklahoma 74037

Dear Ms. Cooke,

The Jenks City Council approved your request for a minor amendment to P.U.D. No. 4-Sunnybrooke Estates Addition at their meeting held April 3, 1995 by a vote of 7-0.

The Council's approval waives the 100-foot radius building setback line for existing oil well facilities to 50-feet in order to allow the issuance of building permits on approximately four (4) lots. The City staff is now in a position to process building permit applications on these lots.

As the City of Jenks is not a party to the restrictive covenants for Sunnybrooke Estates Addition, I would suggest that you consult your attorney for the proper mechanism to amend or modify the covenants relating to the setback lines shown on the Final Plat and for the recording of any required documentation with the County Clerk to make the waiver and covenant changes a matter of public record.

Should questions arise on this or other matters, please feel free to contact me at any time. Southcrest Realty's development efforts are to be commended. City staff looks forward to additional opportunities to work with your firm.

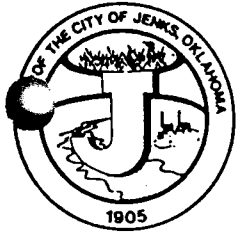
Sincerely,

Bob Richards
City Planner

cc Sunnybrooke File

B:/SBPUD4Le

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CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

PUD 4
MINOR AMENDMENT 2
LOTS 2 & 3, BLOCK 5
ALLOW FOR CONSTRUCTION WITHIN 10 FT. OF
CAPPED WELL

Agenda

Jenks Planning Commission
Thursday, March 23, 1995, 7:30 p.m.
Council Chambers, Jenks City Hall, 211 North Elm Street

CALL TO ORDER

ROLL CALL

MINUTES-Minutes of February 23, 1995 Meeting

OLD BUSINESS-None

NEW BUSINESS

SUBDIVISIONS

1. Request of Carlene Cooke, SouthCrest Realty Co., agent for developer, for a minor amendment to P.U.D. No. 4--SunnyBrook Estates Addition--which would waive the radius setback line for existing oil well facilities as depicted on the Final Plat from 100-feet to 50-feet to permit the issuance of building permits by the Protective Inspections Department.

CORRESPONDENCE FROM STAFF

ADJOURNMENT

B:/PCAG395

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motion carried.

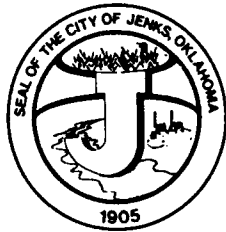
Request by Larry Hengst, on behalf of Jenks United Methodist Church, for approval of a 16 by 30 foot portable accessory building for church use located at 408 East "A" Street. (Appearance review Committee recommended approval of ARC-131 on April 16 and the Planning Commission approved ARC-131 on April 17, 1997. The Commission also recommended waiver of Ordinance No. 818 to be approved.) City Planner Bob Richards advised that there are two older buildings on this property which they intend to do away with and erect one new 16 x 30 foot portable accessory building for church use. Gary Medlin made a motion to approve the request of Larry Hengst. Seconded by Martha Rongey. A roll call vote of members was recorded as follows:

Gary Medlin	Yes
W. Jay Rector, II	Yes
Vic Vreeland	Yes
Martha Rongey	Yes
Dewayne Brooks	Yes
Jim Aitkenhead	Yes
Mayor Tinker	Yes

motion carried.

Request by David Wallis for a Minor Amendment to PUD No. 4-Sunnybrook Estates Addition to delete the 50-foot-radius Building Line on Lots 2 and 3, Block 5, Sunnybrook Estates Addition, to allow construction within ten (10) feet of an approved plugged and capped injection well. (Approved by Planning Commission April 17, 1997.) City Planner Bob Richards advised that when this subdivision was platted there were several active wells in this area and over the years some have been changed to injection wells and some of them abandoned completely. Bob Richards advised that the well in question is capped and is no longer in production. Mr. Richards advised that after looking at the FHA guidelines a 10 foot setback is a reasonable setback. Vic Vreeland made a motion to approve the request by David Wallis. Seconded by Jim Aitkenhead. A roll call vote of members was recorded as follows:

Gary Medlin	Yes
W. Jay Rector, II	Yes
Vic Vreeland	Yes
Martha Rongey	Yes
Dewayne Brooks	Yes
Jim Aitkenhead	Yes
Mayor Tinker	Yes



CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

PUD 4
MINOR AMENDMENT 6
FENCE ENCROACHMENT ON A CORNER LOT
11908 S FOREST PL

MEMORANDUM

To: Mayor and City Council
From: Bob Richards, City Planner *BR*
Date: July 2, 1997
Re: Request of Mike and Carlene Cooke for Street Encroachment

Mr. and Mrs. Cooke, 11908 South Forest Place, have begun construction of a 6-foot solid screening fence to enlarge their rear yard. At the time Building Inspector Bill Heinen became aware of the fence construction on June 19, 1997, fence posts were installed.

Mr. Heinen's inspection of the fence revealed that not only does the fence violate the 25-foot platted Building Setback Line which extends along both the north and east sides of the Cooke's lot, it also encroaches into the 119th Street right-of-way approximately 3-feet plus.

Both the PUD zoning of Sunnybrook Estates Addition and the private restrictive covenants of the addition require structures, including fences, to be erected in compliance with the 25-foot Building Setback Line as depicted on the Final Plat and in zoning case approvals. The setback areas are reserved for open-space, and provide clear traffic visibility at street intersections, provide for adequate light and air to nearby residences, prevent the overcrowding of land, and are used to promote aesthetically pleasing surroundings in the neighborhood.

Following receipt of written notification from the City, Mrs. Cooke applied for relief in the form of a waiver of the Building Setback Line from 50-feet to 21'6", as measured from the centerline of 119th Street. Also requested is approval of the encroachment into the public right-of-way of 119th Street. She has been advised that in addition to Council approvals, she may also need to seek relief from the private deed restrictions.

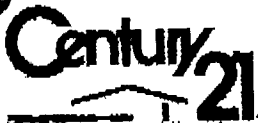
The Council has previously granted relief for two rear yard fences in Sunnybrook Estates for homes which back up to the 121st Street right-of-way and have a 35-foot Building Line Setback abutting the right-of-way. Neither of these homes are on corner lots.

In staff's opinion, the request appears to lack a recognizable "hardship" and compliance would not impose an undue burden on the applicant. Therefore, staff is not supportive of the request.

Should the Council be supportive of the request, staff would recommend that any approval be conditioned as in past cases, with a Removal Contract and HoldHarmless Agreement executed by Mr. and Mrs. Cooke.

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Page 4
MINOR AMENDMENT 6
FENCE ENCROACHMENT ON A CORNER LOT
11908 S FOREST PL


SouthCrest Realty

July 1, 1997

Bob Richards,

I am requesting a waiver of the building line set back restriction on the North side of my property located 11908 S. Forest Pl. in the SunnyBrook addition. I would like to fence my backyard and want to use all the yard I can. I would only be fencing approximately 20' along the North side of the home.

Thanks

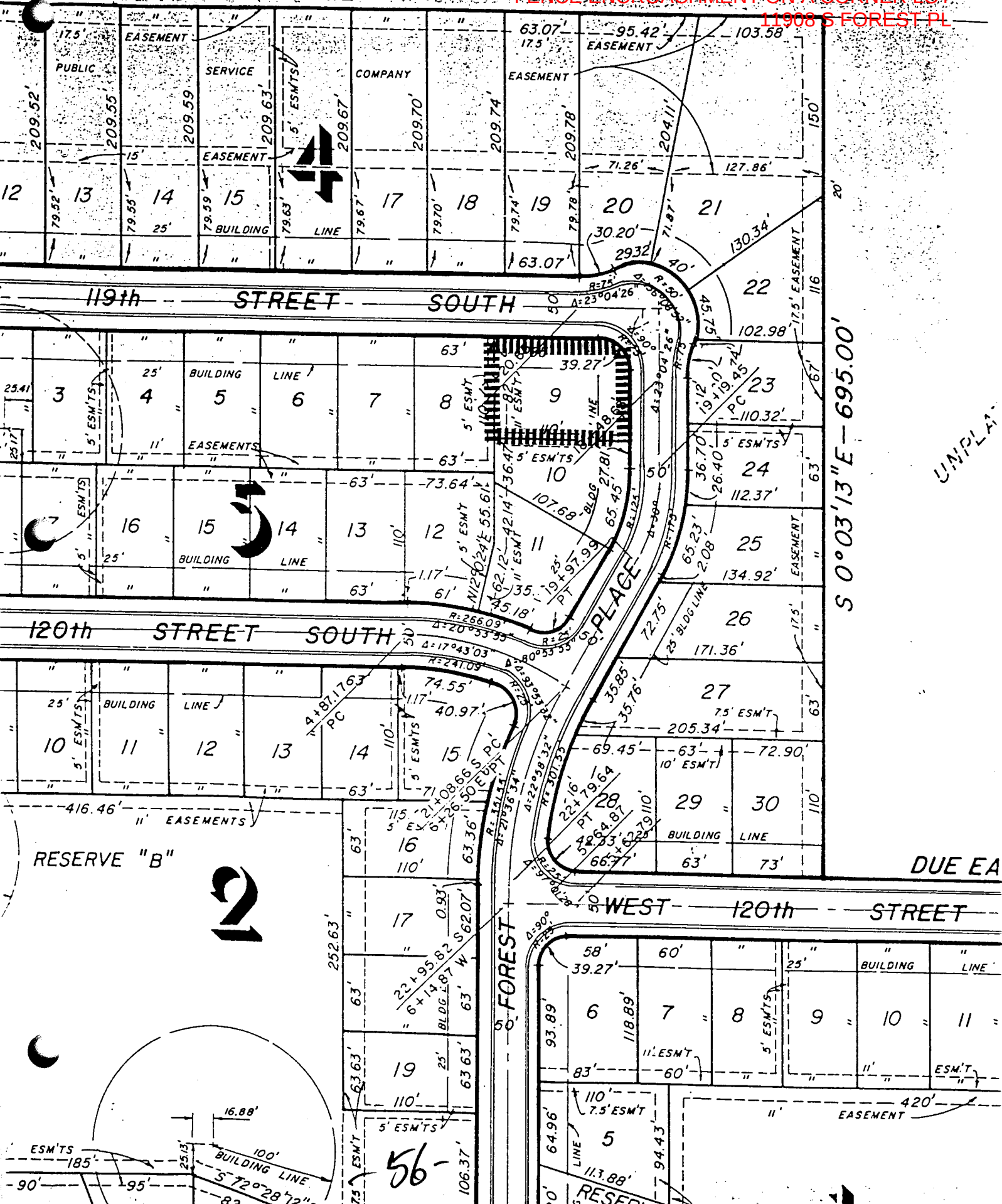
Carlene Cooke

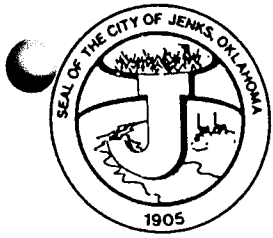
RECEIVED

JUL 02 1997

CITY OF JENKS

N 89°57'59" E - 962.12'





CITY OF JENKS

211 NORTH ELM STREET JENKS, OKLAHOMA 74037
PHONE (918) 299-5883

PUD 4
MINOR AMENDMENT 6
FENCE ENCROACHMENT ON A CORNER LOT
11908 S FOREST PL

June 19, 1997

Mike and Carleen Cooke
11908 South Forest Place
Jenks, OK 74037

Re: Construction of fence beyond the platted building line setback in Sunnybrook
Estates subdivision.

Dear Mr. and Mrs. Cooke:

The wooden privacy fence under construction this date (wooden 4x4 post set at this time) are placed beyond required Twenty-five foot building line setback as platted in the Sunnybrook Estates subdivision.

Please cease construction until this matter can be resolved. The fence must be set back behind the building line or a variance must be granted by City Council. If you wish to apply for a variance please contact Bob Richards at 299-5883 to be placed on the City Council Agenda.

Sincerely,

Bill Heinen

Bill Heinen
Building Inspector

Table 1: PUD 04 SUMMARY

PUD NO & AMEND	DATE	IDENTIFIER	NAME	ADDRESS LOT AND BLOCK	NOTE
1	CC 11.21.1983	ORD. 550	KENNYBROOK, PLEASANT MANOR	PLAT NOT FILED	VACATED BY PUD 4
4	CC 05.07.1984	ORD. 550 JZ 126	SUNNYBROOK		COOK FAMILY
4	CC 06.18.1984	FINAL PLAT	SUNNYBROOK ESTATES		NO. 4563 01.24.1985
4.A.1	12.27.1988	LETTER	ROBERT GARDNER II	NA	SUNNYBROOK SUBDIVISION AMENDED THE REQUIREMENTS FOR THE ADDITION ALLOWING FOR A 50 FT. RADIUS FROM OIL WELLS
4.A.1	03.13.1995	LETTER	CARLENE COOKE	NA	FHA HAS REDUCED BUILD LINE SETBACK REQUIREMENTS TO 50 FT. WAIVER REQUEST
4.A.1	03.17.1995	LETTER TO PC	CP, RICHARDS		SUPPORT FOR REQUESTED WAIVER OF 100 TO 50 FT
4	03.22.1995	LETTER	J.P. SAWYER	NA	LANDSCAPING CHANGES
4.A.1	PC 03.23.1995 CC 04.03.1995	PUD MINOR AMENDMENT & PLAT WAIVER			7-0-0 WAIVER OF 100 FT. BUILDING SETBACK LINE FOR EXISTING OIL WELL FACILITIES TO 50-FT IN ORDER TO ALLOW THE ISSUANCE OF BUILDING PERMITS ON (4) LOTS.
4.A.2	03.07.1997	LETTER	J.P. SAWYER	LOTS 2 & 3, BLOCK 5 812 & 808 W 119 ST S	LETTER FHA CHANGES BL TO 10 FEET
4.A.2	03.21.1997	MEMO	CP, RICHARDS	LOTS 2 & 3, BLOCK 5 812 & 808 W 119 ST S	ALLOW FOR CONSTRUCTION WITHIN 10 FT. OF CAPPED WELL.
4.A.2	04.08.1997	LETTER	HOWARD RONGEY	LOTS 2 & 3, BLOCK 5 812 & 808 W 119 ST S	DATE & PLUGGING RECORD
4.A.2	04.18.1997	MEMO TO CC	CP, RICHARDS	LOTS 2 & 3, BLOCK 5 812 & 808 W 119 ST S	ALLOW FOR CONSTRUCTION WITHIN 10 FT. OF CAPPED WELL.

4.A.3	09.02.1994	MINOR AMEND	BL ENCROACH	LT 29 BLK 2 716 W 120 TH COURT	FENCE (ENCROACHMENT AGREEMENT REQUIRED WITH AMENDMENT)
4.A.3	09.08.1994	MINOR AMEND	BL ENCROACH	LT 29 BLK 2 716 W 120 TH COURT	FENCE (ENCROACHMENT AGREEMENT REQUIRED WITH AMENDMENT)
4.A.4	03.27.1997	MINOR AMEND	BL ENCROACH	LT 28 BLK 2 722 W 120 TH COURT	FENCE (ENCROACHMENT AGREEMENT REQUIRED WITH AMENDMENT)
4.A.5	06.19.1997	MINOR AMEND	BL ENCROACH	LOT 5, BLOCK 5 724 W 119 ST S	FENCE (ENCROACHMENT AGREEMENT REQUIRED WITH AMENDMENT)
4.A.6	07.08.1997	MINOR AMEND	BL ENCROACH	11908 S. FOREST PL LT 9 & PRT LT 10 BEG NWC TH E110 NEC S27.81 W110 N28 POB BLK 5	FENCE (ENCROACHMENT AGREEMENT REQUIRED WITH AMENDMENT)
4.A.6	07.08.1997	MINOR AMEND	BL ENCROACH	11908 S. FOREST PL LT 9 & PRT LT 10 BEG NWC TH E110 NEC S27.81 W110 N28 POB BLK 5	FENCE (ENCROACHMENT AGREEMENT REQUIRED WITH AMENDMENT)
4.A.7	PC 01.07.2021 CC 01.19.2021	MINOR AMEND	BL ENCROACH • 100 FT BL • 25 TO 20 BL (LT 22 BLK 2)	11 LOTS LEGAL LT 7-9 BLK 2 LEGAL LT 22 BLK 2 LEGAL LT 23 BLK 2 LEGAL LT 1 -3 BLK 5 LEGAL LT 17-19 BLK 5	ALLOW THE CURRENT AND FUTURE PROPERTY OWNERS WHICH HAVE BEEN IDENTIFIED BY PARCEL AND LOT & BLOCK AS BEING POTENTIALLY ADVERSELY IMPACTED BY THE 100 FT. RADIUS OF THE CAPPED OIL WELLS TO LAWFULLY EXIST BY REDUCING THE PLATTED 100 FOOT BUILD LINE AS NEEDED FOR EACH LOT.