



COMMUNITY  
DEVELOPMENT

## AGENDA

### PLANNING COMMISSION

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The City of Yukon strives to accommodate the needs of all citizens, including those who may be disabled. If you would like to attend this Planning Commission meeting but find it difficult to do so because of a disability or architectural barrier, please contact City Hall at 354-6676. We will make a sincere attempt to resolve the problem. If you require a sign-language interpreter at the meeting, please notify City Hall, 501 W. Main, by 5 pm, March 7, 2014

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DATE: March 10, 2014

MEETING TIME: 7:00 P.M.

PLACE: 12 S. 5<sup>th</sup> Street, Centennial Building

INVOCATION:

FLAG SALUTE:

ROLL CALL: Larry Taylor, Chairman  
Bob Doggett, Vice-Chairman  
Robert Davis, Commissioner  
Earline Smaistrila, Commissioner  
Terry Beaver, Commissioner

1. ITEM: APPROVAL OF THE MINUTES OF THE FEBRUARY 10<sup>TH</sup> MEETING
2. ITEM: APPROVAL OF THE MINUTES OF THE FEBRUARY 13<sup>TH</sup> SPECIAL MEETING
3. ITEM: VISITORS
4. ITEM: CONSIDERATION OF A CURB-CUT BY JOHN NAIL CONSTRUCTION OF STONE MILL PHASE 4; KNOWN AS 612 GILFORD PLACE.

5. ITEM: CONSIDERATION OF THREE (3) CURB CUTS BY TERRY HAYNES, SMC CONSULTING ENGINEERS/YUKON CROSSING LLC ON BEHALF OF WALMART A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 129.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 66 (EAST MAIN STREET) AND A POINT ON A CURVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 66 (EAST MAIN STREET) THE FOLLOWING TWO (2) COURSES:

1. SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2863.60 FEET (SAID CURVE BEING SUBTENDED BY CHORD BEARING SOUTH 81°09'25" WEST A DISTANCE OF 635.06 FEET) FOR AN ARC DISTANCE OF 636.37 FEET;

2. SOUTH 00°05'05" EAST A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°54'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 37.59 FEET; THENCE NORTH 00°05'12" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 132.25 FEET; THENCE NORTH 89°54'55" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 115.75 FEET; THENCE NORTH 00°05'12" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 509.81 FEET; THENCE NORTH 89°54'55" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 549.50 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°05'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 512.36 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT OF LAND CONTAINS A GROSS AREA OF 324,541 SQUARE FEET OR 7.4504 ACRES AND A NET AREA (LESS STREET RIGHTS OF WAY) OF 297,352 SQUARE FEET 6.8263 ACRES, MORE OR LESS.

6. ITEM: CONSIDERATION OF A REQUEST BY RANDY HILL WITH E.D. HILL SURVEYING & ENGINEERING FOR A PRELIMINARY PLAT; A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY (30); THENCE SOUTH 00°15'13" EAST A DISTANCE OF (462.27 FEET RECORD) 462.27 FEET (MEASURED); THENCE WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE WEST A DISTANCE OF 275.00 FEET; THENCE NORTH 00°15'13" WEST A DISTANCE OF 165.35 FEET; THENCE SOUTH 89°36'02" WEST A DISTANCE OF 127.00 FEET; THENCE NORTH 00°15'13" WEST A DISTANCE OF 245.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMMENT AVENUE; THENCE SOUTH 89°36'02" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1011.88 FEET; THENCE SOUTH 00°15'13" EAST A DISTANCE OF 550.82 FEET; THENCE DUE EAST

FOR A DISTANCE OF 590.63 FEET; THENCE DUE SOUTH FOR A DISTANCE OF 168.38 FEET; THENCE DUE EAST A DISTANCE OF 556.23 FEET; THENCE DUE NORTH A DISTANCE OF 108.79 FEET; THENCE DUE EAST A DISTANCE OF 22.29 FEET; THENCE NORTH 00°15'13" WEST A DISTANCE OF 168.00 FEET; THENCE DUE EAST A DISTANCE OF 245.00 FEET; TO A POINT ON THE WEST RIGHT-OF-WAY OF GARTH BROOKS BLVD; THENCE NORTH 00°15'13" WEST A DISTANCE OF 40.00 FEET, TO THE POINT OR PLACE OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS PLATTED AS RED ROCK COMMERCIAL CENTER, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 71 & 72 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER (NE/C) OF SAID SECTION THIRTY (30); THENCE SOUTH 00°15'13" EAST FOR A DISTANCE OF 462.27 FEET; THENCE DUE WEST FOR A DISTANCE OF 60.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUING DUE WEST FOR A DISTANCE OF 275.00 FEET; THENCE NORTH 00°15'13" WEST FOR A DISTANCE OF 165.35 FEET; THENCE SOUTH 89°36'02" WEST FOR A DISTANCE OF 127.00 FEET; THENCE NORTH 00°15'13" WEST FOR A DISTANCE OF 245.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH 89°36'02" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 489.57 FEET; THENCE SOUTH 00°15'13" EAST FOR A DISTANCE OF 554.46 FEET; THENCE DUE EAST FOR A DISTANCE OF 68.32 FEET; THENCE DUE SOUTH FOR A DISTANCE OF 168.38 FEET; THENCE DUE EAST FOR A DISTANCE OF 556.23 FEET; THENCE DUE NORTH FOR A DISTANCE OF 108.79 FEET; THENCE DUE EAST FOR A DISTANCE OF 22.29 FEET; THENCE NORTH 00°15'13" WEST FOR A DISTANCE OF 168.00 FEET; THENCE DUE EAST FOR A DISTANCE OF 245.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GARTH BROOKS BOULEVARD; THENCE NORTH 00°15'13" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 40.00 FEET TO THE POINT OR PLACE OF BEGINNING.

7. ITEM: CONSIDERATION OF A REQUEST BY RANDY HILL WITH E.D. HILL SURVEYING & ENGINEERING FOR A FINAL PLAT ; A PART OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION THIRTY (30); THENCE S89°36'02" W ALONG THE NORTH LINE THEREOF, 951.57 FEET; THENCE S00°15'13" E, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF RED ROCK COMMERCIAL CENTER ADDITION TO CANADIAN COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S00°15'13" E AND ALONG THE WEST LINE OF SAID RED ROCK COMMERCIAL CENTER ADDITION, 400.00 FEET; THENCE S89°36'02" W AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 30, 200.00 FEET; THENCE N00°15'13" W, 400.00 FEET; THENCE N89°36'02" E PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NE/4, 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 80,000 SQUARE FEET OR 1.8365 ACRES, MORE OR LESS.

8. ITEM: DISCUSSION OF THE 2014-2015 BUDGET

9. ITEM: NEW BUSINESS

10. ITEM: OPEN DISCUSSION

11. ITEM: ADJOURNMENT – NEXT MEETING APRIL 14, 2014