

## Minutes

THE TUTTLE PLANNING COMMISSION MEMBERS MET IN A PUBLIC MEETING ON **February 7, 2022** AT 6:30 P.M. AT THE TUTTLE CITY HALL LOCATED AT 221 W. MAIN STREET.

MEMBERS PRESENT: RICHARD ROLISON, BRAD TRAXLER, AND TYLER KINCANNON

MEMBERS ABSENT: AMIEE DAUPHIN

STAFF PRESENT: WENDY MARBLE, BRYAN BALENSEIFEN, AARON SLATTERY, SEAN FAIRBAIRN, DON CLUCK, AARON MCLEROY AND KELLY DEATHERAGE

OTHERS PRESENT: CANDACE LENNARSON, ANITA CINNAMON, RANDY DICKERSON, JEFF FISH, CHARLES ALLEN, ZAC HOLLAND, MARCIE WASHBURN, JAYSON KNIGHT AND OTHERS NOT SIGNED IN.

**CALL TO ORDER** Rolison opened the meeting at 6:30 p.m.

**ROLL CALL** Kelly called the roll and declared a quorum present

### **ORDER OF BUSINESS**

1. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of minutes from January 3, 2022, meeting

**Motion was made by Kincannon, seconded by Traxler to approve minutes from January 3, 2022 meeting.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, and Kincannon**

**Nay: None**

2. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-01** amending the Tuttle Zoning Ordinance regarding the administration of Zoning Amendments and Specific Use Permits. (Tabled from 1/3/2022)

**No Action**

3. DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2021-05** Hollow Brook Phase 2 Final Plat and Acceptance of Infrastructure.

**Bryan Balenseifen Staff stated he does not know where the applicant is. Aaron Slattery states public works is happy. Sean Fairbairn states engineering is happy.**

**Rolison ask the commission if they have any question no questions were asked.**

**Motion was made by Traxler, seconded by Kincannon to approve PC Petition 2021-05, Hollow Brook Phase 2 Final Plat and Acceptance of Infrastructure.**

**Motion carried as follows:**

**Aye: Traxler, Rolison, and Kincannon**

**Nay: None**

4. PUBLIC HEARING, DISCUSSION, CONSIDERATION and POSSIBLE ACTION, including, but not limited to, Approval, Denial, Amendment, Revision or Conditional Approval, in Whole or in Part of **PC 2022-06 Silver Trails Planned Unit Development (PUD)**.

**Charles Allen, and Zac Holland (premium Land) 67 acres, 11,000 SqFt lot total 130 lots. Zac Holland speaks to not requesting any variances in the PUD allowing them to be more restrictive than the base zoning allows for. 1.95 lots per acre and they have renamed the addition to silver trails to show that this will be its own standalone community and will not be a part of the Prairie Hills 1 & 2 Additions. Zac Holland speaks about adding a 6 Ft Vinyl fence along the Silver City Ridge right-of-way and most of the East property line, including a landscape buffer along the east property line. Holland speaks about the amenities and that 13.64 acres roughly around 20 percent of the site will be common areas. Homes by Taber has contracted to buy all lots contingent upon the approval of the PUD Homes By Taber builds high quality homes with more standard features than any other home builder in the market. Holland speaks about the series of homes that Homes By Taber would be building in this development.**

**Traxler ask if the 50FT frontage was common? Holland explains it is because of the cul-de-sac lots. Traxler ask if there was a way to make sure the builder only builds the black and red series inside the development? Holland states that he does not know if there is a way to guarantee that because it is a private party contract. Traxler ask if they would be building larger homes. Holland states there will be larger homes built but most people will likely build 2200 Sq Ft to 2500 Sq Ft. Balenseifen states he does not have anything to add the language is similar to the language used in Prairie Hills Phase 3. Rolison ask Fairbairn about the engineering, Fairbairn states that initial grading preliminary engineering has been done with no concerns. Rolison ask about public works Aaron Slattery no concerns at this time.**

**Rolison states to the public that all comments need to be addressed to the commission.**

**Rolison opened Public Hearing at 6:43 p.m.**

**Anita Cinnamon 1432 Prairie Hills. Mrs. Cinnamon states her concern is that it was supposed to be 60 homes and now were back at 130 with a new developer and she is worried about the traffic flow and will the roads be able to handle the added traffic. Mrs. Cinnamon states she is worried about the city's sewer infrastructure being able to handle a additional 130 homes she speaks about the hill being steep in the back and she is concerned about the run off, the wild life that live near the creek. Mrs. Cinnamon voices her concern about if the development could contaminate the creek that flows behind her property.**

**Randy Dickerson 1709 Riviera Dr ask if Silver City Ridge Road is at the bottom of a steep hill and it is already dangerous as it is with the addition of these homes would a stop sign be put in out of a concern for safety.**

**Jeff Fish 1006 Twin Creek Circle ask where the common areas are on the south end of property abutting the pond, his property line encompasses 2/3rds of the pond and he is the only landowner that would be liable for kids swimming and drowning. Mr. Fish states that he feels that this arbitrary and capricious and he is opposed to this.**

**Marcie Washburn 1006 Twin Creek Circle ask If all the requirements from last time will still be the same this time. Rolison states that this proposal is extremely similar to the last one that came before us, they have made some changes which they presented, he states that construction plans have not been summited, this is for zoning. Mrs.**

**Washburn voices concerns about the fence being long lasting. Mrs. Washburn states her concerns for the pond and the pond level she voices concerns about how 130 homes would not be attractive, concerned it will look like Hollow Brook.**

**Candace Lennarson 1416 Prairie Hills Dr ask if Mr. Fulkenson sold his land to premium land? States that Mr.Fulkenson promised us 60 lots not 130 and now we have this 3<sup>rd</sup>**

party coming in and we don't know why? Mrs. Lennarson states that she is concerned about how the size of the home being built on such small lots. Tymon Sharp- 1320 Prairie Hills Drive states he is concerned about the wildlife and the trees being taken down. Mr. Sharp ask who will be responsible for the runoff to the creek. Mr. Sharp states he would like to see a development that values beauty equally to profit.

Rolison closed the public hearing at 7:00 p.m.

Rolison ask staff and engineer about the capacity of the sewer. Sean Fairbairn states that the City is currently in the process of a new wastewater treatment plant that would extend the capacity of the City sanitary sewer the city is currently monitoring current capacity with new developments. Rolison ask about the storm water and erosion plans. Fairbairn states that they have not been submitted yet because we are not to that point. Rolison ask how the city evaluates them once those plans are submitted. Fairbairn states that the city has a drainage ordinance for detention to decrease the rate the storm water is released into the creek, they will look at predevelopment conditions and then post development conditions and the flow must be less than the predevelopment conditions. Fairbairn states that as far as the foliage along the creek the developer and the engineer would have to look at the floodplain not changing the conditions of the creek by removing too many of the trees.

Rolison ask the developer about the specs of the fence. Charles Allen states that the fence will be 6Ft Vinyl Fence compared to a stockade fence it will maintain the color. Holland states he does not have the specs of the fence, he states the fence will last 20 to 30 years. Traxler ask about who will repair the fence? Holland states that the HOA will maintain the fence. Allen states that the fence will be installed prior to any homes being built. Rolison ask about the trees being installed before the homes are built Allen states that the trees would be installed as the development progress. Rolison ask at what point will the developer install the amenities? Holland states that the install the amenities at the beginning. Rolison ask who owns it Allen states that Prairie Hills LLC is still the current owner.

Traxler states that the houses have to be a 1800 Sq Ft Minimum or larger it is in the PUD he also states that a 3500 SqFt home will fit on the 11000 Sq Ft lot. Allen talks about the detention, and they have 3 detention ponds planned and they have run the water line calculations connecting the water lines to different connections and based on the calculations it would improve the water system in the area.

Rolison ask how the largest home will fit on 50Ft Frontage. Allen states that is only the minimum width on the cul de sac and most of the rectangular lots are 75 Sq Ft min frontage.

Traxler ask about the improvements to Silver City Ridge, with the hill and traffic is bad in that area. Balenseifen states that the City has a code in the subdivision regulations that requires the developer to improve the section line road in front of there subdivision. Slattery states the city will look at the line of sight from their entrance going both ways. Fairbairn states they moved the drive back to the east on more of the top of the hill so that would need to be looked at.

McLeroy asked what the entrance will look like? Chris Allen states it will have a monument sign, stone accents. Holland states they will have the fence with brick and stone columns and signage.

McLeroy asks at what point does premium land own the land Holland states that premium land will not own the land they will manage the development process and then Prairie Hills LLC will then sell the lots to Homes by Taber. McLeroy ask how the lots will be sold to Taber Homes, Holland states that Prairie Hills will sell the lots to Taber Homes in phases there is no contract to purchase the land just the lots. McLeroy

states that they will not know what kind of improvements will be done on Silver City Ridge until we see a plan, but they will have to improve Silver City Ridge. Allen asks the commission if he could ask for a continuance for all PC members to be here. McLeroy states that there are only 4 planning commission members currently serving. Allen asks if it will still move on to City Council even if it fails tonight McLeroy states that is correct. McLeroy ask if there is an addition that builds the black and red series homes Holland says there is an addition on NW 122 and County Line, Ponderosa Estates and High Gardens in Edmond. McLeroy asks what assurance that it will not be military base style homes Holland states that he can provide covenants for other neighborhoods. McLeroy ask about the price per Sq ft Holland states the typically cost of the red and black series is between \$155-\$185 per Sq Ft. Traxler ask about adding the requirements of a 3-car garage and minimum of an 8-12 roof pitch from the street view. McLeroy asks about if the driveway is going to narrow at the road. Holland says typically its 3-car width all the way to the street.

Motion was made by Kincannon, seconded by Traxler to approve PC Petition 2022-06, Silver Trails Planned Unit Development (PUD) with added language that the roofs will have a 8-12 pitch street view and a minimum of a 3 car garage.

Motion carried as follows:

Aye: Traxler, Rolison, and Kincannon

Nay: None

#### **ANNOUNCEMENTS**

1. Next meeting Monday, March 7, 2022 at 6:30 pm

#### **NEW BUSINESS**

#### **ADJOURNMENT**

Motion was made Kincannon, seconded by Traxler to adjourn the meeting at 7:38 p.m.

Motion carried as follows:

Aye: Traxler, Rolison, and Kincannon

Nay: None

Attest:

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City Clerk

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Chairman