



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 Metropolitan Area Planning Commission will meet in regular session at 6:00 p.m. on the 24th day of February, 2020, 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. ADMINISTRATION.
 1. CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF JANUARY 27, 2020.
3. ZONING.
 1. CONSIDER A REZONING FOR ENID PUBLIC SCHOOLS LOCATED AT 417, 421 AND 423 WEST YORK, 909 SOUTH JEFFERSON, 402, 406, 420 AND 424 WEST INDIANA WHICH IS ALSO KNOWN AS LOTS 7-16, 21-24, BLOCK 3, DOUTHITT'S 2ND ADDITION FROM R-4 RESIDENTIAL DUPLEX OR TWO FAMILY DWELLING DISTRICT TO SU SPECIAL USE DISTRICT.
 2. CONSIDER A REZONING FOR PROPERTY LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 1, TOWNSHIP 22 NORTH, RANGE 8 WEST OF THE INDIAN MERIDIAN AT THE NORTHEAST CORNER OF CHESTNUT AND HIGHWAY 132 FOR CLINT BEAGLEY FROM I-3 HEAVY INDUSTRIAL DISTRICT TO A-1 GENERAL AGRICULTURE DISTRICT.
4. USE BY REVIEW.
 1. CONSIDER A USE BY REVIEW FOR SKELETON CREEK WIND, LLC FOR 35 MILES OF TRANSMISSION LINES, 117 POLES, WITHIN MAPC JURISDICTION.

5. ADJOURN.

**Metropolitan Area Planning Commission
Meeting**

2. 1.

Meeting Date: 02/24/2020

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

**CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING
COMMISSION MEETING OF JANUARY 27, 2020.**

BACKGROUND:

RECOMMENDATION:

PRESENTER:

Attachments

1-27-2020 draft minutes

DRAFT

MINUTES OF REGULAR MEETING OF
THE METROPOLITAN AREA PLANNING COMMISSION OF THE CITY OF ENID, OKLAHOMA,
HELD ON THE 27TH DAY OF JANUARY 2020

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 27th day of January 2020, pursuant to notice given by January 24, 2020 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 24th day of January 2020.

Present: Whitney Hall; Marvin Kusik; David Mason, City Commissioner Ex-Officio; Cole Ream; Don Roberts; Mike Stuber; David Trojan

Absent: Mark Arnold; Eddie Mack; James Simunek, County Commissioner Ex-Officio

Also Present: Jerald Gilbert, City Manager; Chris Bauer, Planning Administrator; Murali Katta, City Engineer; Karla Ruther, Assistant City Planner

CALL TO ORDER/ROLL CALL.

ADMINISTRATION.

CONSIDER APPROVAL OF MINUTES OF THE REGULAR METROPOLITAN AREA PLANNING COMMISSION MEETING OF DECEMBER 16, 2019.

Motion was made by Mike Stuber, seconded by Cole Ream to approve the minutes.

AYE: Whitney Hall, Marvin Kusik, City Commissioner Ex-Officio David Mason, Cole Ream, Don Roberts, Mike Stuber, David Trojan

Passed

USE BY REVIEW.

CONSIDER A USE BY REVIEW FOR VALENTIN ALA TORRE FOR A PLANT NURSERY LOCATED AT 209 EAST OHIO AVENUE WHICH IS ALSO KNOWN AS LOTS 9-14, BLOCK 17, ROCK ISLAND HEIGHTS ADDITION.

Motion was made by City Commissioner Ex-Officio David Mason, seconded by Cole Ream to table with an amended motion by David Trojan, that the proposal comply with Oklahoma Statutes. After discussion Cole Ream rescinded his second and the motion was seconded by David Trojan.

The Commissioners discussed the type of plants to be grown, the type of construction of the greenhouses, the requirements for growing marijuana, being located in a residential area and additional guidelines needed.

Valentin AlaTorre, 302 East Ohio, Juan Carlos Maciel, 3302 Brooks Dr and Adrian AlaTorre, 429 S Hayes spoke in favor of the Use by Review.

AYE: City Commissioner Ex-Officio David Mason, Don Roberts, David Trojan
NAY: Whitney Hall, Marvin Kusik, Cole Ream, Mike Stuber
Failed

Motion was made by Cole Ream, seconded by Whitney Hall to approve the Use by Review.

AYE: Whitney Hall, Marvin Kusik, Cole Ream, Mike Stuber
NAY: City Commissioner Ex-Officio David Mason, Don Roberts, David Trojan
Passed

ADJOURN.

Motion was made by Mike Stuber, seconded by Whitney Hall to adjourn.

The meeting adjourned at 6:54 PM.

AYE: Whitney Hall, Marvin Kusik, City Commissioner Ex-Officio David Mason, Cole Ream, Don
Roberts, Mike Stuber, David Trojan
Passed

**Metropolitan Area Planning Commission
Meeting**

3. 1.

Meeting Date: 02/24/2020

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A REZONING FOR ENID PUBLIC SCHOOLS LOCATED AT 417, 421 AND 423 WEST YORK, 909 SOUTH JEFFERSON, 402, 406, 420 AND 424 WEST INDIANA WHICH IS ALSO KNOWN AS LOTS 7-16, 21-24, BLOCK 3, DOUTHITT'S 2ND ADDITION FROM R-4 RESIDENTIAL DUPLEX OR TWO FAMILY DWELLING DISTRICT TO SU SPECIAL USE DISTRICT.

BACKGROUND:

Enid Public Schools is rezoning eight properties from R-4 to SU Special Use District to be utilized for Enid High School parking. The properties are 417, 421 and 423 West York, 909 South Jefferson, 402, 406, 420 and 424 West Indiana.

Envision Enid Comprehensive Plan land use classification is Redeveloping Neighborhoods. Redeveloping Neighborhoods are also predominantly residential, but should be targeted for special reinvestment efforts in order to correct for a previous pattern of disinvestment. By reinvesting in these areas, Enid is able to fully leverage its existing infrastructure and ensure a complete and even development pattern.

The Engineering Department reviewed the rezoning and found the existing infrastructure, water, sewer and roads, to be adequate for the request rezoning.

RECOMMENDATION:

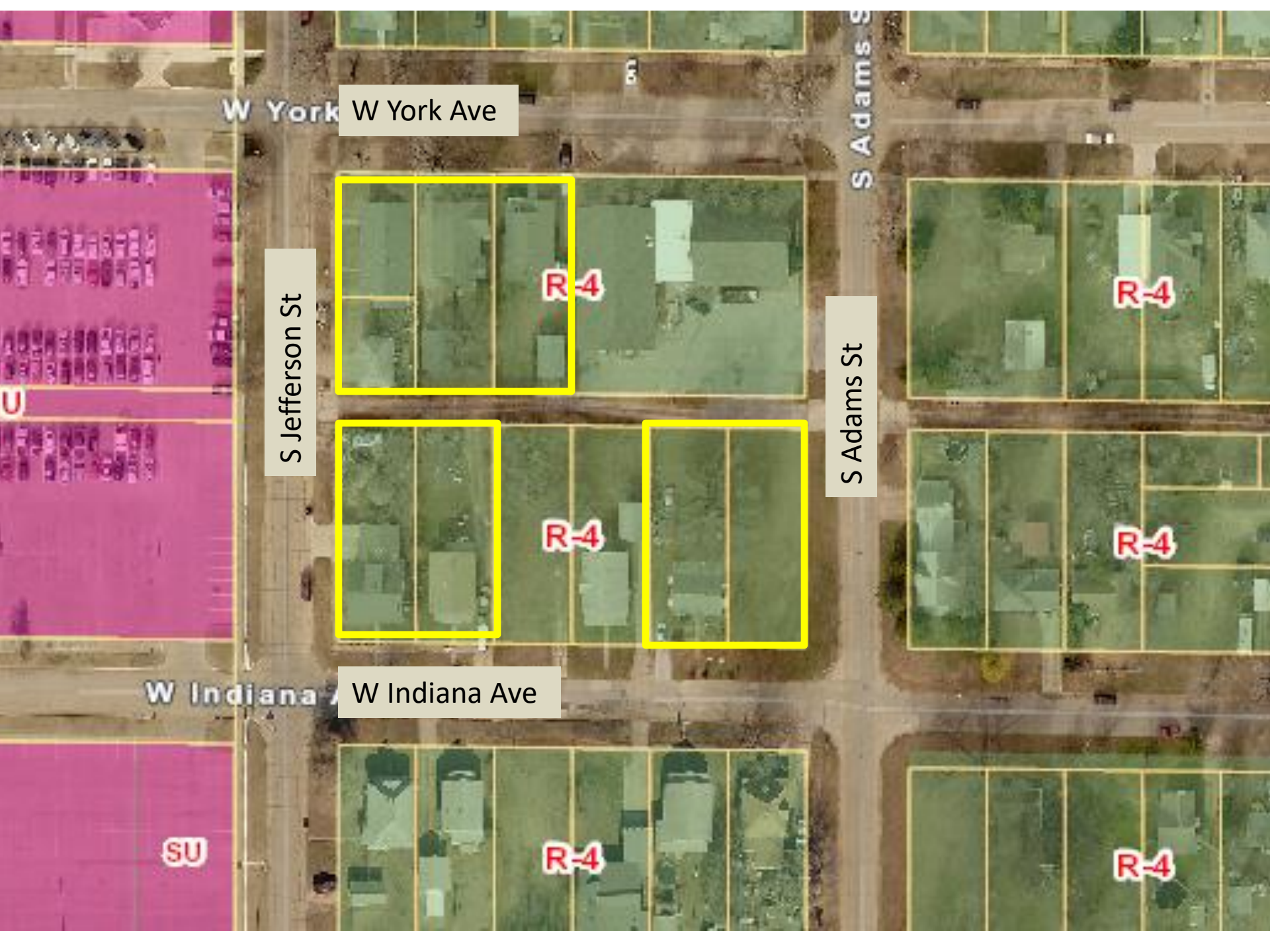
Make a recommendation to the Mayor and Board of Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

EHS location map



W York Ave

S Jefferson St

S Adams St

S Adams St

W Indiana Ave

W York Ave

W Indiana Ave

R-4

R-4

R-4

R-4

SU

R-4

R-4



F1877
888 GPM

F1817
531 GPM

V18W-038

V18W-007

W York Ave

W York Ave

S Jefferson St

S Adams St

2C070B

2C070A

2.62

2C070

5.71

F1825
1007 GPM

V18W-018

V18W-021

W Indiana Ave

W Indiana Ave

W-1814C

Metropolitan Area Planning Commission Meeting

3. 2.

Meeting Date: 02/24/2020

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A REZONING FOR PROPERTY LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 1, TOWNSHIP 22 NORTH, RANGE 8 WEST OF THE INDIAN MERIDIAN AT THE NORTHEAST CORNER OF CHESTNUT AND HIGHWAY 132 FOR CLINT BEAGLEY FROM I-3 HEAVY INDUSTRIAL DISTRICT TO A-1 GENERAL AGRICULTURE DISTRICT.

BACKGROUND:

The property being considered is located at the northeast corner of Chestnut and Highway 132 but still within the three-mile radius of the Enid City Limits for MAPC jurisdiction. The property is currently zoned I-3 Heavy Industrial.

The applicant, Clint Beagley, is requesting to rezone the property to A-1 General Agriculture District. The applicant is potentially building a residence. Access to the property will be from Chestnut and Highway 132. Water and sewer facilities will be private.

RECOMMENDATION:

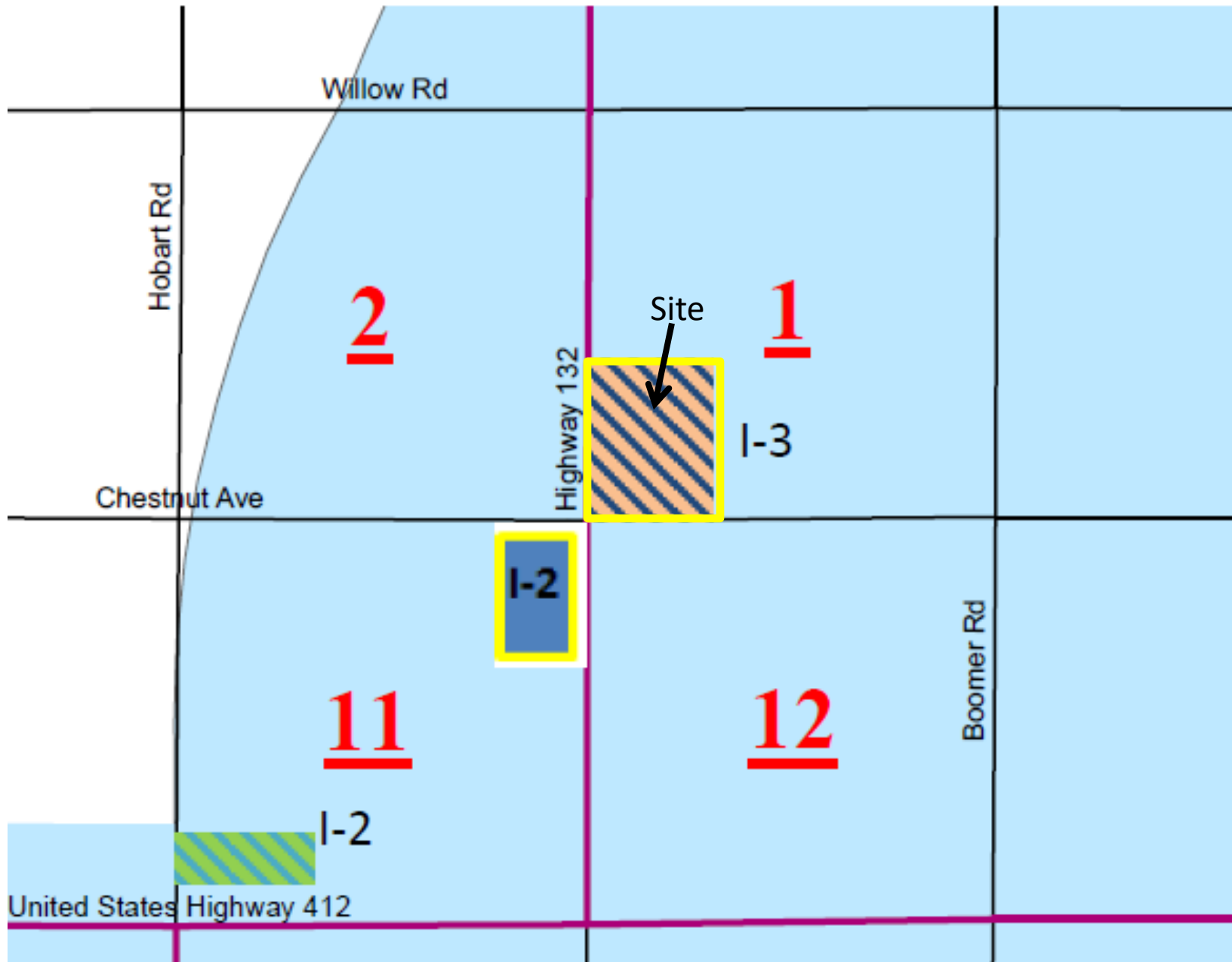
Make a recommendation to the Garfield County Commissioners.

PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

Location map





132

Boomer Rd

S-1
T-22N
R-8W

Site

W Chestnut Ave

Metropolitan Area Planning Commission Meeting

4. 1.

Meeting Date: 02/24/2020

Submitted By: Karla Ruther, Assistant City Planner

SUBJECT:

CONSIDER A USE BY REVIEW FOR SKELETON CREEK WIND, LLC FOR 35 MILES OF TRANSMISSION LINES, 117 POLES, WITHIN MAPC JURISDICTION.

BACKGROUND:

This petition concerns overhead transmission lines located within MAPC jurisdiction, in the City Limits of Enid and Garfield County, OK.

The applicant is seeking a Use by Review approval for 117 structures (poles) that range in height from 80-feet to 120-feet tall. The transmission line is part of the Skeleton Creek Wind Farm project.

Vance Air Force Base has reviewed the transmission line locations and heights and determined the development will not interfere with operations at Vance Air Force Base. Woodring Regional Airport has reviewed and determined there will be no interference on operations at Woodring. The Department of Defense (DoD) Military Aviation and Installation Assurance Siting Clearinghouse (Clearinghouse) reviewed and found no adverse impacts to DoD missions in the area.

The Federal Aviation Administration (FAA) determined there was no hazard to air navigation on structures 6, 8, 9, 36A, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 52, 53, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 113A, 114, 114A, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 134A, 135, 136, 137, 137A, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 167, 168, 169, 170 and 171.

RECOMMENDATION:

Consider the Use by Review.

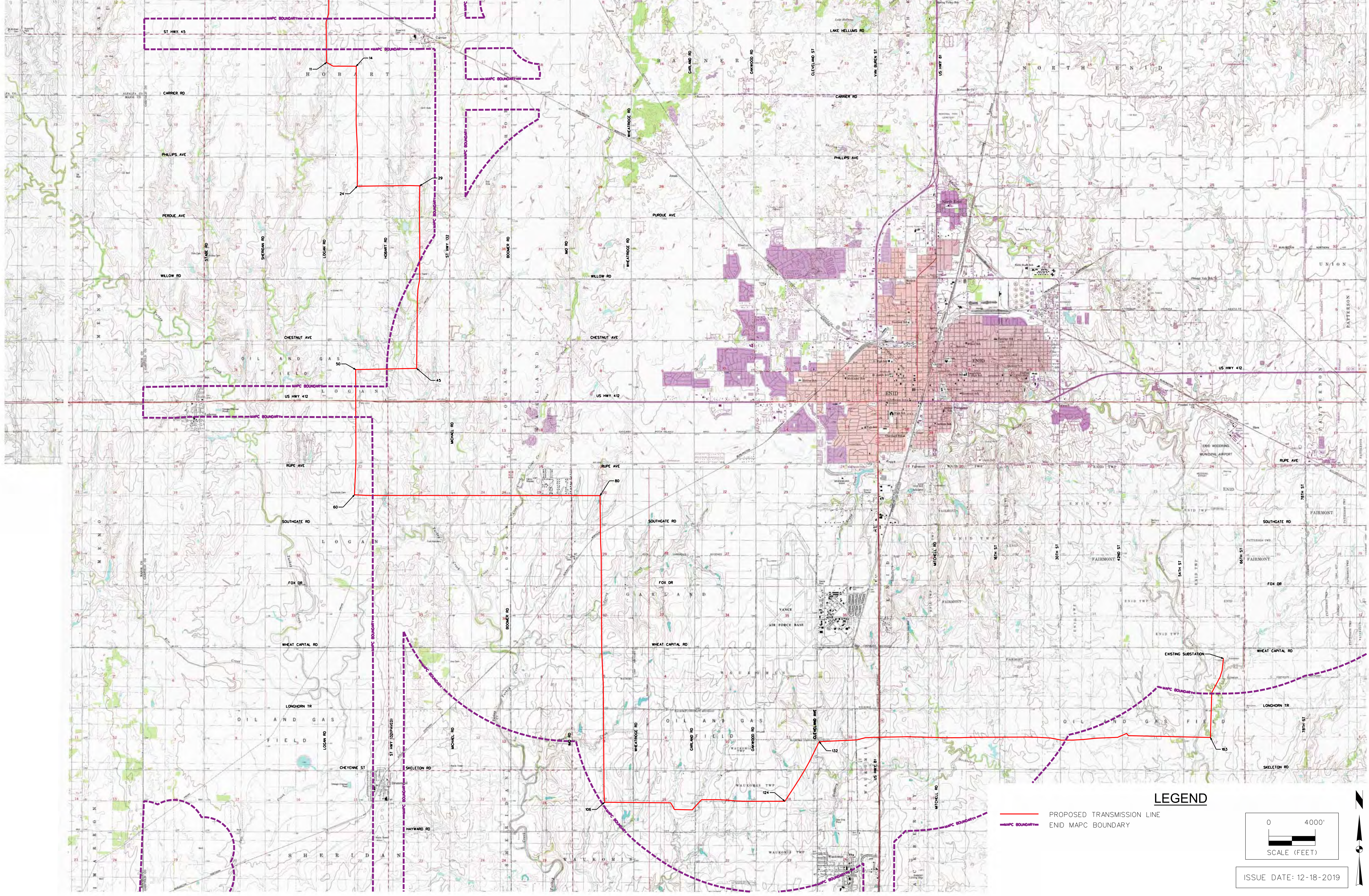
PRESENTER:

Chris Bauer, Planning Administrator.

Attachments

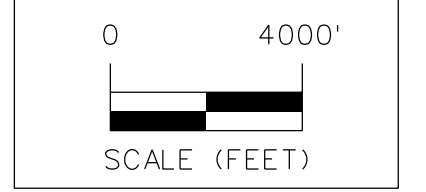
Transmission Line Map
VAFB approval letter
Woodring approval
DoD letter

NOTE: INFORMATION SHOWN, INCLUDING PROPERTY BOUNDARY LINES, IS A GRAPHIC REPRESENTATION OF EXISTING AND PROPOSED FEATURES AND IS NOT BASED ON LAND SURVEYS. ACTUAL PROPERTY BOUNDARY LINES AND EASEMENTS TO BE DETERMINED PRIOR TO CONSTRUCTION. ALL TURBINE, ACCESS ROAD, COLLECTION AND TRANSMISSION LINE LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.



- PROPOSED TRANSMISSION LINE
- ENID MAPC BOUNDARY

LEGEND



ISSUE DATE: 12-18-2019

NEXTERA ENERGY - SKELETON CREEK OK
TRANSMISSION SITE PLAN
SNYDER & ASSOCIATES, INC.



Project No: 1181145
Sheet 1 of 1

ALFALFA & GARFIELD COUNTIES, OKLAHOMA

1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: BJJ	Checked By: MGC	Scale: 1"= 4000'	
Technician: MD	Date: 12/18/18	Field Bk:	Pg:
Project No: 1181145			Sheet 1 of 1



DEPARTMENT OF THE AIR FORCE

71ST FLYING TRAINING WING
VANCE AIR FORCE BASE OKLAHOMA

16 August 2019

Colonel Jay Johnson
Vice Commander, 71st Flying Training Wing
246 Brown Parkway, Suite 224
Vance AFB, OK 73705-5015

Mr. Chris Bauer
City of Enid Planning Administrator
P.O. Box 1768
Enid, OK 73702-1768

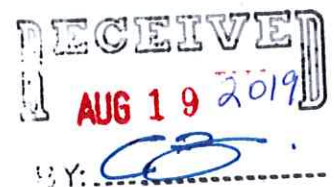
Dear Mr. Bauer

In response to your query regarding the Skeleton Creek Wing Project transmission line, subject matter experts from Vance Air Force Base have reviewed the Skeleton Creek Transmission line notice criteria letter dated 13 June 2019. The transmission lines, as proposed, will not interfere with operations at Vance Air Force Base.

If you have any additional questions or concerns, you may contact the Public Affairs Office at (580) 213-5250 or via e-mail at 71ftw.pa@us.af.mil.

Sincerely

JOHNSON.JAY, Digitally signed by
A.1174804792 JOHNSON.JAY.A.117480479
2 Date: 2019.08.16 15:31:37
-05'00'
JAY JOHNSON, Colonel, USAF
Vice Commander



Develop, Deliver, Deploy and Demonstrate...To Fly, Fight, and Win!



Enid Woodring Regional Airport
1026 S. 66th Street
Enid, OK 73701

February 3, 2020

Mr. Chris Bauer
City of Enid Planning Administrator
P.O. Box 1768
Enid, OK 73702

Dear Mr. Bauer,

I have reviewed the Skeleton Creek Transmission line notice criteria letter dated 13 Jun 2019. The height of the transmission lines and towers, as proposed, will not interfere with Enid Woodring Regional Airport operations. The only risk this may cause would be from radio interference, and we do not hold any responsibility or expertise for that type of determination. However, since there is already a power station in the location proposed, we are assuming that it will not change the current outputs or potential interferences.

If you have any further questions or concerns, please contact me at (580) 234-5476 or send an email to dgurry@enid.org.

Sincerely,

A handwritten signature in black ink that reads "Deirdre M. Gurry". The signature is written in a cursive style with a large, stylized "D" and "G".

Deirdre M. Gurry
Airport Director



OFFICE OF THE ASSISTANT SECRETARY OF DEFENSE

3500 DEFENSE PENTAGON
WASHINGTON, DC 20301-3500

SUSTAINMENT

FEB 03 2020

Mr. Chris Bauer
City Planner
Enid, Oklahoma

Subject: Mission Compatibility Certification Letter / Skeleton Creek, Oklahoma wind project transmission related towers.

Dear Mr. Bauer,

The Department of Defense (DoD) Military Aviation and Installation Assurance Siting Clearinghouse (Clearinghouse) has reviewed the transmission related towers for the Skeleton Creek wind project as depicted on the attached map. The Clearinghouse found no adverse impacts to DoD missions in the area from these structures.

We encourage NextEra Energy Resources to consult DoD well in advance of any expansion. If you have any questions, please contact Steven Sample at steven.j.sample4.civ@mail.mil or at 703-571-0076.

Sincerely,

A handwritten signature in blue ink, which appears to read "RE Tickle".

Ronald E. Tickle
Executive Director
Military Aviation and Installation
Assurance Siting Clearinghouse

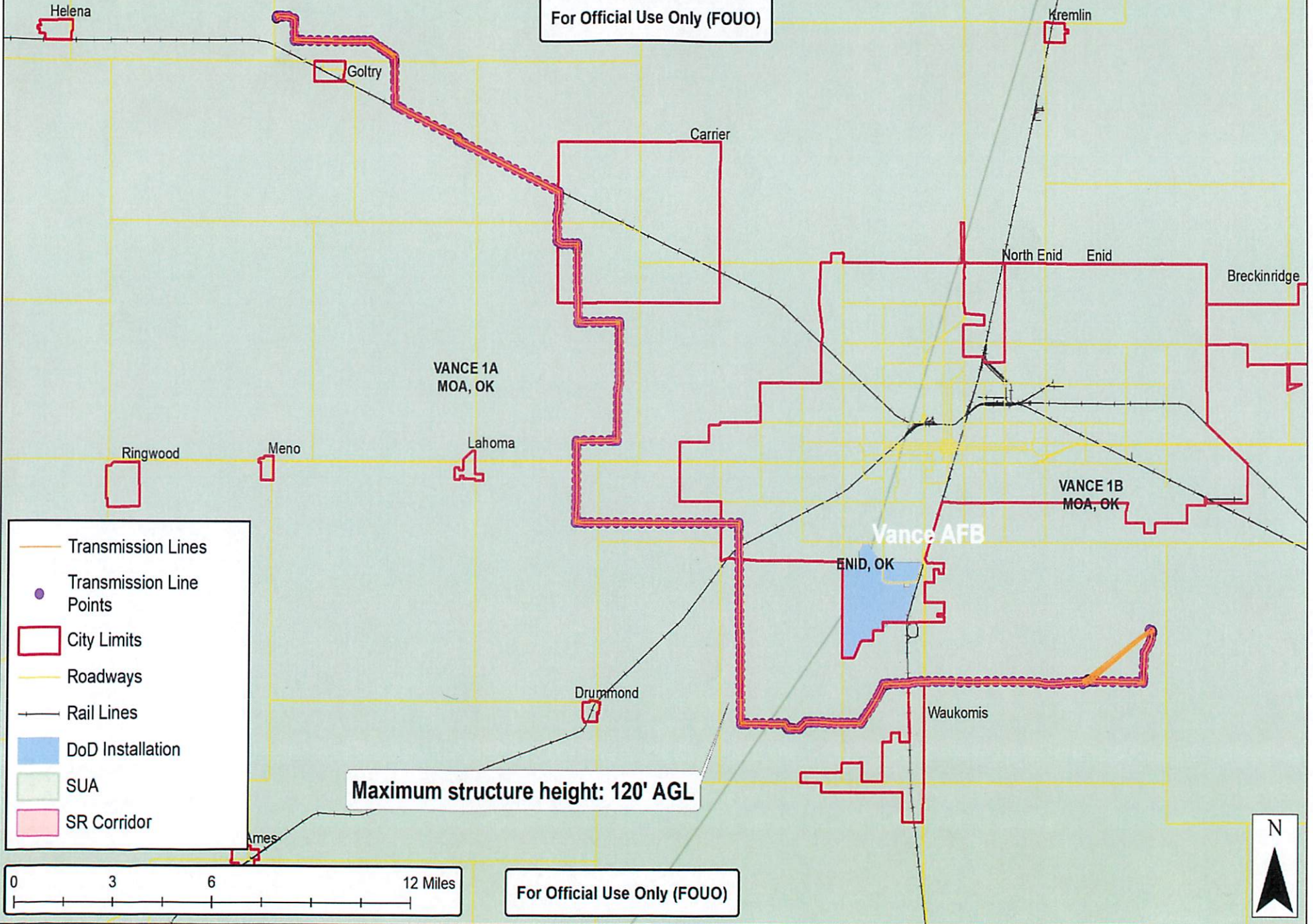
cc:

Michael G. Cooper; Chairman, Oklahoma Strategic Military Planning Commission
Mr. Ryan Pumford; NextEra Energy Resources, LLC; ryan.pumford@nee.com

SR235
SR253

Skeleton Creek Transmission Line (NextEra Review Request)

For Official Use Only (FOUO)



- Transmission Lines
- Transmission Line Points
- City Limits
- Roadways
- Rail Lines
- DoD Installation
- SUA
- SR Corridor

Maximum structure height: 120' AGL

For Official Use Only (FOUO)

