

## CITY OF JENKS

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

### 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

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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.

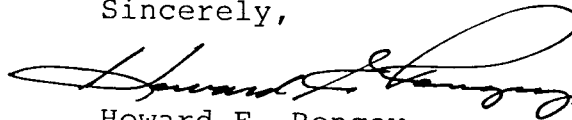
The 4 1/2" was plugged on 08-09-96 by a State Certified Plugger and filed with the Oklahoma State Corporation Commission.

**RECEIVED**

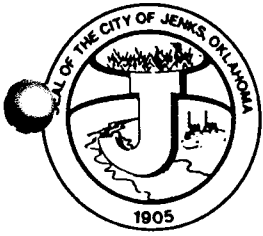
APR 10 1997

**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

### 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.

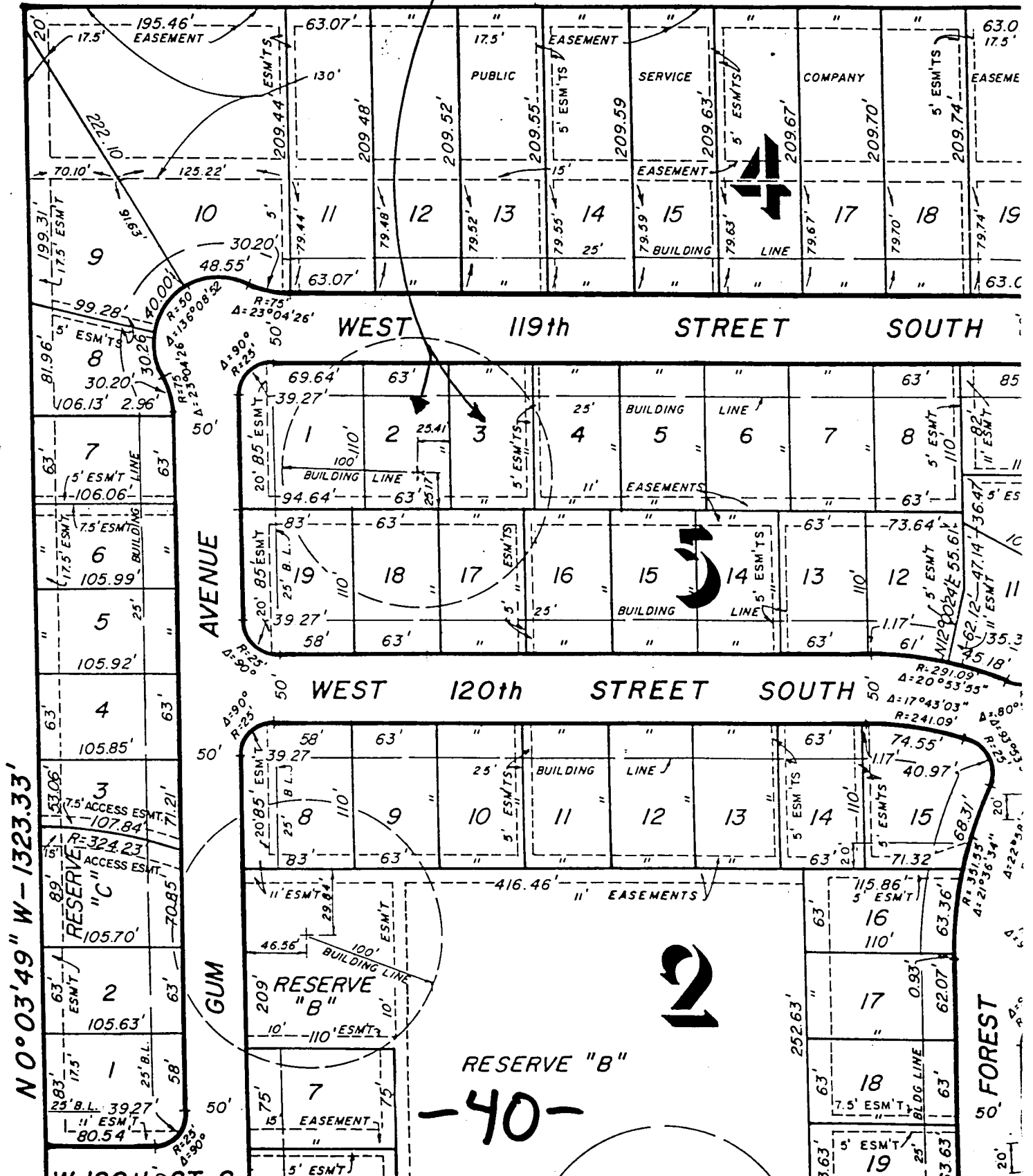
B:/Wal/SunB

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

SUBJECT  
Lots

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

Form 1003/1003C  
(Rev 1993)

PLUGGING RECORD  
OAC 165:10-11-7


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

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

Sec: 36 Twp: 18N Rge: 12E County: Tulsa

Ft. from 1/4 sec: 980 FSL 103 FWL Plugging Date: 8-9-96

Well Class: Inj. Treatable Water Depth: 250'

Locate Well on Grid

Operator

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  
Set 3 - From To  
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 bb1		912'
2	Cement	4-1/2	350	30	6 bb1		3'
3							
4							
5							

Remarks:

RECEIVED  
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: *[Signature]* Name & Title Typed: Jim Shanks, Owner

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: *[Signature]* Name & Title Typed: Howard E. Rongey, Pres. Date: 9-3-96

581-7434  
Ex + 3019

(4-21)  
Talked to  
Hermon Wright -  
1-22-97  
Referred to  
Ken Beck - Director  
of Single family housing  
4-22.  
In Tulsa  
Tues & Thurs  
Call for Appointment

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

FHA  
Regulations

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

March 13, 1995

Dear Commissioners,

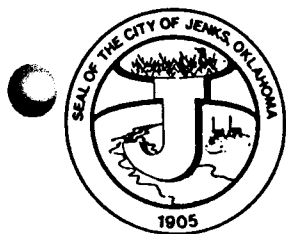
The SunnyBrook Estates subdivision plat has some lots affected by a 100 foot building line radius related to oil well installations, some are pumping and one injection well.

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





## CITY OF JENKS

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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.

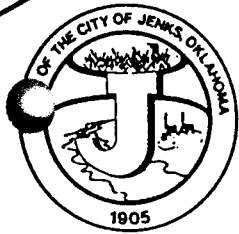
The City of Jenks is not a party to the Restrictive Covenants of SunnyBrook Estates, and the applicant and the developer will work together on any private document changes required.

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

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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.

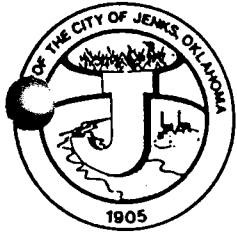
Sincerely,

Bob Richards  
City Planner

cc Sunnybrooke File

B:/SBPUD4Le

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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

-47-