

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MAY 07, 2020

The Jenks Planning Commission was called to order at 6:00 p.m. on May 07, 2020 by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

Scott West - Videoconference
John Brown - Videoconference
Travis Fulkerson - Videoconference
Leon Davis - Videoconference
Craig Bowman - Videoconference
David Randolph - Videoconference
Chair Carol Minden- Videoconference

Absent

Request to approve minutes of April 23, 2020. John Brown made a motion to approve the minutes. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: West, Brown, Fulkerson, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

Pastor Drew Wright said a prayer and held a 60 second moment of silence for those impacted by COVID-19

Business

1. TUP 20-44: Request by Melissa Torkleson for a Temporary Use Permit to allow for the retail sale of fireworks. **General Location:** NE Corner of 106th St S & S Elm

Planning Director Marcae Hilton presented the staff report and recommended approval with the conditions of waiving the dust free parking requirement and meeting the requirements of 1902.2 Temporary Use Minimum Zoning Regulations. Melissa Torkleson (637 S 193rd W Ave, Sand Springs) addressed the Commission about the application and answered questions. John Brown made a motion to approve Item 1 per staff recommendations and waiving section 8-3-3 to allow for the sale of fireworks in December. John Brown seconded the motion. A roll call vote was taken as follows:

YEA: West, Brown, Fulkerson, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried

2. ROW-UEC 20-73: Request by Shawna Norris for a Utility Easement Closure to close a portion of the Utility Easement in her rear yard. **General Location:** 116 W 125th Ct S

Planning Direct Marcae Hilton presented her staff report and recommended approval. Shawna Norris (116 W 125th Ct S) addressed the Commission about the application and answered questions. David Randolph made a motion to approve Item 2. Travis Fulkerson seconded the motion. A roll call vote was taken as follows:

YEA: West, Brown, Fulkerson, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried

3. Request by TEP for approval of Torrey Lakes Preliminary Plat. **General Location:** South of 131st and west Harvard.

Planning Director Marcae Hilton presented her staff report and recommended approval. *Public comments listed at end of minutes.* Leon Davis made a motion to approve Item 3. John Brown seconded the motion. A roll call vote was taken as follows:

YEA: West, Brown, Fulkerson, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

4. PA 20-17: Request by Robert Bell for an amendment to the Jenks Comprehensive Plan. **General Location:** 813 E B St.

Planning Director Marcae Hilton requested that all cases on the agenda related to this item be tabled to the next meeting. John Brown made a motion to table Items 4-8 to the next meeting. David Randolph seconded the motion. A roll call vote was taken as follows:

YEA: West, Brown, Fulkerson, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried

5. JZ 20-655: Request by Robert Bell for a zone change to ROC (River Oriented Commercial). **General Location:** 813 E B St

Item tabled to next meeting

6. JZ 20-654 PUD 120: Request by Robert Bell for Planned Unit Development 120 – Fidler Acre. **General Location:** 813 E B St

Item tabled to next meeting

7. ROWUEC 20-74: Request by Robert Bell for a Utility Easement Closure. **General Location:** 813 E B St.

Item tabled to next meeting.

8. Request by Robert Bell for approval of Fidler Acre Preliminary Plat. **General Location:** 813 E B St.

Item tabled to next meeting.

Other Business

1. Planning Update

Planning Director Marcae Hilton gave a Planning Department update.

2. Horizon Jenks – Comprehensive Plan Project Update.

Planning Director Marcae Hilton gave an update on the Jenks Comprehensive Plan.

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

YEA: West, Brown, Fulkerson, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:40 p.m.

PUBLIC COMMENT:

RESPONSES & LEGEND

Marcae Hilton, City Planner | MH

Technical Advisory Committee | TAC

Chris Robinson, City Engineer | CR

United States Army Corps of Engineers | USACE

Oklahoma Department of Environmental Quality | ODEQ

Oklahoma Corporation Commission | OCC

Notice of Intent | NOI

Stormwater Pollution Prevention Plan | SWP3

PLAT | DRAINAGE

Chris Robinson, City Engineer | April 20, 2020 | The earth change permit requires the following:

- 1) Erosion control plan as required by ODEQ and our stormwater regulations.
- 2) Drainage report showing equal or less discharge from site at each runoff location. The engineers must show that the proposed layout and pond layout will equal or reduce runoff from 1-year to 100 year storms (at least 1 foot freeboard above 100 year storm). The ponds must also have the capacity for the 500 year storm (must include calculations to verify capacity).
- 3) Contact and response from USACE is now required on the earth change permit.
- 4) Grading Plan – They must show all groundwater, oil-gas well locations.
 - a. We typically do not allow homes to be placed over old well locations.
 - b. See Section 3.9 of Subdivision Regulations below.
- 5) I have been working on adding requirements to the Earth Change permit to include all Geotechnical, Phase 1/Phase 2 ESA reports, and any OCC or cleanup activity report. This is not in City Code yet as a requirement of the Earth Change permit.
- 6) Part of the earth change permit is for the application to submit a SWP3 (Stormwater Pollution Prevention Plan) and copy of the NOI (Notice of Intent).

Andra Pinkston <andra.pinkston@gmail.com> | Sent: Monday, April 13, 2020 6:03 PM | My husband and I submitted a public comment regarding our concerns over drainage

Marcae, you mentioned in the meeting that the drainage concerns would be addressed by the city engineers.

- I was curious how the resolution that the engineers reach will be communicated back to those of us with the drainage concerns. *MH / Per phone conversation / the questions have been given to the City Engineer for response, responses will be presented during the Preliminary Plat*

- A significant portion of the runoff from this property drains directly through our yard and we have already had an issue arise concerning lack of notification by either the landowner or the developer of drainage changes. *MH | Anytime there is adverse impact, a citizen can make a code complaint, an investigation will be started.*
- What communication should we expect as drainage plans are developed? *MH | Planning Commission is the first opportunity to hear the details of the plan followed by City Council. Drainage plans are part of platting; they are submitted to the City Engineer in phases or steps. They are technical documents created and submitted to the City from Licensed professional engineers. The documents are reviewed by multiple entities and different City staff, each having department looking or specific criteria. These reviewers include but are not limited to: Technical Advisory Committee (TAC), Jenks development staff, City Engineers, Building Inspections, Fire/Public Safety, other state and local governing entities and consultants as needed. Upon review of the information, staff makes a recommendation to Planning Commission and City Council during the plat approval process.*

Greg and Andra Pinkston via email April 08, 2020 | 2701 E 138th Pl S, Bixby, OK 74008 | We have reviewed the available information pertaining to the above referenced proposed Torrey Lake Development and as affected property owners have the following questions, comments and concerns that we ask the Commission to consider in their decision.

- Our property is located just west and south of the southwest corner of the proposed development. Our lot is Lot #5 on the east end of Snow Tree Addition.
 - a. Our primary concerns are related to the stormwater runoff and how it will impact the drainage across our property.
 - b. The proposed plans contain a document showing the current elevation grade lines across the 40 acres.
 - c. Referencing that document, our property is slightly south & west of the southwest corner of the proposed development.
 - d. This document shows that approximately 40% of the stormwater from this area currently drains toward and across our property.
 - e. Previously, this stormwater had been held and controlled by two (2) ponds (now only one pond – see below) on the acreage.
- While there is a drainage easement across our property, our concern is that this proposed development will greatly increase the stormwater flow and potentially cause flooding of our property during heavy rains.

MH | It is unlawful to cause adverse impact to surround properties, the engineer of record conducts modeling to understand post and pre-construction discharge rates, or plainly speaking, where a drop of water on the property goes presently and where it will go following development.

CR | The engineers must show that the proposed layout and pond layout will equal or reduce runoff from 1-year to 100 year storms (at least 1 foot freeboard above 100 year storm).

Greg and Andra Pinkston via email April 08, 2020 | The following are issues noted in the PUD 119 documents that lead us to this concern:

- Again, referring to the Elevation (Topography) document in the plans (please see Attachment 1), we note that the west property line of the PUD 119 splits the existing pond on the acreage.
 - This pond had functioned for many years as a retention pond capturing the stormwater from the west end of the proposed development and east end of the adjoining agriculture property.
 - On February 18, 2020, without any notice to us as adjoining property owners, a construction crew broke the dam on that pond. *CR | The existing pond was emptied by the previous owner and City was notified until after the pond had been emptied.*
 - This action, as evidenced by our video documentation, created an immediate surge of water into the drainage ditch across our property.
 - This action is concerning to us as we have 3 children who frequently play in our yard and while they were not in the yard at the time of the surge, they very likely could have been and could have been injured by the flash flooding that was created. While this unexpected water surge did recede after about an hour and nobody was harmed, we are very concerned that we were not notified prior to the dam being broken and hope that this disregard to surrounding property owners is not typical of the developers if this development request is approved.
 - As mentioned, our primary concern is the increase in stormwater runoff created by the proposed development. *CR | The engineers must show that the proposed layout and pond layout will equal or reduce runoff from 1-year to 100 year storms (at least 1 foot freeboard above 100 year storm).*

Greg and Andra Pinkston via email April 08, 2020 | 2701 E 138th Pl S, Bixby, OK 74008 |

- Will the proposed retention pond as noted in the PUD 119 plan be sized to account for this high density? *CR | Drainage report showing equal or less discharge from site at each runoff location. The engineers must show that the proposed layout and pond layout will equal or reduce runoff from 1-year to 100 year storms (at least 1 foot freeboard above 100 year storm). The ponds must also have the capacity for the 500 year storm (must include calculations to verify capacity).*
- Greg and Andra Pinkston via email April 08, 2020 | 2701 E 138th Pl S, Bixby, OK 74008 |
Is there a finished grade plot for the proposed development? *CR | No plans have been submitted for this development as of April 29, 2020.*

Greg and Andra Pinkston via email April 08, 2020 | 2701 E 138th Pl S, Bixby, OK 74008 |

- Now that the dam on the pond that was previously holding stormwater has been cut and it will no longer be retaining any stormwater, what are the plans to provide retention for the stormwater that will drain from the west side of the proposed development property (through the stub street) and the east side of the adjoining agriculture property that was previously retained by the pond?

MH | The new stormwater detention ponds will be engineered and sized to handle the changes to the land disturbances.

- We ask that the developer be required to remedy this concern as a part of the development. *MH | It is unlawful to cause adverse impact to surround properties, the engineer of record conducts modeling to understand where a drop of water on the property goes presently and where it will go following development, the ponds are sized according to the studies.*

Pecan Creek Homeowners Association, President Dan Stahl via email on April 09, 2020 | 13803 S 19th Ct, Bixby, OK 74008

- Water that comes off of the property in question effects our neighborhood in several ways.
 - First, water drainage very directly controls the level of two of our neighborhood ponds. These ponds do not have any other source for water other than run-off from rain. If that is interrupted or changed in any way it will have very negative effects.
 - Second, too much water from this property can and does cause damage to adjoining properties. A simple viewing of the adjoining properties shows a lot of drainage issues that Pecan Creek homeowners have to deal with. We do not want the drainage from this proposed addition to adversely affect our properties.
 - We would strongly suggest that any development on the property by Tim Terral be made so there is not a material change to the water flow towards Pecan Creek.

CR | Part of the earth change permit is for the application to submit a SWP3 (Stormwater Pollution Prevention Plan) and copy of the NOI (Notice of Intent).

Hec-Ras modeling using the USACE Hec-Ras 5.0 model or equivalent is required.

Drainage report showing equal or less discharge from site at each runoff location. The engineers must show that the proposed layout and pond layout will equal or reduce runoff from 1-year to 100 year storms (at least 1 foot freeboard above 100 year storm). The ponds must also have the capacity for the 500 year storm (must include calculations to verify capacity).

Charlotte Muñiz-Montgomery VIA Email April 09, 2020 | Verify free board parameter used in the Detention Report.

CR | I am unaware the USACE having requirements on free boards on sub-division detention/retention ponds that are not part of one of their nationwide/individual permit requirements.

Verify number and location of detention ponds are adequate to meet peak run off.

CR | Part of the earth change permit is for the application to submit a SWP3 (Stormwater Pollution Prevention Plan) and copy of the NOI (Notice of Intent). Drainage report showing equal or less discharge from site at each runoff location. The engineers must show that the proposed layout and pond layout will equal or reduce runoff from 1-year to 100 year storms (at least 1 foot freeboard above 100 year storm). The ponds must also have the capacity for the 500 year storm (must include calculations to verify capacity).

- Verify with the Army Corps of Engineers that no part of this development has designated wetlands. MH | *This is done on the private side by the engineer of record and presented to the City with appropriate documentation.*
- Clarify if there will be one or two stub street connections. MH | *One*
- It is my understanding that the Corps of Engineers has changed freeboard from 1 foot to 2 feet. Has/will the Detention Report for Torrey Pines use this new standard? CR | *I have emailed the USACE about the freeboard regulation. I have not had a response and I am unaware of such a change to their regulations that would require 2 feet of freeboard on residential sub-division retention/detention ponds.*
- Exhibit "C" Existing Conditions Plan shows topo highlights and ridge lines. With ridge lines sloping south and east on the right side of the diagram, is a detention pond needed in the SE corner to capture runoff? The post and pre-construction discharge rates will be of interest as there will be a tremendous increase in impervious surfaces. *No Comment*
- Did anybody check if any part of the development has wetlands? (Note: This oversight has halted current development of Hickory Creek) MH | *This is done on the private side by the engineer of record and presented to the City with appropriate documentation.*
Drainage and Flooding. There hasn't been a PUD the last three years where this hasn't been a comment or complaint.
- With the Stone Bluff PUD, Beach told me there were no specific requirement set by the City as to what models the applicants engineer may use in calculating rainfall, run-off, catchment system, and other criteria in the detention report. The "Detention Report" typically includes a hydrology report, drainage plan, and detention pond design.

As the result of the historic 2019 flooding, supposedly the freeboard requirement has been increased by the Corps of Engineers from 1 foot to 2. This could greatly influence the Detention Report findings and recommendations.

There were several public comments regarding run-off and flooding in general, and removal of the current pond straddling the center-west boundary of site and moving the pond to the SW corner.

CR | City of Jenks Stormwater requirements that post construction run-off has to equal or be less than pre-construction conditions. The stormwater ponds will have to be sized for post-construction conditions. The required drainage/hydrology report will need to show the pre and post construction conditions

CR | From an email dated April 28, 2020 at 3:11pm from Dr. David Williams at the USACE CESWT location: "You are correct, USACE has no authority or requirements concerning privately-owned detention or retention ponds. A few years ago, USACE moved away from strict freeboard requirements in favor of a risk-based approach for levees, but FEMA (as part of the NFIP) does have a freeboard requirement for accreditation. Please see 44 CFR 65.10 for more information. I suspect that the change in levee freeboard requirements has prompted the question about freeboard in the detention pond. Any specific requirements pertaining to the detention pond would be a local code or ordinance."

Bryan Boler email on April 9, 2020 | 2629 E 138th Pl S, Bixby, OK 74008

- I am concerned with water run off. Heavy rains already fill the creeks and bar ditches.

PLAT | ENVIRONMENTAL Due Diligence

City Code | Sec. 5-7-16. - Storage Tanks and Separators.

- A. It shall be unlawful and an offense for any person to use, construct or operate in connection with any producing well within the city limits, any crude oil storage tanks, except to the extent of two low-type steel tanks for oil storage, not exceeding 500 barrels capacity for each well connected thereto and so constructed and maintained as to be vapor-tight and properly vented. A permittee may use, construct and operate a conventional steel separator, vapor recovery unit and such other approved tanks and appurtenances as are necessary for treating oil with each of such facilities, to be so constructed and maintained as to be vapor tight. Each oil/gas separator shall be equipped with both a regulation pressure relief safety valve and bursting head. All such tanks shall be placed above ground, and the tanks shall be placed upon a suitable earth or concrete pad. All tubing for said tanks and separators shall be made of internally plastic coated steel.

- B. The use of a central tank battery is permitted so long as not more than two tanks as specified in subsection (A) of this section are used for each well connected to the battery.
- C. The tank or tanks shall be enclosed within a conventional-type fire wall constructed of compacted earth; sufficient water shall be used during the fire wall construction to ensure adequate compaction.
- D. The fire wall enclosing the tanks shall have a minimum capacity equal to two times the volume of the tanks enclosed.
- E. The tanks shall be within the fire wall and shall be fenced and landscaped to ensure them being practically unseen when viewed from outside the fenced or landscaped enclosure.
- F. The separators shall be installed in a manner that will ensure them being practically unseen when viewed from outside the fenced or landscaped enclosure.
- G. No tanks or separators shall be located closer than 300 feet to a dwelling, business structure, school or street without the permittee having first secured the written permission of the owner or owners thereof; except that no storage tank or separator shall be located nearer than 400 feet from a property line of a residential subdivision.

Sub-Division Regulations

SECTION 3.9 OIL AND GAS WELLS Where there is found to be a producing oil or gas well which is in or near the proposed subdivision, or an abandoned oil or gas well which is not adequately plugged according to the standards established by State law and the Oklahoma Corporation Commission, a building setback line as determined by the Planning Commission and City Council shall be shown on the final plat to prevent the erection of a building near such wells or said well shall be adequately plugged according to said standards and so certified by the Oklahoma Corporation Commission 37 before the plat of such addition is given final approval. In any event, a certificate or clearance shall be obtained from the Oklahoma Corporation Commission as to the existence of any unplugged wells reflected in their records.

Charlotte Muñiz-Montgomery VIA Email April 09, 2020 |

- Verify that all wells were plugged and tanks removed according to the OCC (Oklahoma Corporation Commission, Oil and Gas Division) guidelines.
 - i. Mark locations on the plat. MH | *They are identified in the approved PUD, Preliminary Plat, Grading Plan and Civil Subdivision Plans.*
 - CR | *Engineering does require the location of the Wells to be shown on the grading plans for the earth change and later on the civil sub-division plans.*
 - CR | *Grading Plan – They must show all groundwater, oil-gas well locations. We do not allow homes to be placed over old well locations. See Section 3.9 of Sub-Division Regulations*

ii. Determine if disclosure of these locations should be required in the text of the plat document. MH | *They are identified in the approved PUD, Preliminary Plat, Grading Plan and Civil Subdivision Plans.*

Charlotte Muñiz-Montgomery VIA Email April 09, 2020 | *The Staff, PC, and CC have a right to request these details and should be required in all future applications.*

- The Conceptual Site Plan and Existing Conditions Plan indicate plugged wells at the: NE detention pond and Block 2, lot 1 and Block 3, lots 10, 11 & 28. If there were wells, there were also tank batteries (storage). Wells and tank battery sites should be clearly indicated on the plat. Future lot owners have a right to disclosure and this is likely a State or Federal requirement, specifically during closing. MH | *SECTION 3.9 OIL AND GAS WELLS Where there is found to be a producing oil or gas well which is in or near the proposed subdivision, or an abandoned oil or gas well which is not adequately plugged according to the standards established by State law and the Oklahoma Corporation Commission, **a building setback line as determined by the Planning Commission and City Council shall be shown on the final plat to prevent the erection of a building near such wells or said well shall be adequately plugged according to said standards and so certified by the Oklahoma Corporation Commission before the plat of such addition is given final approval.** In any event, a **certificate of clearance** shall be obtained from the Oklahoma Corporation Commission as to the existence of any unplugged wells reflected in their records.*

Beth Oakes via email on April 09, 2020 | 2112 W D Ct |

- what will the developer do to make sure all of the old wells on the property are properly plugged and sealed off and not leaking any methane or posing any open hole dangers?
MH | *The developer must submit a certificate of clearance shall be obtained from the Oklahoma Corporation Commission as to the existence of any unplugged wells reflected in their records.*
- Will they have all of the wellsites located, marked and tested and inspected by the OCC and provide those reports to the city? MH | *Standards are provided in the City Code.*

Ryan & Kimberly Hamilton via email on April 09, 2020 | 2040 E 135th St S, Bixby, OK 74008

- Our home backs up to the South property line of Providence Hills. We have a Utility Easement that backs up to the North property line of PUD 119. We want to make sure that PUD 119 will be maintaining "the 50' Pipeline Easement" as listed in the document PUD 119 (Torrey Lakes) submitted from the Tulsa Engineering and Planning Associates (Page One, Development Concept,

Paragraph Two) “The main encumbrances to the site are two 50’ pipeline easements...

- The second is a 50’ Conoco Phillips pipeline easement that runs east/west along the north boundary line”. Our concern is that they maintain this easement as such and not allow residents to fence it, effectively incorporating it into their back yards, as we have witnessed happening in our previous neighborhood.

Ryan & Kimberly Hamilton via email on April 09, 2020 | 2040 E 135th St S, Bixby, OK 74008 | *Providence Hills*

- Having PUD 119 keeping the proposed 50’ Easement on the North side of their property as a truly unusable by their residents would continue to allow this. MH Q-23, 24, 25 | *All existing easements are presented in the PUD and preliminary plat they will be part of the final plat exhibit, allowed uses will be written into the deed of dedication document.*

PLAT ENVIRONMENTAL

Charlotte Muñiz-Montgomery VIA Email April 09, 2020 | If there are plugged wells, then there were tank batteries. When tank batteries are removed, the ground on and around the site is usually remediated. Tank batteries should be indicated on the plat also.

CR | *Engineering does require the location of the wells to be shown on the grading plans for the earth change and later on the civil sub-division plans.*

Grading Plan – They must show all groundwater, oil-gas well locations. We do not allow homes to be placed over old well locations. See Section 3.9 of Sub Division Regulations below

We have been working on adding requirements to the Earth Change permit to include all Geotechnical, Phase 1/Phase 2 ESA reports, and any OCC or cleanup activity report. This is not in City Code yet as a requirement of the Earth Change permit.

Sub-Division Regulations

SECTION 3.9 OIL AND GAS WELLS Where there is found to be a producing oil or gas well which is in or near the proposed subdivision, or an abandoned oil or gas well which is not adequately plugged according to the standards established by State law and the Oklahoma Corporation Commission, a building setback line as determined by the Planning Commission and City Council shall be shown on the final plat to prevent the erection of a building near such wells or said well shall be adequately plugged according to said standards and so certified by the Oklahoma Corporation Commission 37 before the plat of such addition is given final approval. In any event, a certificate or clearance shall be obtained from the Oklahoma Corporation Commission as to the existence of any unplugged wells reflected in their records.

CR | We will require all Oklahoma Corporation Commission correspondence and letters pertaining to this property to be submitted with the Earth Change Permit.

We will also require any Phase 1 Environmental Site Inspection reports and any Phase II Site Investigation or any Remediation actions to be disclosed for our records.

We do verify well locations during plan review to make sure they will not be placed under homes, or in conflicts with proposed infrastructure.

There is nothing that I have found in the OCC rules that have a setback for closed wells and residential structures. They have setbacks for active wells as follows:

Per 2019 Oklahoma Statutes Title 52. Oil and Gas §52-320.1. Restriction on location of habitable structures. Universal Citation: 52 OK Stat § 52-320.1 (2019)

A. After the effective date of this act, it shall be unlawful to locate any habitable structure within:

1. A radius of one hundred twenty-five (125) feet from the wellbore of an active well; or
2. A radius of fifty (50) feet from the center of any surface equipment or other equipment necessary for the operation of an active well, including, but not limited to, hydrocarbon and brine storage vessels, tanks, compressors, heaters, separators, dehydrators, or any other related equipment.

B. Provided, however, the provisions of this section shall not prohibit an operator and surface owner from agreeing in writing to setback provisions with distances different from those set forth in this section.

Per 165:26-2-213 (5) Permanent closure: All UST's currently being used as AST's must be destroyed upon closure. A certificate of destruction must be included with the AST Closure Report and submitted to PSTD within forty-five (45) days of closure.

Charlotte Muñiz-Montgomery VIA Email April 09, 2020 | Natural Habitat/Green Space. Jenks is now a member of "Tree America (?)" and you are using their guidelines to achieve a better balance between grey and green space as Jenks develops. Staff and Council are requiring all commercial and residential applications to provide an amped-up landscaping plan.

- a. Ask applicant to provide the City with an email/letter from the Corps of Engineers that there is no wildlife habitat areas on the property that will affect development plan Please, no repeat of Hickory Creek!
- b. Based upon comments submitted, require tree buffering along the open space(s) perimeter.

- c. Sorry, but there is little you or Staff can do about habitat loss. Focus on green space.

Contact and response from USACE is now required on each earth change permit.

CR | Engineering has already made contact with the USACE on the upcoming Torrey Lake development. We have discussed this project with the USACE and have told the developer they will need to provide correspondence from the USACE for any earth change permit submittals.

Charlotte Muñiz-Montgomery VIA Email April 09, 2020 | Traffic. The top community complaint and concern. This is your opportunity to pump up support for the GO Bond on Monday evening. Most of us don't realize that streets are funded via GO Bonds. We assume there are funds available through property and sales tax to build and maintain streets and utilities serving residential areas. Say something for the record. CR | Traffic: Patch and overlay projects are being looked at due to the increase use of Harvard Avenue.