



City of Enid
401 W. Owen K. Garriott Road
Enid, Oklahoma 73701
580-234-0400

METROPOLITAN AREA PLANNING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Enid-Garfield County Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 18th day of June, 2018, in the Council Chambers of the City Administration Building, located at 401 W. Owen K. Garriott Road, Enid, Oklahoma, and the agenda for said meeting is as follows:

- AGENDA -

METROPOLITAN AREA PLANNING COMMISSION REGULAR MEETING

1. CALL TO ORDER/ROLL CALL.
2. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF MAY 21, 2018.
3. ADMINISTRATION.
 1. NONE.
4. ZONING.
 1. NONE.
5. USE BY REVIEW.
 1. NONE.
6. PLATS.
 1. NONE.
7. SITE PLAN.
 1. NONE.

8. LOT SPLITS.

1. NONE.

9. TRAFFIC.

1. NONE.

10. EASEMENTS.

1. CONSIDER A REQUEST TO CLOSE A PORTION OF A UTILITY EASEMENT, LOT 14, BLOCK 13, WILDERNESS COVE BLOCKS 13 AND 14.

2. NONE.

11. VARIANCES.

1. NONE.

12. ADJOURN.

DRAFT

MINUTES OF REGULAR MEETING OF THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA, HELD ON THE 21ST DAY OF MAY 2018

The Metropolitan Area Planning Commission of the City of Enid, County of Garfield, State of Oklahoma, met in regular meeting in the Council Chambers of the Administration Building of the City of Enid, located at 401 West Owen K. Garriott Road in said city, at 6:00 P.M. on the 21st day of May 2018, pursuant to notice given by May 18, 2018 to the Clerk of the City of Enid, and pursuant to notice thereof displayed at the entrance to the Administration Building of said city, in prominent view and which notice was posted prior to 6:00 P.M. on the 18th day of May 2018.

Present: Mark Arnold; Whitney Hall; Eddie Mack; Cole Ream; Don Roberts; James Simunek, County Commissioner Ex-Officio; David Trojan; Jonathan Waddell, City Commissioner, Ex-Officio

Absent: Marvin Kusik; David Mason

Also Present: Chris Bauer, Planning Administrator; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF APRIL 16, 2018.

Motion was made by David Trojan, seconded by Whitney Hall to approve the minutes.

AYE: Mark Arnold, Whitney Hall, Eddie Mack, Cole Ream, Don Roberts, County Commissioner
Ex-Officio James Simunek, David Trojan, City Commissioner, Ex-Officio Jonathan Waddell

Passed

ADMINISTRATION.

NONE.

ZONING.

NONE.

USE BY REVIEW.

NONE.

PLATS.

**CONSIDER A RECOMMENDATION TO THE GARFIELD COUNTY BOARD OF
COMMISSIONERS FOR THE FINAL PLAT OF BREEZY ACRES, LOTS 1, 2, 3 AND
4 LOCATED IN EAST HALF OF THE SE/4 OF SECTION 21, TOWNSHIP 23 NORTH, RANGE
7 WEST INDIAN MERIDIAN, GARFIELD COUNTY, OKLAHOMA.**

Motion was made by County Commissioner Ex-Officio James Simunek, seconded by Don Roberts to recommend approval to the Garfield County Commissioners as long as the plat was amended to state the drainage would not be the responsibility of Garfield County.

AYE: Mark Arnold, Whitney Hall, Eddie Mack, Cole Ream, Don Roberts, County Commissioner
Ex-Officio James Simunek, David Trojan, City Commissioner, Ex-Officio Jonathan Waddell

Passed

NONE.

SITE PLAN.

NONE.

LOT SPLITS.

CONSIDER A LOT SPLIT FOR NORTHWEST VETERINARIAN SUPPLY LOCATED AT 3104 NORTH VAN BUREN, WHICH IS ALSO KNOWN AS A TRACT OF LAND SITUATED IN BLOCK 1, LOT 4 OF DAVIS COMMERCIAL TRACTS.

Motion was made by Don Roberts, seconded by Whitney Hall to approve the lot split.

AYE: Mark Arnold, Whitney Hall, Eddie Mack, Cole Ream, Don Roberts, County Commissioner
Ex-Officio James Simunek, David Trojan, City Commissioner, Ex-Officio Jonathan Waddell

Passed

NONE.

TRAFFIC.

NONE.

EASEMENTS.

CONSIDER A REQUEST TO CLOSE A PORTION OF AN UNDEVELOPED STREET EAST OF LOT 1, BLOCK 8, EAST PARK ADDITION TO ENID OKLAHOMA.

Motion was made by City Commissioner, Ex-Officio Jonathan Waddell, seconded by Mark Arnold to recommend approval to the Mayor and Board of Commissioners.

AYE: Mark Arnold, Whitney Hall, Eddie Mack, Cole Ream, Don Roberts, County Commissioner
Ex-Officio James Simunek, David Trojan, City Commissioner, Ex-Officio Jonathan Waddell

Passed

NONE.

VARIANCES.

NONE.

ADJOURN.

Motion was made by Whitney Hall, seconded by City Commissioner, Ex-Officio Jonathan Waddell to adjourn.

The meeting adjourned at 6:12 PM.

AYE: Mark Arnold, Whitney Hall, Eddie Mack, Cole Ream, Don Roberts, County Commissioner
Ex-Officio James Simunek, David Trojan, City Commissioner, Ex-Officio Jonathan Waddell

Passed

**Metropolitan Area Planning Commission
Meeting**

10.1.

Meeting Date: 06/18/2018

Submitted By: Ashley Keim, Project Assistant

SUBJECT:

CONSIDER A REQUEST TO CLOSE A PORTION OF A UTILITY EASEMENT, LOT 14, BLOCK 13, WILDERNESS COVE BLOCKS 13 AND 14.

BACKGROUND:

The Engineering Department has received a request from Matt and Heather Easley to close a portion of a utility easement: (809 Caribou Circle) - the south six (6) feet of the north sixteen (16) feet, of the west 126.29 feet of Lot 14, Block 13 as shown on the recorded plat of Wilderness Cove, Blocks 13 and 14; Part of the Northwest Quarter, Section 10, Township 22 North, Range 7 West, Indian Meridian.

Being more particularly described as: Commencing at the northwest corner of Lot 14, Block 13 Wilderness Cove, Blocks 13 and 14; Thence south along the west property line of said Lot to a point that is ten (10) feet from the north line of said Lot measured perpendicular thereto, point of beginning; Thence east parallel to the north property line of said Lot to a point that is ten (10) feet west of the east line of said Lot measured perpendicular thereto; Thence south parallel to the east line of said Lot to a point sixteen (16) feet south of said north line of said Lot measured perpendicular thereto; Thence west parallel to said north line to the west line of said Lot; Thence north along the west line of said Lot a distance of six (6) feet to the point of beginning.

Reason for closing: As a family of 5, we need additional space for our children for activity and study areas. The layout of our house on the property makes it impossible to add space to the bedrooms on the west side of the property. The east side of our property is the best location for a building addition, but given the current layout of our home, it is unfeasible as one would have to pass through the master bedroom to access the addition. Our immediate needs are for separate study/play areas to the north, and better access to the east side of our property for outdoor activity. Furthermore, there are currently no utilities located within the easement, and since the easement does not extend to the east of our property (nor the west of neighboring property), it is highly unlikely that there will ever be any in the future. We respectfully request the closure of the south six feet of the easement, leaving the easement ten feet wide.

All utility companies, City of Enid operating departments, and property owners within 300 feet have been notified of this proposed closing.

MAPC's review is the first step in the process and this closing request is presented for your consideration.

RECOMMENDATION:

Approve

PRESENTER:

Murali Katta, P.E., Project Engineer.

Attachments

Application

Location Map

APPLICATION FOR PROPOSED CLOSING OF PUBLIC WAY OR EASEMENT

Applicant must submit this form and the filing fee of \$150.00 made payable to the City of Enid. A certified Ownership List from an abstract company for all property owners within 300 feet of the exterior boundary of the proposed closing must be provided before the proposed closing will be considered for submittal to the city commission. The city commission meets on the first and third Tuesdays of every month, and this proposal must be submitted at least forty-four (44) days prior to the date that the city commission can set hearing to be placed on the agenda. Any discrepancies in the application will be noted and the application will be returned to the applicant's address along with the filing fee and a new application.

Applicant: Name Matt Easley
Address 809 Caribou Circle
Telephone Number (580) 484-5017

A portion of Utility Easement [Street/Avenue/Easement], being a tract of land lying in the Northwest Quarter (NW /4) of Section Ten (10), Township Twenty-Two (22) North, Range Seven (7) West of the Indian Meridian, Garfield County, Oklahoma, being more particularly described as follows:

Legal description: Closure of the South six feet of the North sixteen feet, lying South and adjacent to the North property line of Lot 14, Block 13 as shown on the recorded plat of Wilderness Cove, Blocks 13 and 14; Part of the Northwest Quarter, Section 10, Township 22 North, Range 7 West, Indian Meridian. The remaining easement will be a ten foot utility easement.

Reason for closing: See attached.

The City of Enid shall retain the absolute right to reopen the public way or street without expense and that the closing shall not affect the right to maintain, repair, construct, operate or remove utility, public service corporation, or transmission company facilities of service therein, until such time as action is brought in the District Court pursuant to Title 11, Oklahoma Statutes, Section 42-101 et seq.

Send this form to:

Juanita Gates
Permit Technician
401 West Garriott Road
Enid, Oklahoma 73701
580.616.7232

Or bring it by the Engineering office on the second floor.

Request for Closing of Utility Easement
809 Caribou Circle, Enid, OK 73703
May 1, 2018

We, Matt & Heather Easley, respectfully request the closure of the south six feet of the existing 16 foot utility easement located south and adjacent to our north property line. See previous application page for legal description.

Reason for closing: As a family of 5, we need additional space for our children for activity and study areas. The layout of our house on the property makes it impossible to add space to the bedrooms on the west side of the property. The east side of our property is the best location for a building addition, but given the current layout of our home, it is unfeasible as one would have to pass through the master bedroom to access the addition (see the attached floor plan). Our immediate needs are for separate study/play areas to the north, and better access to the east side of our property for outdoor activity. Furthermore, there are currently no utilities located within the easement, and since the easement does not extend to the east of our property (nor the west of neighboring property), it is highly unlikely that there will ever be any in the future.

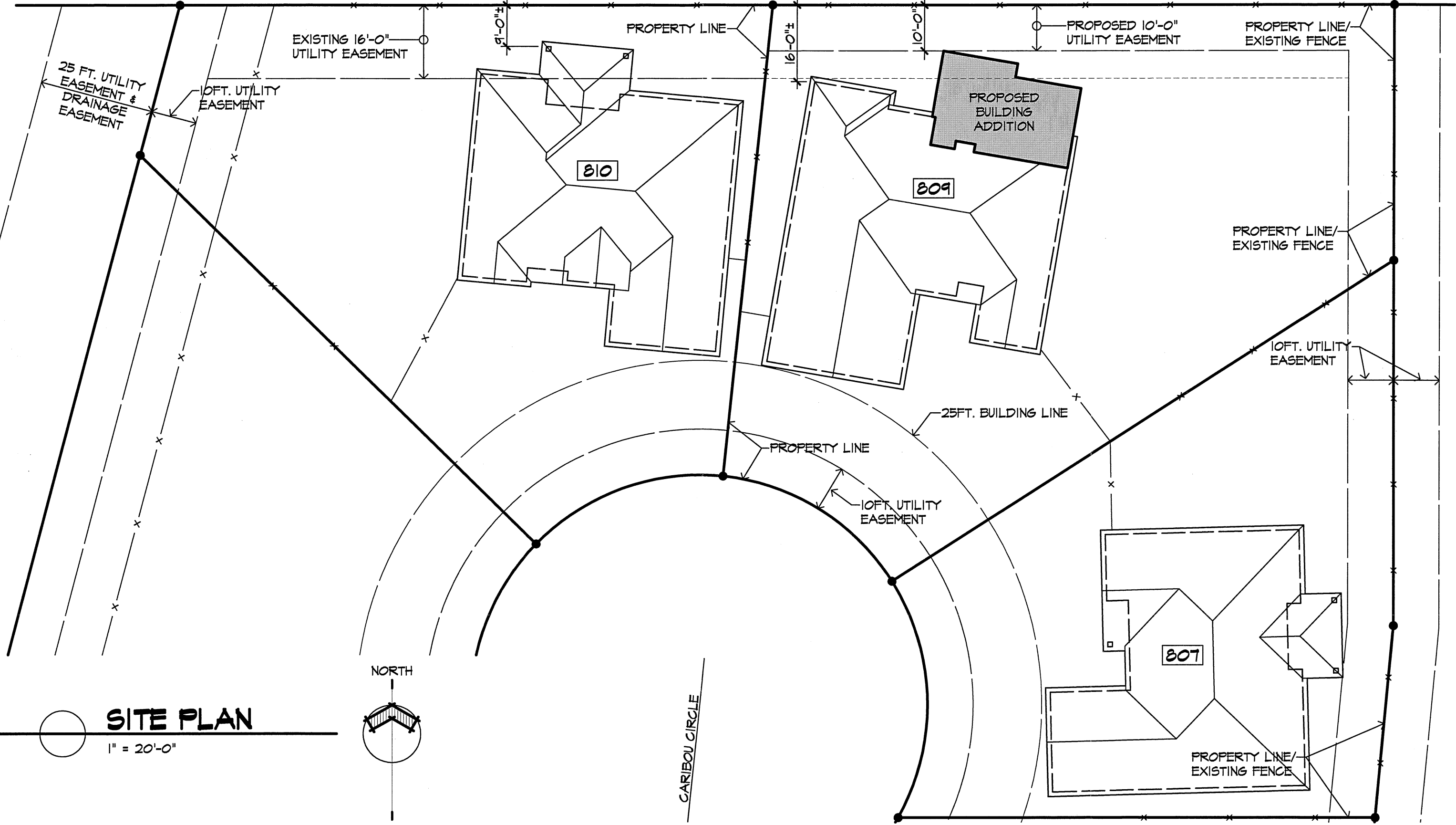
We respectfully request the closure of the south six feet of the easement, leaving the easement ten feet wide.

Sincerely,

Matt & Heather Easley

SOUTH EDGE OF WEST CHESTNUT AVE.

44'-0" ± TO CL. OF W. CHESTNUT AVE.



25 FT. UTILITY EASEMENT & DRAINAGE EASEMENT

10 FT. UTILITY EASEMENT

EXISTING 16'-0" UTILITY EASEMENT

PROPERTY LINE

810

809

PROPOSED BUILDING ADDITION

PROPOSED 10'-0" UTILITY EASEMENT

PROPERTY LINE/ EXISTING FENCE

PROPERTY LINE/ EXISTING FENCE

10 FT. UTILITY EASEMENT

25 FT. BUILDING LINE

PROPERTY LINE

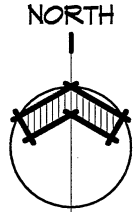
10 FT. UTILITY EASEMENT

807

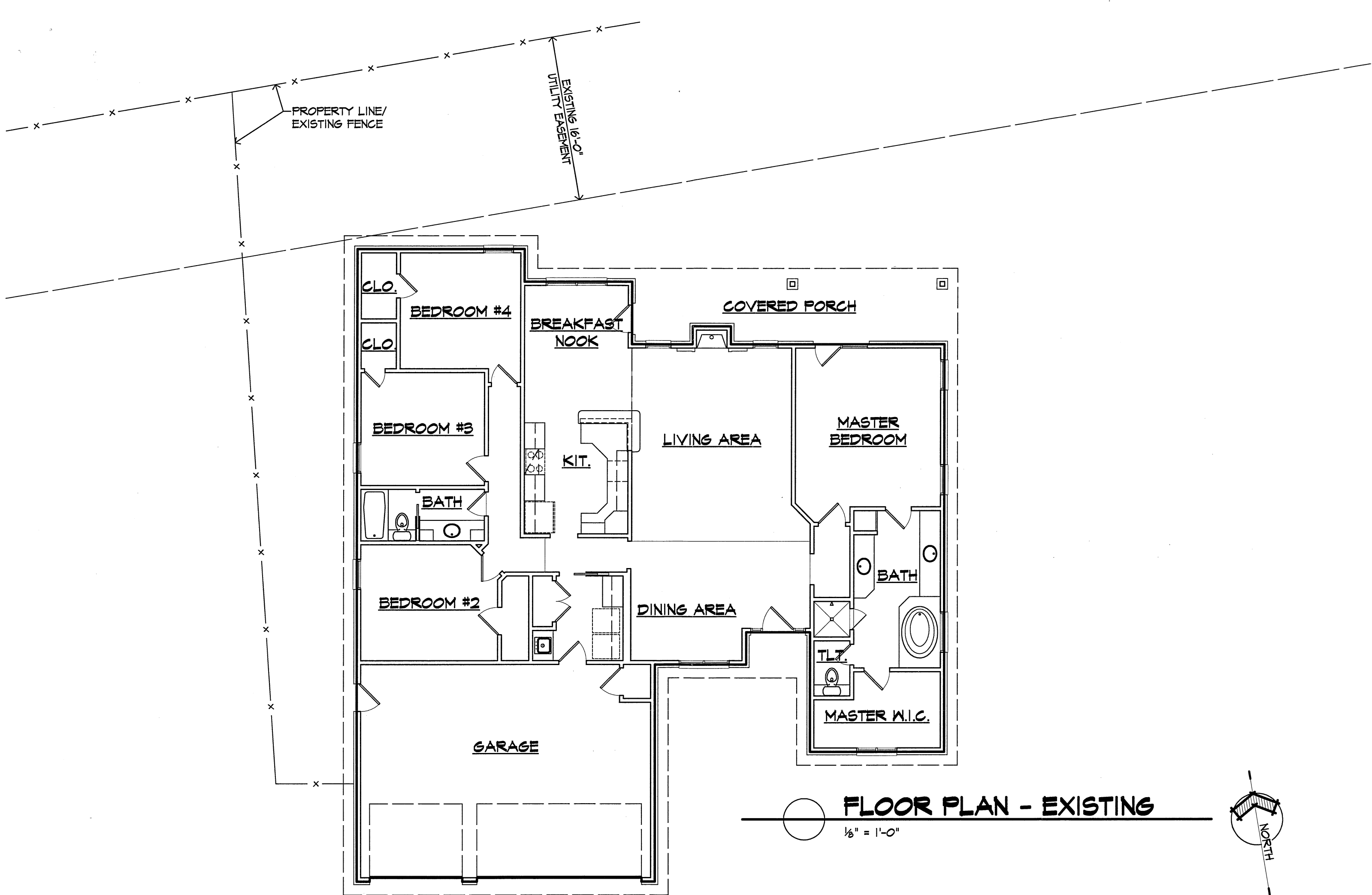
PROPERTY LINE/ EXISTING FENCE

SITE PLAN

1" = 20'-0"

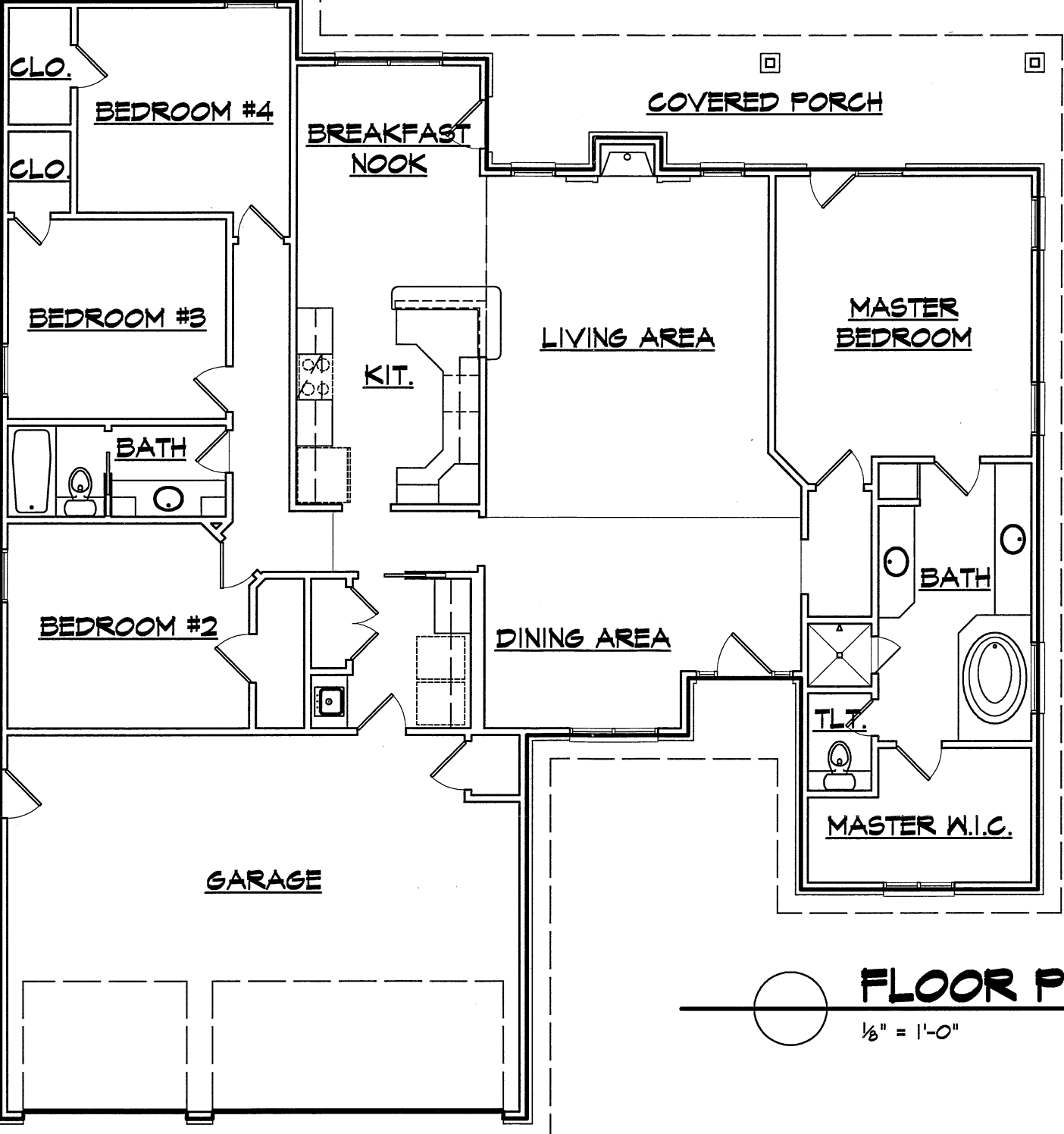


CARIBOU CIRCLE



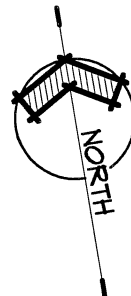
PROPERTY LINE/
EXISTING FENCE

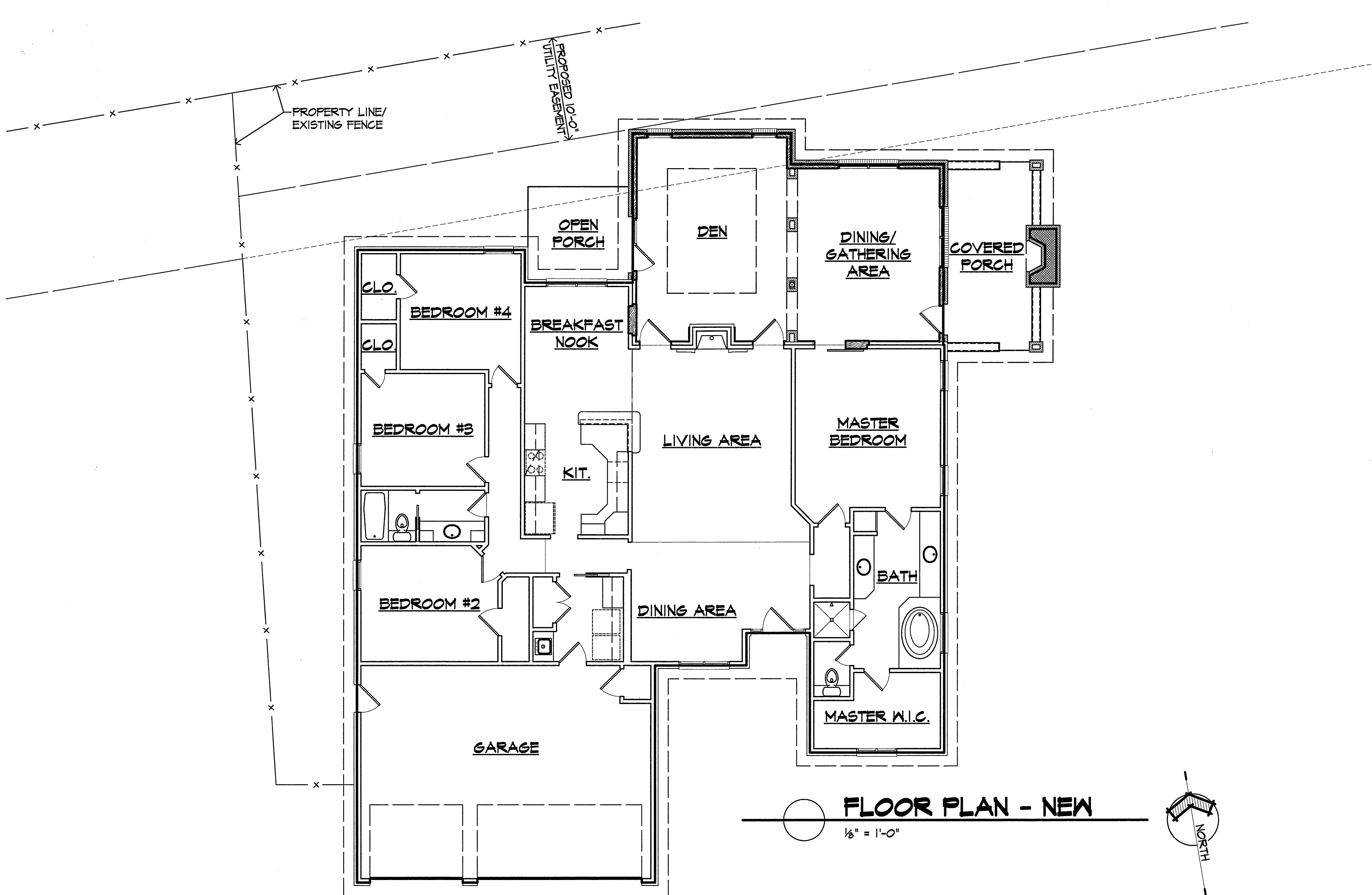
EXISTING 16'-0"
UTILITY EASEMENT



FLOOR PLAN - EXISTING

1/8" = 1'-0"





PROPERTY LINE/
EXISTING FENCE

PROPOSED 10'-0"
UTILITY EASEMENT

OPEN
PORCH

DEN

DINING/
GATHERING
AREA

COVERED
PORCH

CLO.

BEDROOM #4

CLO.

BREAKFAST
NOOK

BEDROOM #3

LIVING AREA

MASTER
BEDROOM

KIT.

BEDROOM #2

DINING AREA

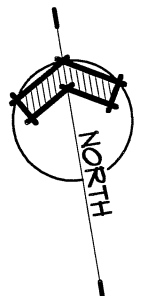
BATH

GARAGE

MASTER W.I.C.

FLOOR PLAN - NEW

1/8" = 1'-0"





Location Map

Proposed Closing Portion of Easement

809 Caribou Circle