

MONDAY, APRIL 8, 1985 CONTINUED

a a wraparound zoned OL on the balance. Upon roll call, Selph, yes; Rice, yes; Harris, yes. Motion carried. (Clerk's Misc. File No. 109764)

Coming on for a hearing, CZ-133, Patton (Peterson), Applicant, tract located No. of NWC of 209th W. Ave. & Keystone Expressway (US 64). Harris stated the \$50. publication fee paid and hearing would proceed. Bob Gardner, TMAPC, was present and stated that the Planning Commission voted to deny the application. He stated that the City of Sand Springs recommends approval of CS zoning but this does not follow Sand Springs comprehensive plan for that area. Harris asked if anyone present to speak for or against the application. David Patton presented minutes of the Sand Springs meeting and stated there were no protestants and asked the board to rezone this to CS. There were no protestants. Moved by Selph, seconded by Rice, to approve the zoning change to CS. Upon roll call, Selph, yes; Rice, yes; Harris, yes. Motion carried. (Clerk's Misc. File No. 109765)

Bob Gardner, INCOG, appeared before the board and explained the following proposed amendments to the existing language of the zoning code regarding oil and gas extractions: Section 340 delete item #3(oil and gas extraction); Section 440 delete Item #9 (oil & gas extractions); Section 1224 (a). Use Condition-add additional verbiage to clarify and Section 1680.1 (General) adding item i. Those appearing to speak in favor of the proposed amendments were Bill Brice, Jack Spradling and Wade King, who feel these are viable recommendations and would protect the home owners better, and there is a need for a better way to regulate the drilling in platted and unplatted areas. D. M. Garrison feels a zoning change is permanent and is unfair to oil co. and mineral owner. Proper oil development does not deteriorate area and if desecration of the land occurs they have to pay the surface owner. Frank Wallace spoke favorably of how he worked with Mr. Garrison's Company concerning the mineral rights to his property which was rezoned earlier today. Jack Graves feels these amendments will punish oil industry, create economic waste in revenue and is a dangerous precedent for entire State of Okla. He feels this will force premature development and also outlaw drilling residential areas. Steve Yates presented signed petition against proposed amendments and stated these will not correct but create more problems. He will be happy to donate his time to work on the problems with TMAPC and urged rejection by Board. E. L. Thomas stated that before a well is drilled you now have to give notice to surface owner and work with them. Clayton Smith suggested they appoint an oil or gas person to TMAPC Board and feels notification system of meetings could be better. He asked for continuance of this until all facts or reasonable alternatives can be worked out. Moved by Harris, seconded by Rice, to defer this to May 6, 1985 to allow a committee consisting of Don Hallock, Bill Brice, Bob Gardner, 3 members of the oil and gas industry and John Selph as Chairman to work on the proposed amendments and offer suggestions at that time. Upon roll call, Selph, yes; Rice, yes; Harris, yes. Motion carried.