

AGENDA
Regularly Scheduled Meeting
Tulsa County Board of Adjustment
Tuesday, July 17, 2018, 1:30 p.m.
Ray Jordan Tulsa County Administration Building
500 South Denver, Room 119

Meeting No. 458

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of **Minutes** of June 19, 2017 (Meeting No. 457).

NEW APPLICATIONS

2. **2681—Brian Kannady**
Variance of the minimum frontage requirement; Variance of the average lot-width to permit a lot-split (Section 330). **LOCATION:** 12505 South Elwood West

UNFINISHED BUSINESS

3. **2674—Timothy Borgne**
Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District. **LOCATION:** 19501 West 41st Street
4. **2686—Nathan Cross**
Use Variance to allow a warehousing use (Use Unit 23) in an AG District (Section 310). **LOCATION:** 2409 West 201st Street South

NEW APPLICATIONS

5. **2687—Mark Nosich**
Variance of the required lot area and the required land area per dwelling unit in the AG District (Section 330); Variance to allow 0 feet of frontage on a public street in the AG District (Section 207). **LOCATION:** 12620 North 129th East Avenue
6. **2688—Heartland Fireworks, LLC**
Special Exception to permit a fireworks stand (Use Unit 2) in an AG District (Section 310). **LOCATION:** 11508 East 116th Street

7. **2689—Heartland Fireworks, LLC**
Special Exception to permit a fireworks stand (Use Unit 2) in a CS District (Section 710). **LOCATION:** 11290 West 51st Street
8. **2691—Gene Williams**
Special Exception to allow a single-wide mobile home in a RS District (Section 410); Variance of the minimum side setback requirements (Section 430); Special Exception to permit a fence to exceed 4 feet in height in the front yard setback (Section 240.2). **LOCATION:** 5845 South 61st West Avenue
9. **2692—AAB Engineering – Alan Betchan**
Variance to reduce the number of required parking spaces in the CH District (Section 1213.4) to allow for a Retail Trade & Service Establishment (Use Unit 13). **LOCATION:** South of the SW/c of East 66th Street North & Highway 11
10. **2693—Vernon Bearden**
Special Exception to allow fireworks stand in a CS and AG zoned district (Use Unit 2 & Section 1202.2); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** NE/c of North Peoria Avenue East & East 56th Street North
11. **2694—Vernon Bearden**
Special Exception to allow fireworks stand in an AG District (Use Unit 2, Section 1202.2); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** SE/c of South Mingo Road & East 171st Street South
12. **2695—Wayne Buckley**
Special Exception to allow fireworks stand in a CH District (Use Unit 2, Section 1202.2); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** NW/c of East 56th Street North & North Lewis Avenue East
13. **2696—Tyrel Slagle**
Variance to reduce the frontage requirement in an AG District to allow construction of a new single-family home (Section 430.1). **LOCATION:** 8320 North Delaware Avenue East
14. **2697—Monty Kapchinsky**
Special Exception to allow a fireworks stand (Use Unit 2) in an RS District (Section 410); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** NW/c of West 7th Street South & South 65th West Avenue

15. **2698—Kim Barber**
Special Exception to allow a fireworks stand (Use Unit 2) in an AG District (Section 310); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** SW/c of East 101st Street South & South 193rd East Avenue
16. **2699—Kim Barber**
Special Exception to allow a fireworks stand (Use Unit 2) in an RS District (Section 410); Variance of the all-weather surface requirement for parking. **LOCATION:** 1065 West 4th Street North
17. **2700—Kim Barber**
Special Exception to allow a fireworks stand (Use Unit 2) in a CS and AG zoned District (Section 310 and Section 710); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 13722 West Highway 51 South
18. **2701—Bradley McWilliams**
Use Variance to permit Storage, Not Elsewhere Classified [NEC] (Use unit 23), for the parking and storage of a commercial vehicle on an AG zoned lot (Section 310); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 7845 North 71st Avenue East
19. **2702—Sherry Barbour**
Special Exception to allow a fireworks stand (Use Unit 2) in an AG District; Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 17316 South Memorial Drive East
20. **2703—Sherry Barbour**
Special Exception to allow a fireworks stand (Use Unit 2) in an AG District; Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 17948 South Highway 75
21. **2704—Sherry Barbour**
Special Exception to allow fireworks stand (Use Unit 2) in a CS District and IL District; Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 1510 North Vandalia Avenue
22. **2705—Sherry Barbour**
Special Exception to allow a fireworks stand (Use Unit 2) in an RS District and IL District. **LOCATION:** 524 North 49th West Avenue
23. **2706—Neil Swanson**
Variance to reduce the side setback to allow for a carport (Section 420.2); Special Exception to allow for a carport in the side yard (Section 240.2-H). **LOCATION:** 12821 East 132nd Street South

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

Website: www.countyoftulsa-boa.org

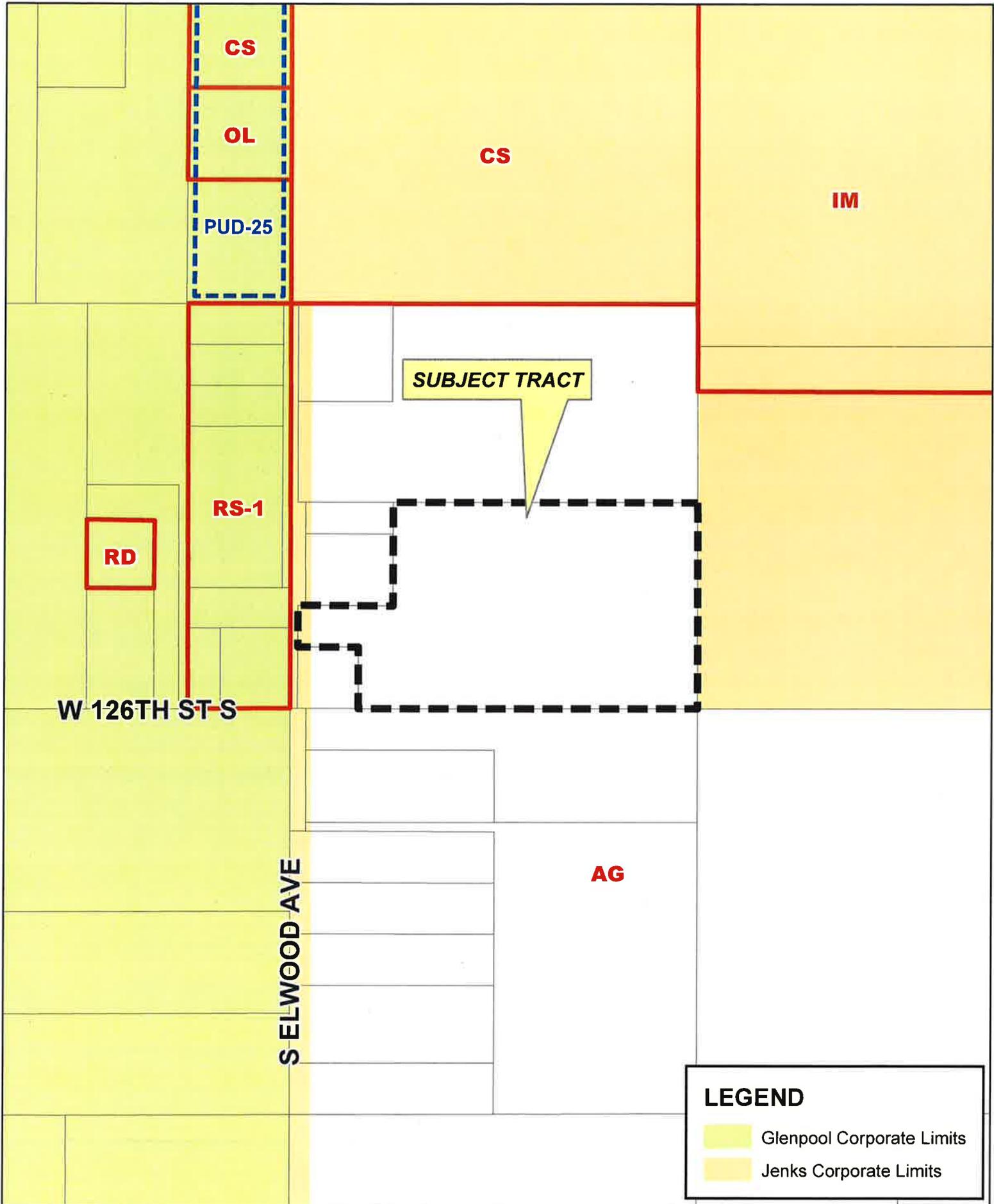
E-mail: esubmit@incog.org

If you require special accommodations pursuant to the Americans with Disabilities Act, please call (918) 584-7526.

NOTE: Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at Land Development Services, INCOG. **Ringling/sound on all electronic devices must be turned off during the Board of Adjustment meeting.**

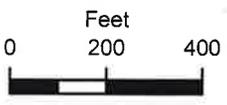
NOTE: This agenda is for informational purposes only and is not an official posting. Please contact the INCOG Office at (918) 584-7526, if you require an official posted agenda.

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LEGEND

- Glenpool Corporate Limits
- Jenks Corporate Limits



CBOA-2681

2.1

17-12 01



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:7201

Case Number: CBOA-2681

CZM:60

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Brian Kannady

ACTION REQUESTED: Variance of the minimum frontage requirement; variance of the average lot-width to permit a lot- split (Sec. 330)

LOCATION: 12505 S ELWOOD AV W

ZONED: AG

PRESENT USE: Residential Agricultural

TRACT SIZE: 16.41 acres

LEGAL DESCRIPTION: PRT S/2 SW NW BEG 223E SWC NW TH N198 W198.25 N132 E305.75 N330 E APP 989.50 S APP 660 W APP 1097 POB SEC 1 17 12 16.407ACS,

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

BOA 9956; On 5.25.78 the Board **approved** a *variance* of the frontage requirement in an AG district. Located; 12605 S. Elwood Avenue (south of the subject property).

ANALYSIS OF SURROUNDING AREA: The subject tract abuts large AG zoned properties to the north and south; Jenks Corporate limits abuts the east and west.

STAFF COMMENTS:

According to the attached survey the existing site does have frontage onto S. Elwood Ave. (a public street). The Code requires owners of land utilized for residential purposes to maintain 30 feet of frontage on a public street or dedicated right-of-way (Section 207). The applicant is proposing to split the existing tract into 2 tracts; *Parcel H* will have 21ft of frontage. To permit the proposed lot-split on the site the applicant is before the Board requesting a **Variance** of the minimum frontage requirement on a public street or dedicated right-of-way from 30 ft. to 21 ft.

Parcel H will be 11,2384 sq. ft. (2.58 acres) and the proposed lot width is ± 116.43 feet. *Parcel I* will be 60,1128 sq. ft. (13.80 acres) and will contain a lot width of ± 606.58 ft. Per the code, the minimum required lot width in an AG zoned district is 150 ft. The applicant has also requested a **Variance** of the minimum lot width from 150 ft. to 116 ft. for *Parcel H*.

Sample Motion:

"Move to _____ (approve/deny) a Variance of the minimum frontage requirement from 30ft. to 21 ft. for *Parcel H* (Sec. 207); a Variance of the average lot-width from 150ft. to 116ft. for *Parcel H* to permit a lot- split and permit the construction of a residence (Sec. 330)

2.2

- Finding the hardship(s) to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”

BOARD OF ADJUSTMENT
MINUTES of Meeting No. 261
Thursday, May 25, 1978, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Lewis Smith Purser, Chairman	Jolly Walden	Gardner Jones Cohen	Jackere, Legal Department Miller, Mrs. Building Inspec- tor's Office

The notices of said meeting were posted in the Office of the City Auditor, 9th Floor, Room 919, City Hall, Tulsa Civic Center, on May 23, 1978, as well as in the Reception Area of the TMAPC Office, 3rd Floor, City Hall.

The Chairman called the meeting to order at 1:37 p.m. and declared a quorum present.

NEW APPLICATIONS:

9956

Action Requested:

Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1670 - Variances) of the frontage requirements from 300' to 166' in an AG District located at 12605 South Elwood Avenue.

Presentation:

Orvel Wolf requested a variance to permit construction on this property which he had given his daughter, advising the Board that this lot was over two and a half acres but did not meet the 300' frontage required to obtain a building permit. Upon questioning by Board Member Smith, Mr. Wolf advised that he owned the adjoining property and that the hardship was the shape of the lot.

Protests: None.

Board Action:

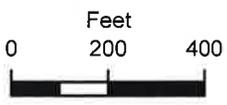
On MOTION of SMITH, the Board 3-0 (Lewis, Smith and Purser "aye", Jolly and Walden "absent") approved the Variance (Section 330 - Bulk and Area Requirements in the Agriculture District - Under the Provisions of Section 1670 - Variances) of the frontage requirements from 300' to 166' on the following described tract:

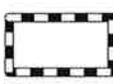
The South 166' of the North 566' of the West 660' of the NW/4, SW/4, of Section 1, Township 17 North, Range 12 East, Tulsa County, Oklahoma.



W 126TH ST S

SELWOOD AVE



 Subject Tract

CBOA-2681

17-12 01

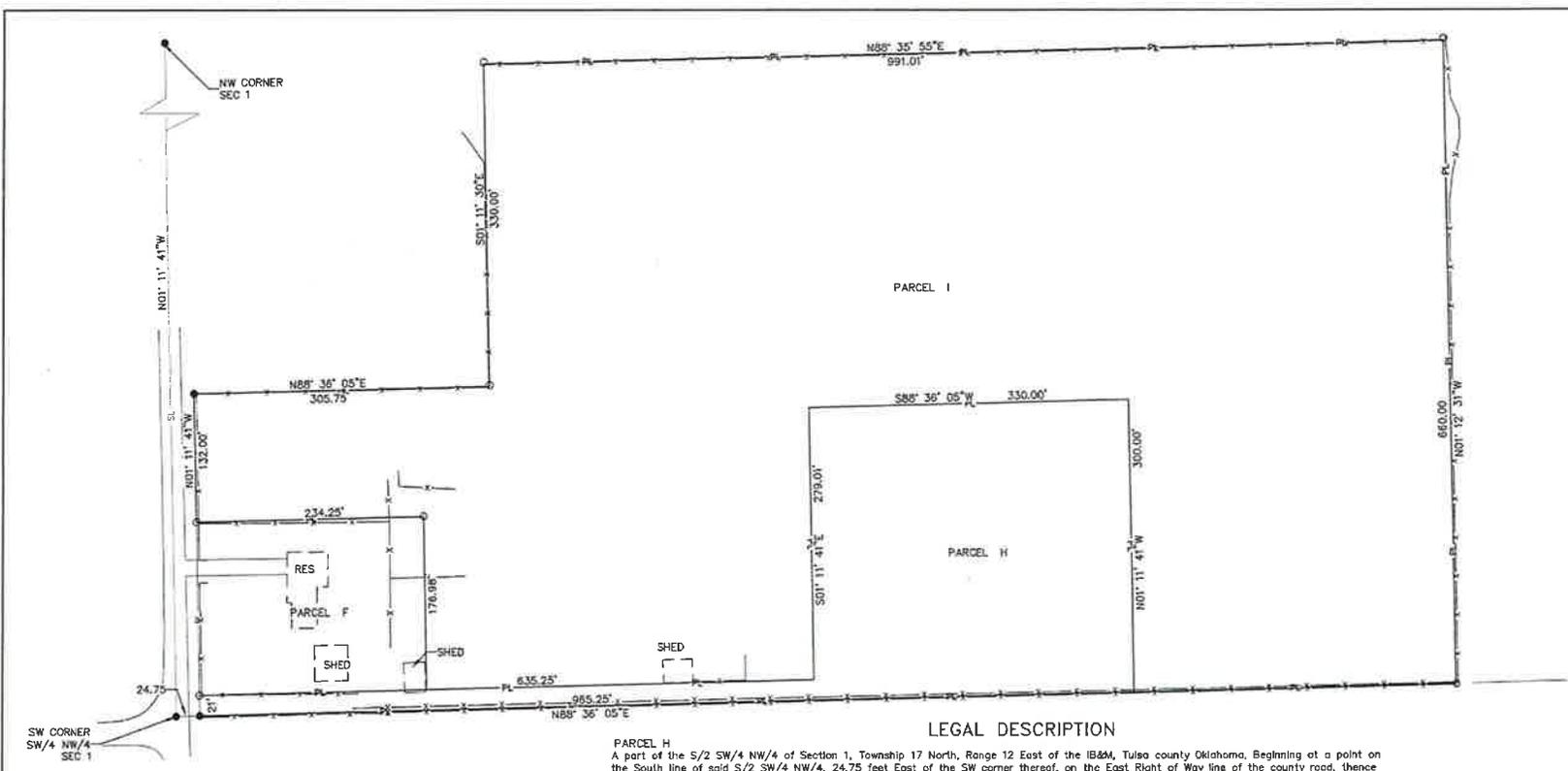
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



2.5

Proposed



LEGAL DESCRIPTION

PARCEL H
 A part of the S/2 SW/4 NW/4 of Section 1, Township 17 North, Range 12 East of the IB&M, Tulsa county Oklahoma, Beginning at a point on the South line of said S/2 SW/4 NW/4, 24.75 feet East of the SW corner thereof, on the East Right of Way line of the county road, thence East along said south line 985.25 feet, thence North parallel to the West line of said S/2 SW/4 NW/4 300 feet, thence West 330 feet, thence South parallel to the West line of said S/2 SW/4 NW/4, 279 feet to a point 21 feet North of the South Line of the S/2 SW/4 NW/4, thence West parallel to said line 635.25 feet to a point on said Right of way Line, thence South 21 feet to the point of beginning, Parcel H containing 2.58 acres

PARCEL I - A part of the S/2 SW/4 NW/4 of Section 1, Township 17 North, Range 12 East of the IB&M, Tulsa county Oklahoma, Beginning at a point on the South line of said S/2 SW/4 NW/4 223 feet East of the SW corner thereof, thence North 198.0 feet, thence West 198.25 feet to a point on the East Right of Way of the county roadway, thence North along said right of way 132.0 feet, thence East 305.75 feet, thence North 330.00 feet to a point on the North line of said S/2 SW/4 NW/4, thence East 991.02 feet to a point on the East line of said S/2 SW/4 NW/4, thence South along the East line thereof 660.00 feet to the SE corner thereof, thence West 1098.51 feet to the point of beginning containing 16.58 acres AND

Beginning at a point 24.75 feet East of SW corner of said S/2 SW/4 NW/4, thence North 21 feet, thence East 198.25 feet, thence South 21 feet to the South line of said S/2 SW/4 NW/4, thence West along said South line 198.25 feet to the point of Beginning.

LESS
 Beginning at a point 21 feet North and 223 feet East of SW corner of said S/2 SW/4 NW/4, thence North 177 feet, thence East 36, thence South 177 feet to a point that is 21 feet North of the South line of said S/2 SW/4 NW/4, thence West parallel to said line 36 feet to the point of Beginning AND LESS
 A part of the S/2 SW/4 NW/4 of Section 1, Township 17 North, Range 12 East of the IB&M, Tulsa county Oklahoma, Beginning at a point on the South line of said S/2 SW/4 NW/4, 24.75 feet East of the SW corner thereof, on the East Right of Way line of the county road, thence East along said south line 985.25 feet, thence North parallel to the West line of said S/2 SW/4 NW/4 300 feet, thence West 330 feet, thence South parallel to the West line of said S/2 SW/4 NW/4, 279 feet to a point 21 feet North of the South Line of the S/2 SW/4 NW/4, thence West parallel to said line 635.25 feet to a point on said Right of way Line, thence South 21 feet to the point of beginning, Parcel I containing 13.80 acres

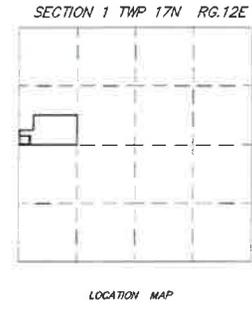
SURVEYOR NOTES

BEARINGS SHOWN ALONG THE PROPERTY LINES ON THIS SURVEY ARE NAD83 OKLAHOMA SPC NORTH ZONE BEARINGS.
 THE LEGAL DESCRIPTIONS WERE PROVIDED AND WRITTEN IN CARDINAL DIRECTIONS HAVE BEEN INTERPRETED AS THE IDENTICAL LINES SHOWN ON THE DRAWING

SURVEYOR CERTIFICATION

I, CHARLES WARREN CHASTAIN, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING, AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.
 Charles W. Chastain 5/13/2018
 CHARLES W. CHASTAIN PLS 1352 DATE-

- LEGEND
- PROPERTY LINE
 - RW — ROAD RIGHT OF WAY LINE
 - BARBED WIRE FENCE
 - WOOD FENCE
 - CHAINLINK FENCE
 - EXISTING CORNER PIN FOUND
 - IRON PIN W/CAP SET
 - UTILITY POLE
 - ☆ STREET LIGHT POLE
 - ◆ ELEVATION BENCH MARK
 - Ⓜ EXISTING WATER METER
 - Ⓢ EXISTING SANITARY SEWER MANHOLE
 - Ⓜ EXISTING ELECTRIC METER



HOLLOWAY UPDIKE AND BELLEN

 B18 E. S. BLVD
 MUSKOGEE OKLAHOMA 74402
 OKLAHOMA C.A. NO. 219 EX-06/2019
 PH 918 682 7811

BOUNDARY SURVEY
 LOT SPLIT
 CLIENT: BRIAN KANNADY
 ADDRESS: 3809 W. 109th St S
 Jenks, OK 74037

BASIS OF BEARINGS
 MAP BEARINGS ARE NAD83
 OKLAHOMA NORTH ZONE

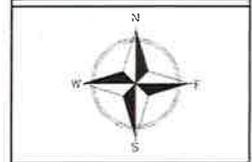


EXHIBIT 4
 DRAWN BY: SCALE 1" = 120'
 REVISION DATE- 3/12/2018
 DATE OF FIELD SURVEY 12-16-17

2.6

Hardship preventing a lot split within normal requirements

We want to split off approximately 2.5 acres from attached parcel E to build a house on. In order to do so, we are requesting two variances

1. We are requesting a variance on average lot width. The reason for requesting the variance on average lot width, is the fact that the land suitable for building without adding a large amount of fill to alleviate drainage issues is found toward the SE corner of parcel E, thus, we are requesting a flagpole lot to get to the area suitable for building without taking an undue amount of original parcel E, and the pole portion of the lot greatly diminishes the average width. The flag portion of the new parcel will be 300'x330', and in and of itself is easily within the average lot width requirements, if the pole portion is not taken into account.
2. We are requesting a variance on the normally required 30' of street frontage. This is due to the fact that there is only 21' of frontage available in a manner that makes sense to use in a division, and that is the 21' to the south of parcel F. We originally proposed a split that involved taking a 30' path around to the north and then to the east of parcel F to accommodate this requirement, but after meeting with the technical advisory committee, they felt that in order to avoid having a very oddly shaped lot, and to be more in keeping with the spirit of the law, that a variance from 30' of road frontage down to 21' would be more appropriate.



Brian Kannady <kannady.brian@gmail.com>

One new service

Dorothy Greek <dorothy.g@tulsacoxmail.com>
To: kannadybrian@gmail.com

Tue, Jan 9, 2018 at 3:55 PM

Mr. Kannady,

Per our conversation today, I understand that you are doing a lot split at 12505 S. Elwood Avenue. The District has adequate water to serve another residence at that lot split.

Please let me know if you need anything additional.

Dorothy Greek
District Manager

SUBJECT TRACT

AG

AG

AG

AG

W 41st ST S

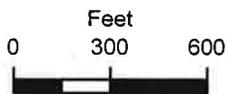
W COYOTE TRL

RE RMH

S 193rd W AVE

LEGEND

 Sand Springs Corporate Limits



CBOA-2674

19-10 23, 19-10 24,
& 19-10 26

3.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9023

Case Number: CBOA-2674

CZM:42

PD:

HEARING DATE: 07/17/2018 1:30 PM (continued from 6/19/18)

APPLICANT: Timothy Borgne

ACTION REQUESTED: Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG zoned district.

LOCATION: 19501 W 41 ST

ZONED: AG

PRESENT USE: Vacant

TRACT SIZE: 315.41 acres

LEGAL DESCRIPTION: SE/4 SEC 23-19-10; W/2 SW/4 SEC 24-19-10; NE NE SEC. 26-19-10 LESS 3.86 AC. FOR HWY; NW NE LESS BEG 1047.50S NWC NW TH NE113.78 S273.40 SWLY CRVRT 114.42 N312.02 POB SEC 26 19 10 39.273 ACS

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:

CBOA 1035: on 9/15/92 the Board **approved** a *special exception* to permit Use Unit 20 (Discovery Land); **approved** a *variance* of the required all weather surface to permit gravel parking.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large AG tracts.

STAFF COMMENTS:

The applicant is before the Board requesting a Special Exception to allow for a rifle and skeet range gun club in an Ag district. A special exception is required as the proposed rifle and skeet range gun club (Use Unit 2) is a use which is not permitted by right in an AG district because of potential adverse effects, but if controlled as to its relationship to the surrounding area and to the general welfare of the public, may be permitted.

The Board of Adjustment, in granting a rifle and skeet range gun club use by Special Exception, should consider potential public safety and noise issues. If inclined to approve, the Board may consider establishing appropriate protective conditions such as setbacks, screening, and hours of operation, as will mitigate the adverse effect on proximate land uses.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed rifle and skeet range gun club is compatible with and non-injurious to the surrounding area.

3.2

Sample motion:

"Move to _____ (approve/deny) a **Special Exception** to allow a Rifle and Skeet Range Gun Club (Use Unit 2 , Section 1202) in an AG zoned district.

Finding the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

UNFINISHED BUSINESS

FILE COPY

2674—Timothy Borgne

Action Requested:

Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District. LOCATION: 19501 West 41st Street

Presentation:

Lou Reynolds, Eller & Detrich, 2727 East 21st Street, Tulsa, OK; stated that he would like to request a continuance on behalf of his client.

Interested Parties:

Carolyn Back, KKT Architects, Director of Planning, 2200 South Utica Place, Suite 200, Tulsa, OK; stated she has a lot of people in attendance today that are concerned neighbors within earshot of the proposed development. They have taken time off work and if it would please the Board can those interested parties stand to be acknowledged because they may not be able to attend the June meeting.

Mr. Charney asked the interested parties in this case to please stand to be acknowledged. Mr. Charney stated that a substantial number of attendees stood showing an interest in this matter and the Board respects that.

Mr. Charney stated that numbers alone should not govern exactly what this Board would decide. It is a factor, but it should not govern the decision.

Mr. Charney asked the interested parties that are in favor of this proposal to please stand. Mr. Charney noted that there were also a number of people present that are favor of the application.

Comments and Questions:

None.

Board Action:

On **MOTION** of **CRALL**, the Board voted 3-0-0 (Charney, Crall, Hutchinson "aye"; no "nays"; no "abstentions"; Dillard, Johnston "absent") to **CONTINUE** the request for a Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District to the June 19, 2018 Board of Adjustment meeting; for the following property:

SE/4 SEC 23-19-10; W/2 SW/4 SEC 24-19-10; NE NE SEC. 26-19-10 LESS 3.86 AC. FOR HWY; NW NE LESS BEG 1047.50S NWC NW TH NE113.78 S273.40 SWLY CRVRT 114.42 N312.02 POB SEC 26 19 10 39.273 ACS, OF TULSA COUNTY, STATE OF OKLAHOMA

Case No. 1034 (continued)

AREA REQUIREMENTS IN THE AGRICULTURE DISTRICT - Use Unit 6; subject to Planning Commission and Health Department approval, and subject to the dedication of sufficient right-of-way to comply with the Major Street and Highway Plan; finding that there are numerous lots in the area that are as small as the proposed lots, and approval of the variance request will not be detrimental to the area, or violate the spirit, purpose or intent of the Code; on the following described property:

W/2, NE/4, NW/4, NE/4, Section 17, T-22-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 1035

Action Requested:

Special exception to permit Use Unit 20 uses including, but not limited to, old western town and Indian village theme park, theme park offices and visitor accommodations; petting zoo, buffalo and other western livestock display; frontier dwellings, historical "oil boom" town; frontier fort and railroad, Oklahoma performers Hall of Fame; arts and crafts and western gourmet food productions; souvenir, concessions and retail shops, restaurant and dinner theater; amusement and other recreation activities and recreational vehicle parking in an AG zoned district - **Section 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS - Use Unit 20.**

Variance of the required all-weather surface to permit gravel parking - **Section 1340. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS - Use Unit 20,** located 5 miles west of Sand Springs on West 41st Street South.

Presentation:

The applicant, **W. T. Jeffers,** 2502 East 71st Street, Tulsa, Oklahoma, stated that he is the producer of Discoveryland, which has experienced continual growth during its fifteen years of existence. Mr. Jeffers explained that the present operation will be expanded into a theme park centered around the American west, as it related to cowboys and Indians, and there will be three major attractions. He informed that these three attractions will be the production of Oklahoma, Territory USA and a wild west music and dinner barn. Mr. Jeffers stated that the 1000 seat dinner barn is currently under construction, and is adjacent to the existing theater on 41st Street. The applicant explained that the expanded theater park will cover a 225-acre tract, which has sufficient road access to all surrounding communities. A layout (Exhibit A-2) of the theme park and an aerial photograph (Exhibit A-3) were submitted.

Comments and Questions:

In response to Mr. Alberty, the applicant stated that the total ownership consists of approximately 1000 acres.

In regard to parking, Mr. Jeffers requested permission to install hard surface driving lanes, with parking spaces being permitted on a gravel surface. He stated that if this type of parking presents a problem it will be corrected immediately.

Case No. 1035 (continued)

Interested Parties:

Vernon Smith stated that he is the director of Economic Development Services for the City of Sand Springs. He stated that tourism is an evolving industry in the state, and Sand Springs is supportive of the application.

Comments and Questions:

Mr. Alberty inquired as to proposed road improvements, and Mr. Smith replied that this issue has been discussed with the County Commissioners, and there is no proposed road construction in the near future. He pointed out that the expansion of Discoveryland will extend the season to approximately nine or ten months and, although the total number of visitors may increase, the amount of traffic at any given time probably will not change.

Mr. Looney confirmed that the location of the Tulsa Junior College in the area has brought about proposed road improvements in late 1991 or 1992.

In response to Mr. Alberty, the applicant informed that the park will be in operation from March 15th through December 15th.

Mr. Alberty asked if a turn lane has been proposed, and Mr. Jeffers stated that a second entry gate has been installed, which will be opened if the traffic increases to that degree, and a turn lane will be installed if it becomes necessary.

Mr. Alberty suggested that the applicant consult with the County Engineer concerning an acceptable method to meet the demands of additional traffic that could be generated by the expansion.

In response to Mr. Alberty's question concerning a site plan, the applicant stated that the submitted layout depicts the location of each use, but a detail site plan will be provided in the future.

Mr. Looney asked the applicant if he anticipates further Board action concerning the theme park, and Mr. Jeffers stated that no additional changes are planned.

In reply to Mr. Alberty, Mr. Jeffers stated that two major attractions will be in operation at all times. He informed that the theme park will open at 9:00 a.m. and close at sundown; however, the musical production and the cowboy dinner barn will be in operation during the evening hours.

Mr. Alberty explained that, in similar cases, it has been the practice of the Board to approve the request in concept, with the applicant returning to the Board for final approval of a detail site plan.

Mr. Looney asked if mechanical rides are proposed, and the applicant stated that there are no rides proposed at this time.

Case No. 1035 (continued)

In response to Mr. Gardner, Mr. Jeffers stated that all evening activities are enclosed.

Mr. Alberty informed that the Sand Springs Board of Adjustment (Exhibit A-1) is supportive of the application, but voiced a concern with the fact that the land was not rezoned.

Mr. Gardner advised that the County Zoning Code states that the applicant can apply for a special exception to allow the use, and this permits the Board to review the case and impose conditions. He pointed out that this application is not a use variance, but is for a unique outdoor recreational operation (usually requiring large tracts of land) which is permitted by special exception.

Protestants: None.

Board Action:

On **MOTION** of Looney, the Board voted 4-0-0 (Alberty, Eller, Looney, Walker, "aye"; no "nays"; no "abstentions"; Tyndall, "absent") to **APPROVE** a **Special Exception** to permit Use Unit 20 uses including, but not limited to, old western town and Indian village theme park, theme park offices and visitor accommodations; petting zoo, buffalo and other western livestock display; frontier dwellings, historical "oil boom" town; frontier fort and railroad, Oklahomal performers Hall of Fame; arts and crafts and western gourmet food productions; souvenir, concessions and retail shops, restaurant and dinner theater; amusement and other recreation activities and recreational vehicle parking in an AG zoned district - **Section 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 20; and to **APPROVE** a **Variance** of the required all-weather surface to permit gravel parking - **Section 1340. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** - Use Unit 20; subject to Board approval of a detailed plot plan before each phase of development occurs; and subject to County Engineer approval of access points; finding that the Board is supportive of the proposed layout, as submitted; and that the expansion of the existing use, as proposed, will be compatible with the surrounding area, and in harmony with the spirit and intent of the Code; on the following described property:

Part of Sections 23, 24, 25 and 26 in Township 19 North, Range 10 East Tulsa County, Oklahoma and being S/2 SE/4 Section 23; S/2 SW/4 Section 24; All that part of Section 25, beginning at the NW/c of said Section; thence east along the section line 2030' to the north boundary of 41st Street; thence southwest along the north boundary of 41st Street along a curve to the left with a radius of 11,534.16' and a tangent 1850.56' a distance of 2199.88' to the west line of NW/4 NW/4 Section 25; thence north on said west line a distance of 422.0' to the northwest corner of Section 25, said corner being the POB; and all that part of the NE/4 NE/4 Section 26 lying north of a tract of land heretofore dedicated to the County of Tulsa; said dedicated tract being 3.86 acres, and more particularly described as: Beginning at a point on the east line of NE/4 NE/4 499.18' south of the NE/c of said NE/4 NE/4; thence southwesterly on a curve to the left with a radius of 11,459.16'

Case No. 1035 (continued)

a distance of 281.33', the right of way being 75.0' on the right and 60.0' on the left, both being parallel to said centerline; thence continuing on the centerline south 71°31' west a distance of 271.66' to a point, the right of way being 75.0' and parallel on the right and 75.0' on the left and not parallel to centerline; thence continuing south 71°31' west a distance of 275.0' to a point, the right of way being 75.0' on the right and parallel to the centerline and 50.0' on the left and not parallel to centerline; thence continuing south 71°31' west a distance of 50.0' the right-of-way being 75.0; on the right and parallel to centerline and 50.0' on the left and parallel to centerline; thence continuing south 71°31' west a distance of 150.0' to a point, the right of way being 50.0' on the right and not parallel and 50.0' on the left and parallel to the centerline; thence continuing south 71°31' west a distance of 341.55' to a point on the west line of said NE/4 NE/4 938.48' south of the NW/c of said NE/4 NE/4 the right of way being 50.0' on the right and 50.0' on the left and both being parallel to the centerline; all in Section 26; together with a tract of land in the NW/4 NE/4 Section 26, more particularly described as follows: Beginning at the NW/c of the NW/4, NE/4 of said Section 26; thence south 1322.98' to the SW/c NW/4 NE/4; thence east 155' to the centerline of a road known as Coyote Trail; thence north 41°55' east a distance of 250' to the point of a curve to the right, having a central angle of 58° and a radius of 573', a distance of 578.73'; thence south 79°40' east 250'; thence north 71°33' east along the north boundary of 41st Street, a distance of 248.47' to the east line of NW/4 NE/4 of said Section 26; thence north along said east line a distance of 944' to the NE/c of NW/4 NE/4; thence west on the north line of NW/4 NE/4 a distance of 1319.10' to the NW/c of NW/4 NE/4 of Section 26, containing approximately 31 acres and being located in an AG zoned district, Tulsa County, Oklahoma.

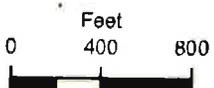
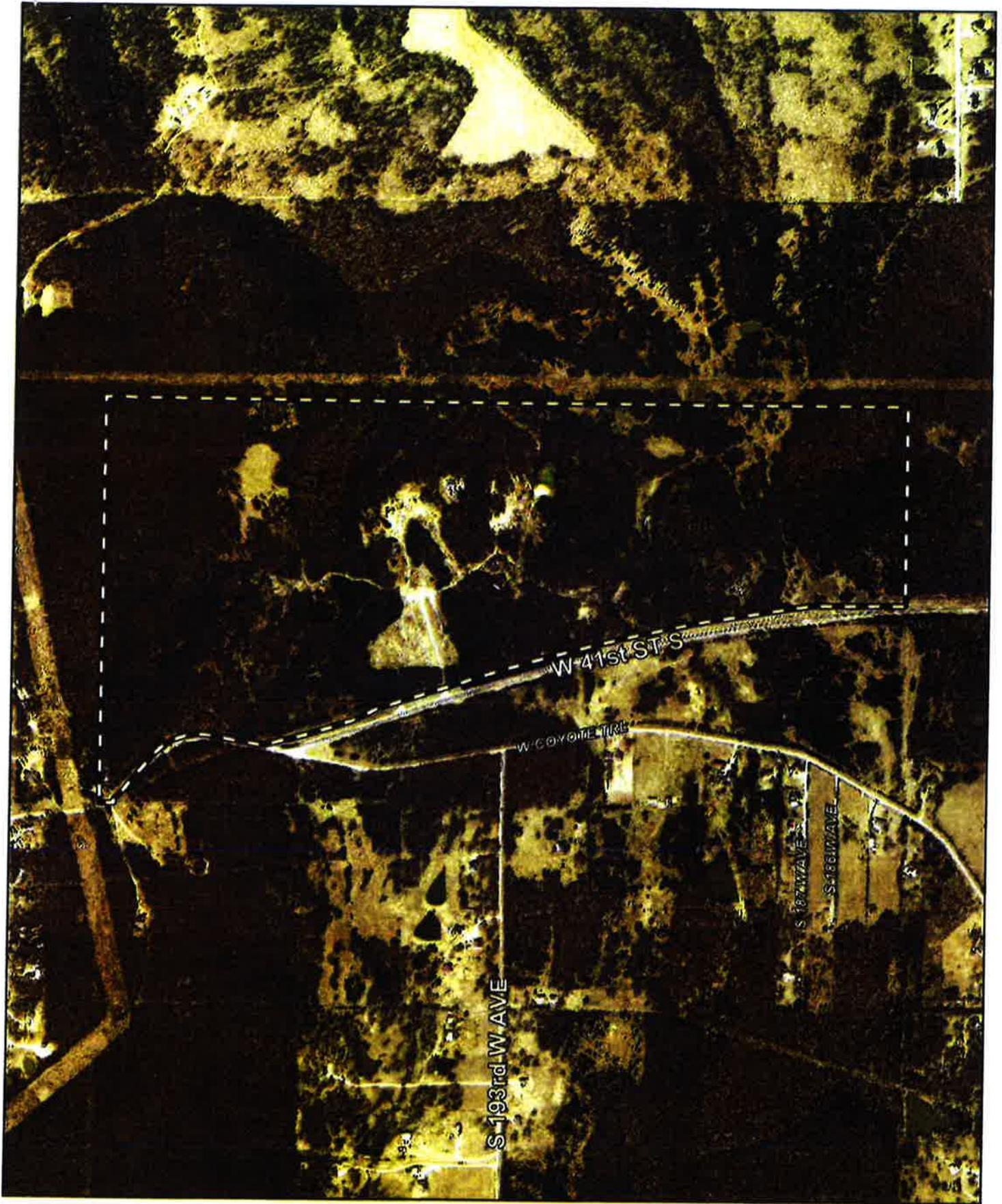
Case No. 1036

Action Requested:

Variance of the required 25' yard to 20' (45' from the centerline of North 91st East Avenue) - **Section 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** - Use Unit 9, located 13503 North 91st East Avenue.

Presentation:

The applicant, **David Eddy II**, 13501 North 91st East Avenue, Tulsa, Oklahoma, submitted a plot plan (Exhibit B-1), and explained that he is proposing to construct a house on his property, but the ravines on the back portion prevent construction in that area. He requested permission to move the house 5' closer to the street to allow sufficient space to install lateral lines for the septic system.



 Subject Tract

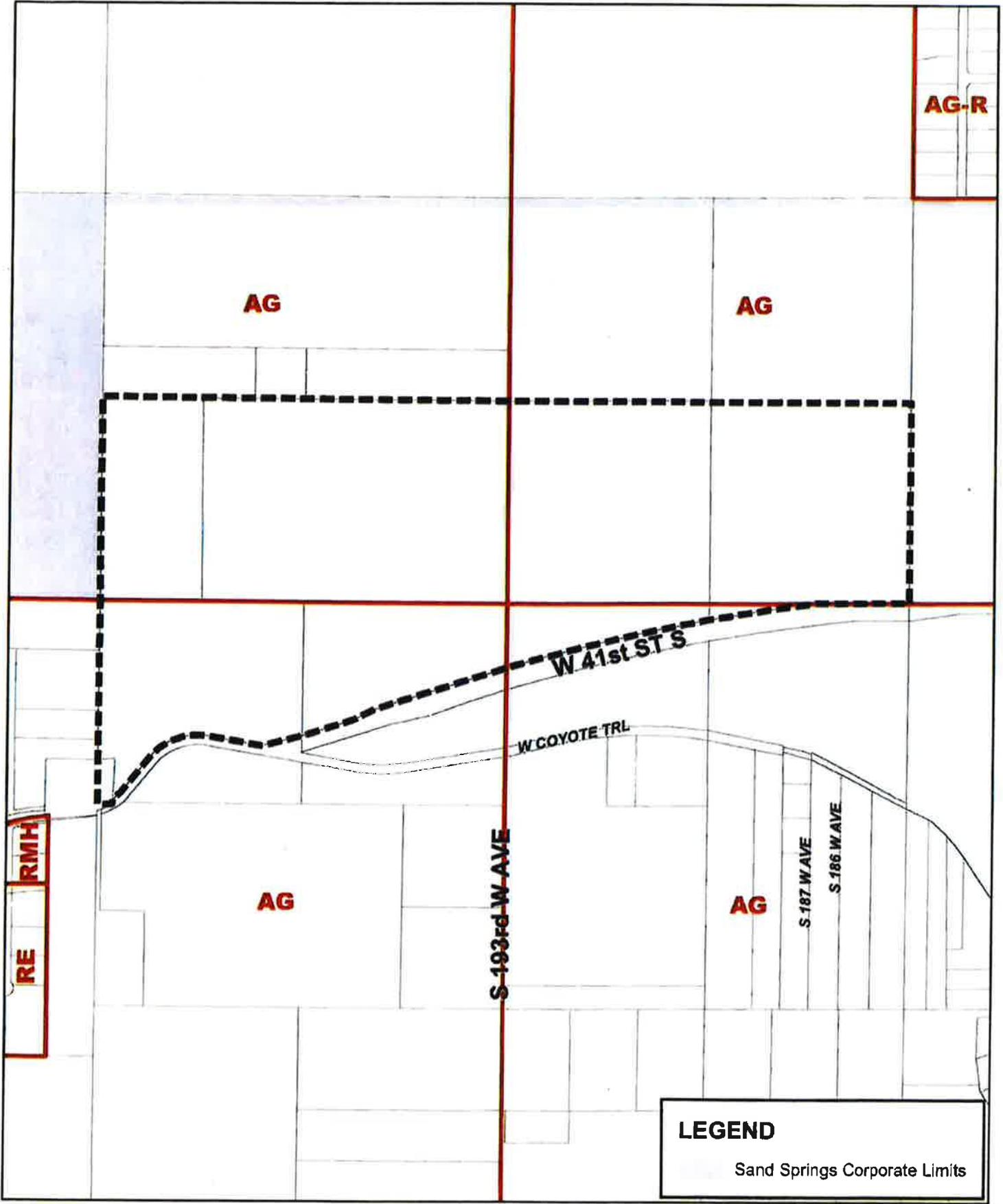
CBOA-1035

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



3.9



CBOA-1035



3.10

AG

AG

S.S.

FC

AG

CL

S.S.

1035

STREET

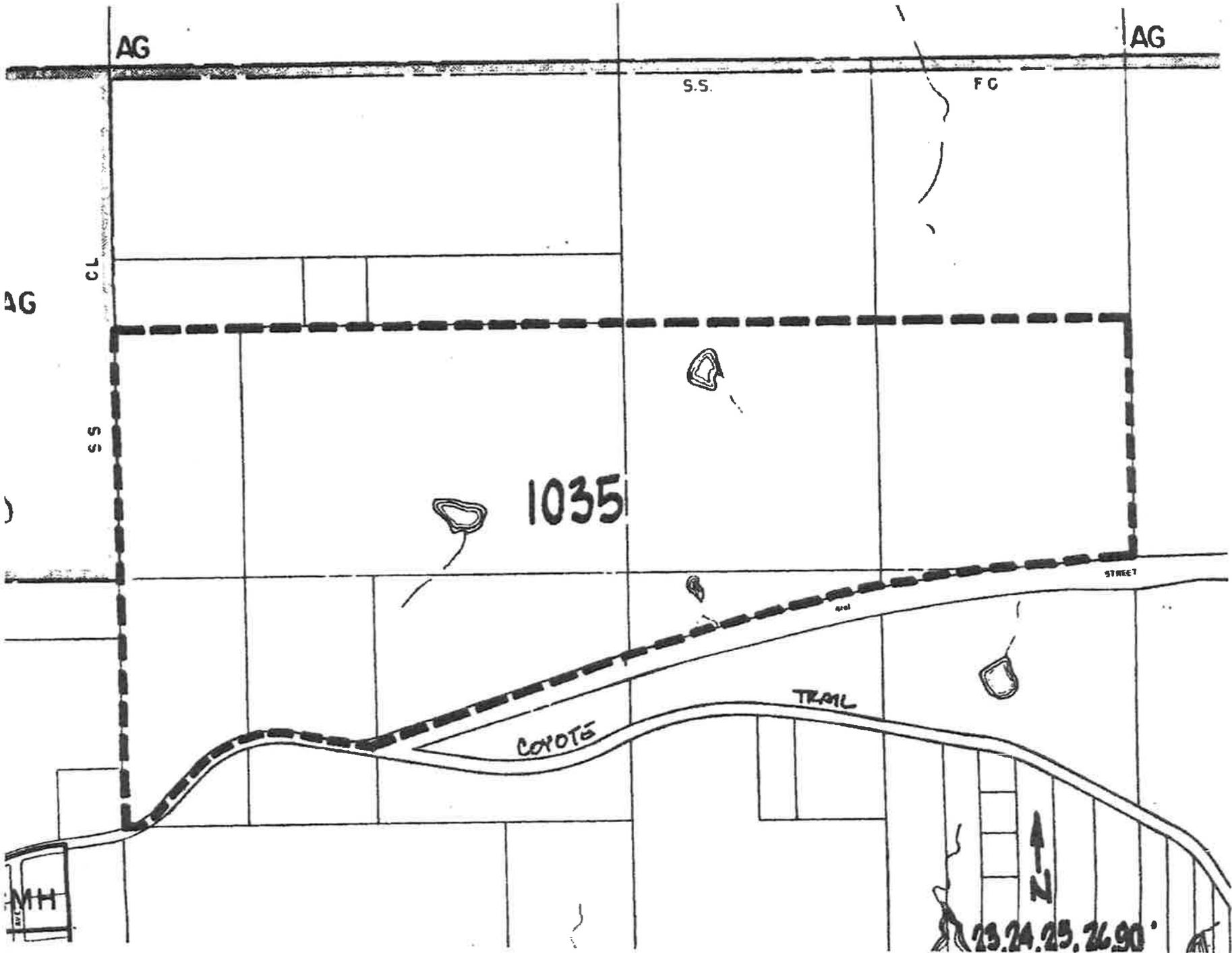
TRAIL

COYOTE

N ↑

23.24.25.26.90°

3.11





25



 Subject Tract

CBOA-2674

19-10 23, 19-10 24,
& 19-10 26

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



3.13

RV Parking and Camping

The resort will have ample RV parking along with primitive camping and even cabins. So if you are a person who wants to be closer to nature, we have those options. All cabins will be fully furnished and all you need to bring is clothes and snacks for the kids!

Other Activities

Here is a list of some of the other activities that are planned for the new Range and Resort.

- **Fishing**
- **Kayaking**
- **Playground for kids**
- **Sand Volleyball**
- **Horse Barn for Trail Rides**
- **UTV Trails**
- **Hiking**
- **Mountain Biking**
- **Outdoor Plays**
- **Rifle Range**
- **Pistol Range**
- **More....**

Contact Us for more Information

Discoveryland Range and Resort

501 W 41st St.

and Springs, OK 74063

1-619-3414

www.discoverylandrr.com

Lodges

Range Lodge

Then New DLRR will have multiple lodges. One for the range that will have our main checkin and pro shop along with offices and a grill for quick food. This lodge will over look the new range facing north towards the uninhabited area for views that will be breathtaking. There will also be a large deck with seating and the ability to watch any of the members practice.

Resort Lodge

Plans for the resort lodge are in the works, but it's slated to be breathtaking and a place you will want to visit often. The plan is it utilize the existing amphitheater structure and build on to it for a warm and welcoming atmosphere. There visitors can check in and get a room in the lodging portion. They can sit down to have world class meal prepared by leading chefs and more..



Discoveryland Range & Resort

World Class Lodging, food, outdoor activities, and more built for the entire family in mind.



The Range and Training Area

Training! It's what we do in so many ways. From the single mom who wants to protect herself and kids to the retired military or law enforcement individual, we have you covered. Things like intro to pistol to the more advanced class. We have instructors for almost any training need. And let's not forget safety! It's first and foremost!



3.15

Kids Rimfire Bay

We will have a dedicated area for kids to shoot grandpas hand me down 22 of their first rimfire that they will keep for years.

Party Pavilion

There is a open air pavilion for birthday parties. It's next to the rimfire bay and will have climate controlled bathrooms and cooling areas too!

360 Degree Bay

A new 360degree training bay will be available if you are qualified and will also contain our FAA Approved Helicopter landing pad.

Pistol Bays

Multiple pistol bays will be available for practice and for some competitions. These are planned to also contain cooling stations and some have First Aid



Supporting Local Residents

We want to support local residents and economy. By giving back we feel it's the best thing we can do when it's all said and done. The plans are to have a small Fire Station and EMT based on our property and we are currently working with local Doctors to have the use of our onsite medical facility for voluntary use a few times a month for those who don't have insurance and can't afford it. This facility was primarily designed to serve our resort guest along with range guest and employees. But we soon realized it could benefit so many more!



Lodge Overlooking Range
Pro Shop
Full Service Grill
Training Rooms
Golf Cart Rental
100 Yard Range
200 Yard Range
300 Yard Range

Extended Rifle range
3D Archery Course
Five Stand Skeet
Sporting Clays

Twenty + Pistol Bays
360 Degree Training Bay
Exclusive Training Bays
Throughout
Fishing Lake
Training Classes
Competitions



Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:30 AM
To: Ulmer, Amy
Subject: FW: DiscoveryLand Gun Range



Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: art.ashcroft@gmail.com <art.ashcroft@gmail.com>
Sent: Thursday, June 7, 2018 12:15 PM
To: Teresa Tosh <ttosh@tulsacounty.org>
Cc: 'Manno, Nick' <Nick.Manno@sulzer.com>; 'Judy Manno' <judy.manno@yahoo.com>; 'Carolyn Back' <Carolyn.Back@kktarchitects.com>; 'Mary Huckabee' <MHuckabee@cwlaw.com>; 'Nancy Ashcroft' <ashcroft_nancy@hotmail.com>
Subject: DiscoveryLand Gun Range

Teresa,

Thank you for taking time this morning to allow me to register my formal complaint, about the activities surrounding the proposed "DiscoveryLand Range and Resort" as one of nearly 500 property owners in the area we are very concerned about this proposed gun range on the property known as DiscoveryLand. Our home is at 4554 S 193 W Ave, Sand Springs which is 660 feet from the property line of DiscoveryLand.

On Sunday June 3 between 2PM and about 330 (the only time during the afternoon that we were at home). We literally were hearing almost continuous gunfire, clearly from multiple weapons. This gunfire was coming from the DiscoveryLand property at 19501 W 41st Street. It goes without saying that we found this very disturbing. I know that a zoning exception has NOT been made to allow the use of that location as a handgun and skeet range, yet I and others believe that the applicants are proceeding as if it were approved. As you can see from the Facebook posts of "Dynamic Defense Solutions" this was a planned and paid event (screenshots 1 & 2)! ***Would this be in violation of the current property zoning?***

As an additional complaint, On Sunday April 29, between 1 and 5 PM our peace was disrupted by hundreds of rounds from automatic or semi-automatic weapons. At that time we were completely unaware that these plans were in the works, in fact we found out on May 3 that an application had been filed all the way back on March 15!

On Saturday May 19 and Sunday May 20 a Motocross event was held on the DiscoveryLand property, as advertised on the www.occra.com website (screenshot 3), is that an excepted use of the property?. But more telling is that about noon on Sunday the 20th a large bulldozer was unloaded at the front of the property and around 5 PM the Dozer disappeared into the woods and dozens of trucks loaded with material arrived for the next several hours, well into the darkness. We continued to hear the dozer operate well after dark from our back deck. We found it very odd that this activity was

being done on a Sunday and we could only presume that was an effort to do the work outside normal business hours, does anyone hold a permit for construction at that site? I have NOT seen (and I have looks) any permit signs posted at the entrance as required.

I believe (as do others) that the applicants in conjunction with the current property owner(s) are proceeding as if they have the exception approved even though the Tulsa County Board of Adjustment has never heard even a single argument for or against this proposal. **These folks have begun marketing and operating this proposed facility as if approved!** That flies in the face of justice and due process.

Thank you for passing this on.

Art Ashcroft,
918-384-5425
918-645-4666



Dynamic Defensive Solutions added an event.

May 2

Firearms Training Sunday May 6, 2018 starting at 1:00pm. Combination of pistol and rifle training.

Day Pass \$25

Monthly membership \$49



SUN, MAY 6

Firearms Training

Discoveryland OK · Sand Springs, OK

★ Interested

https://www.facebook.com/events/290521660682335/?acontext={\"ref\":\"3\",\"ref_newfeed_story_type\":\"regular\",\"action_history\":null}



File Edit View History Bookmarks Tools Help

(81) Dynamic Defensive Solu... X

https://www.facebook.com/dds/dynamicdefensivesolutions/post/14/

Dynamic Defensive Solutions

Like Follow Share

Dynamic Defensive Solutions added an event.
June 1 at 9:25pm

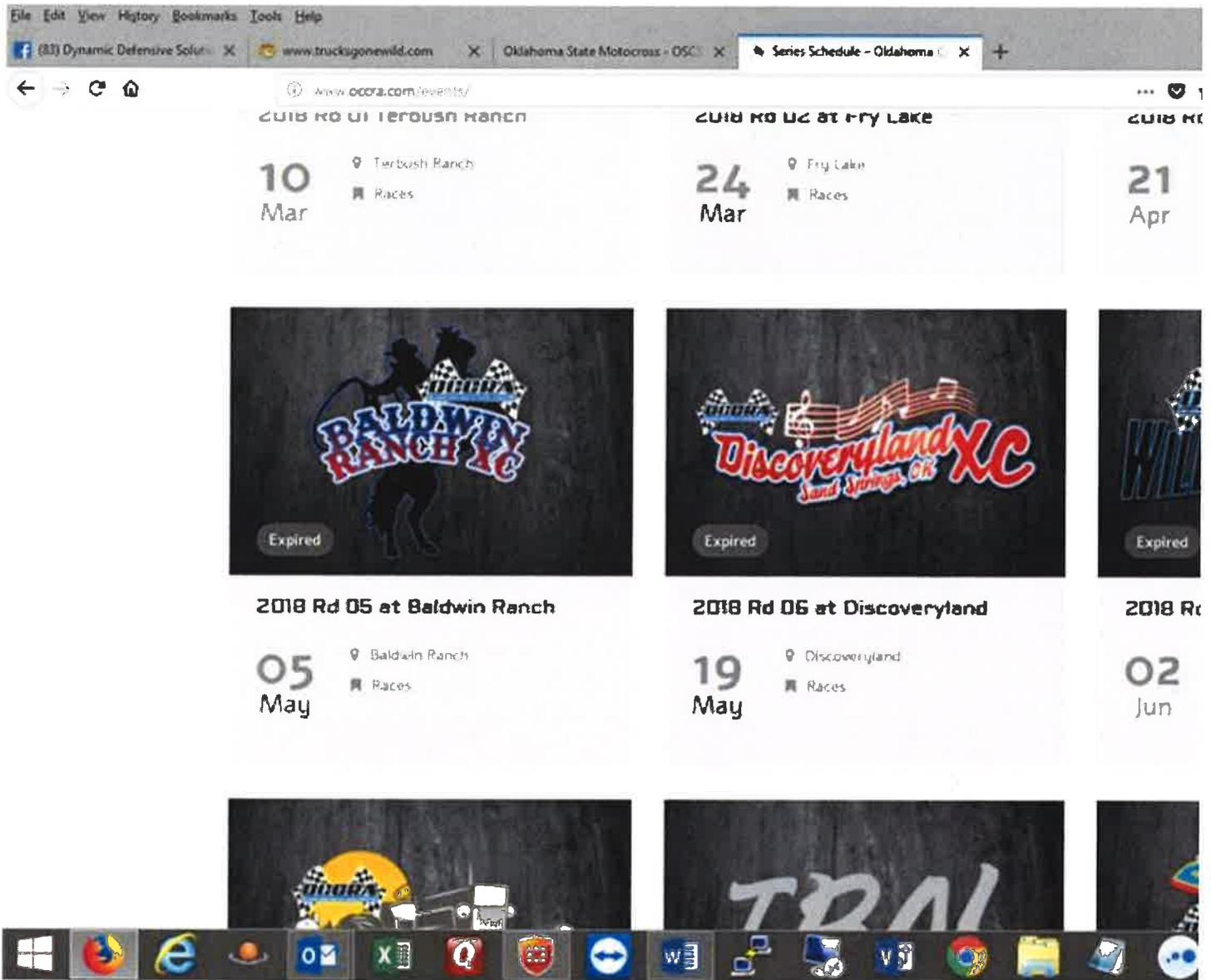
DDS will be holding class this Sunday June 3rd starting at 1:30pm. We plan to run both pistol and rifle drills. If time allows we will run some shotgun drills. Bring 10-15 slugs and at least 50 rounds of 8 shot if you decide to participate in shotgun work. Hope to see everyone out there!

Discovery Land
19501 W 41st, Sand Springs

DYNAMIC DEFENSIVE SOLUTIONS
FIREARMS TRAINING

Home Services Reviews Photos Videos Posts Events About Community Create a Page

Windows Firefox Internet Explorer Outlook X Windows Mail Windows Word Windows File Explorer Windows



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Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:29 AM
To: Ulmer, Amy
Subject: FW: Proposed gun range at Discoveryland



Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: G Pike <gpik4901@yahoo.com>
Sent: Thursday, June 7, 2018 2:53 PM
To: Teresa Tosh <ttosh@tulsacounty.org>; INCOG-SusanMiller <smiller@incog.org>
Subject: Proposed gun range at Discoveryland

My name is Gay Pike and I live at 19014 W. Coyote Trail, Sand Springs.

I would like to make a report about the fact that gun classes and shooting are occurring at the Discoveryland site, and they have not been granted a special exception to do this. The next hearing on this is June 19th. Gun classes and training have been conducted there for several months. The group using the site (possibly in addition to others) is Dynamic Defensive Solutions and they have a facebook page where they advertise the classes. They were shooting last Sunday June 3. My husband and I were home (living just across Coyote Trail from the Discoveryland location) and we could hear it even while inside the house. They were also shooting on Sun May 27th. This has been going on almost every Sunday for the last several months. I just wanted it on record that there are activities going on out there that may be a zoning violation. We've heard this many other times and have never complained as we do not normally interfere with our "neighbors", but they are conducting organized shooting events without the approval, inspections, or any of the safety features they are "promising" and this is very concerning. Thank you



Dynamic Defensive Solutions added an event.



1 June at 21:25 · 🌐

DDS will be holding class this Sunday June 3rd starting at 1:30pm. We plan to run both pistol and rifle drills. If time allows we will run some shotgun drills. Bring 10-15 slugs and at least 50 rounds of 8 shot if you decide to participate in shotgun work. Hope to see everyone out there!

Discovery Land
19501 W 41st, Sand Springs



DYNAMIC DEFENSIVE SOLUTIONS

FIREARMS TRAINING

SUN, 3 JUNE

Class

★ Interested



Dynamic Defensive Solutions



27 May at 17:53 · 🌐

It was a hot day today but we were impressed to see so many people come out to train! Great job to everyone!



Like

Comment

Share



[Dynamic Defensive Solutions](#) added an event.



26 May at 13:13

We will be having class this Sunday at 1pm. We willing working on live fire pistol and rifle work. Please bring mag holders and equipment for both.

Discovery Land
19501 W 41st



SUN, 27 MAY

Class

★ Interested

0 people went

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Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:28 AM
To: Ulmer, Amy
Subject: FW: Discoveryland property



Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Karla Ragsdale <ragsdalekarla@gmail.com>
Sent: Thursday, June 7, 2018 7:57 PM
To: Teresa Tosh <ttosh@tulsacounty.org>
Subject: Discoveryland property

I would like to take this opportunity to thank you for accepting emails regarding the initiative of a gun range at the old Discoveryland.

I am a property owner west of Discoveryland. I have great concerns about this initiative. Just last Sunday all of our outdoor family activities were interrupted by constant gunfire, which was very loud. I am not only concerned about the noise level and what it does to property value and resale, but I am also concerned for the safety of our family. I have a teenager and three young grandchildren who spend a lot of time in our backyard, which is adjacent to Discoveryland.

The main reason we chose to live here was for the quiet neighborhood and solitude it offered. The gun range would rob us of this enjoyment as well. Even indoors we can hear the constant firing of gunshots.

Another concern I have is that they may be violating current zoning. If they would do this at this time I cannot trust they will abide by revised zoning rules in the future, despite their promises.

Would you please consider these things in any decision you are making regarding allowance of the gun activity and hopefully prevent it from occurring?

Thank you.
Karla Ragsdale

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Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:28 AM
To: Ulmer, Amy
Subject: FW: Activity contrary to zoning



Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Diane Jablonski <tjdjok@gmail.com>
Sent: Thursday, June 7, 2018 10:48 PM
To: Teresa Tosh <ttosh@tulsacounty.org>; INCOG-SusanMiller <smiller@incog.org>
Subject: Activity contrary to zoning

Hello,

I have been given your email addresses to register a complaint about activity that may be contrary to zoning regulations.

I live at 18708 W Coyote Trail, Sand Springs. I have been hearing gunshots at the Discoveryland property on Sunday afternoons, and I know from the Dynamic Defensive Solutions firearm training Facebook page that they are training every Sunday afternoon at the Discoveryland property. I believe this to be contrary to current zoning regulations.

(https://www.facebook.com/pg/dynamicdefensivesolutions/posts/?ref=page_internal)

The current and/or prospective owners of the Discoveryland property have applied for a Special Exception (Case Number: CBOA-2674) to use that property as a gun range; it is currently zoned for agricultural use. This exception has not yet been approved, but the land is already being used as a gun range.

I want to go on record that I am registering a formal complaint about this activity that I believe to be premature and against current zoning for the Discoveryland property.

Sincerely,
Diane Jablonski

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:28 AM
To: Ulmer, Amy
Subject: FW: Shooting Activities at Discoveryland Site



Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Judy Manno <judy.manno@yahoo.com>
Sent: Friday, June 8, 2018 8:17 AM
To: Teresa Tosh <ttosh@tulsacounty.org>
Cc: INCOG-SusanMiller <smiller@incog.org>
Subject: Shooting Activities at Discoveryland Site

My name is Judy Manno and my husband Nick and I live at 4442 S 193rd West Avenue Sand Springs.

I would like to make a formal complaint re: ongoing activities occurring at the Discoveryland site which I believe may not be in accordance with the site's current zoning status. Proposed developers for the site have a current request pending with the BOA to obtain a special exception to develop the Discoveryland site as an outdoor gun range. The next scheduled hearing on this request is set for June 19th.

Despite not yet having obtained the BOA special exception, the Discoveryland site is currently being used as an outdoor gun range by a group called Dynamic Defensive Solutions (DDS). DDS has, through Facebook, been actively promoting and performing gun training activities at the Discoveryland site since at least March 2018.

As recently as Sunday June 3rd DDS conducted shooting exercises (including rapid fire) that went on throughout the afternoon. My husband and I could hear the shots from inside our home. We haven't voiced our concerns previously because until May, we didn't know who to contact about the situation.

We are very troubled by the fact that Discoveryland is currently being utilized as an outdoor gun range without the required special exception having been obtained from the BOA. The fact that the developers are allowing such activity to occur is at odds with the spirit of the BOA hearing process, which is intended to both (i) provide concerned citizens with an opportunity to participate in zoning decisions that may impact their neighborhood and (ii) ensure that planned development activities conform to current zoning requirements.

Thank you for your time and consideration.

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:26 AM
To: Ulmer, Amy
Subject: copy of complaint



Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Lotsee Spradling <flyinggranchss@aol.com>
Sent: Saturday, June 9, 2018 11:55 AM
To: Teresa Tosh <ttosh@tulsacounty.org>
Subject: shootine

My name is Lotsee Sradling
I butt up against the old Discoveryland
there has been shooing for the past two Sundays on the Discoveryland property lots of shooting!!!
a lot of noise I can hear it from my house
but when we were riding two weeks ago on Sunday some of the horses got spooked really bad.
one had to walk her horse all the way back to the barn so she wouldn't get thrown or have a
run away.
we all had to cut our ride short to help the others whose horses were super nervous
we have been afraid to ride when we hear all that shooting, don't want any one to get
hurt
why is this happening?
what is going on???????? there is hearing on the 19th so I didn't think
this would start now since they haven't been granted permission from the INCOG board

I was talking to the neighbors and just found out about your email to complain or
I would have reported this sooner
how would you like to hear that all day?????
Respectfully,
Lotsee Spradling

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Ulmer, Amy

From: Miller, Susan
Sent: Friday, June 08, 2018 11:14 AM
To: Ulmer, Amy
Subject: FW: Property owner adjacent to Discoveryland

From: Karla Ragsdale [mailto:ragsdalekarla@gmail.com]
Sent: Thursday, June 07, 2018 7:52 PM
To: Miller, Susan <SMiller@incog.org>
Subject: Property owner adjacent to Discoveryland

I would like to take this opportunity to thank you for accepting emails regarding the initiative of a gun range at the old Discoveryland.

I am a property owner west of Discoveryland. I have great concerns about this initiative. Just last Sunday all of our outdoor family activities were interrupted by constant gunfire, which was very loud. I am not only concerned about the noise level and what it does to property value and resale, but I am also concerned for the safety of our family. I have a teenager and three young grandchildren who spend a lot of time in our backyard, which is adjacent to Discoveryland.

The main reason we chose to live here was for the quiet neighborhood and solitude it offered. The gun range would rob us of this enjoyment as well. Even indoors we can hear the constant firing of gunshots.

Would you please consider these things in any decision you are making regarding allowance of the gun activity and hopefully prevent it from occurring?

Best regards,
Karla Ragsdale

Ulmer, Amy

From: art.ashcroft@gmail.com
Sent: Thursday, June 07, 2018 1:34 PM
To: Miller, Susan; Ulmer, Amy
Cc: 'Arthur Ashcroft'
Subject: FW: DiscoveryLand Gun Range Case #CBOA-2674

Ms. Miller

Please see below, my formal complaint to the county regarding the use of the property we know as DiscoveryLand for paid firearms training even though no exception has yet been approved.

We are bringing this to the attention of the board as we believe the applicant and property owners are proceeding as if this has been approved.

Thank you,
Art ashcroft
918-384-5425
918-645-4666

From: art.ashcroft@gmail.com <art.ashcroft@gmail.com>
Sent: Thursday, June 7, 2018 12:15 PM
To: ttosh@tulsacounty.org
Cc: 'Manno, Nick' <Nick.Manno@sulzer.com>; 'Judy Manno' <judy.manno@yahoo.com>; 'Carolyn Back' <Carolyn.Back@kktarchitects.com>; 'Mary Huckabee' <MHuckabee@cwlaw.com>; 'Nancy Ashcroft' <ashcroft_nancy@hotmail.com>
Subject: DiscoveryLand Gun Range

Teresa,

Thank you for taking time this morning to allow me to register my formal complaint, about the activities surrounding the proposed "DiscoveryLand Range and Resort" as one of nearly 500 property owners in the area we are very concerned about this proposed gun range on the property known as DiscoveryLand. Our home is at 4554 S 193 W Ave, Sand Springs which is 660 feet from the property line of DiscoveryLand.

On Sunday June 3 between 2PM and about 330 (the only time during the afternoon that we were at home). We literally were hearing almost continuous gunfire, clearly from multiple weapons. This gunfire was coming from the DiscoveryLand property at 19501 W 41st Street. It goes without saying that we found this very disturbing. I know that a zoning exception has NOT been made to allow the use of that location as a handgun and skeet range, yet I and others believe that the applicants are proceeding as if it were approved. As you can see from the facebook posts of "Dynamic Defense Solutions" this was a planned and paid event (screenshots 1 & 2)! ***Would this be in violation of the current property zoning?***

As an additional complaint, On Sunday April 29, between 1 and 5 PM our peace was disrupted by hundreds of rounds from automatic or semi-automatic weapons. At that time we were completely unaware that these plans were in the works, in fact we found out on May 3 that an application had been filed all the way back on March 15!

On Saturday May 19 and Sunday May 20 a Motcross event was held on the Discoveryland property, as advertised on the www.occra.com website.(screenshot 3), is that an excepted use of the property?. But more telling is that about noon on Sunday the 20th a large bulldozer was unloaded at the front of the property and around 5 PM the Dozer disappeared into the woods and dozens of trucks loaded with material arrived for the next several hours, well into the darkness. We continued to hear the dozer operate well after dark from our back deck. We found it very odd that this activity was being done on a Sunday and we could only presume that was an effort to do the work outside normal business hours, does anyone hold a permit for construction at that site? I have NOT seen (aand I have looks) any permit signs posted at the entrance as required.

I believe (as do others) that the applicants in conjunction with the current property owner(s) are proceeding as if they have the exception approved even though the Tulsa County Board of Adjustment has never heard even a single argument for or against this proposal. **These folks have begun marketing and operating this proposed facility as if approved!** That flies in the face of justice and due process.

Thank you for passing this on.

Art Ashcroft,
918-384-5425
918-645-4666



Dynamic Defensive Solutions added an event.



May 2 · 🌐

Firearms Training Sunday May 6, 2018 starting at 1:00pm. Combination of pistol and rifle training.

Day Pass \$25

Monthly membership \$49



SUN, MAY 6

Firearms Training

Discoveryland OK · Sand Springs, OK

★ Interested

https://www.facebook.com/events/298521660682335/?acontext=[{"ref": "3", "ref_newfeed_story_type": "regular", "action_history": "null"}]



File Edit View History Bookmarks Tools Help

(81) Dynamic Defensive Solutions x

https://www.facebook.com/pg/dynamicdefensivesolutions/posts/ 133%

Dynamic Defensive Solutions

Like Follow Share

Dynamic Defensive Solutions added an event.
June 1 at 9:25pm

DDS will be holding class this Sunday June 3rd starting at 1:30pm. We plan to run both pistol and rifle drills. If time allows we will run some shotgun drills. Bring 10-15slugs and at least 50rounds of 8 shot if you decide to participate in shotgun work. Hope to see everyone out there!

Discovery Land
19501 W 41st, Sand Springs

DYNAMIC DEFENSIVE SOLUTIONS
FIREARMS TRAINING

Home Services Reviews Photos Videos Posts Events About Community

Create a Page

http://www.facebook.com/events/2046464455681231/?context={%22ref%22:%22ref_newsfeed_story_type%22:%22regular%22,%22action_history%22:%22null%22}

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(83) Dynamic Defensive Solu... X www.trucksongonewild.com X Oklahoma State Motocross - OSC... X Series Schedule - Oklahoma C... X +

www.ocra.com/events/

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Terbush Ranch
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2018 Rd 02 at Fry Lake

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Ulmer, Amy

From: Malea Stoner <mstoner@jenksok.org>
Sent: Tuesday, June 12, 2018 4:43 PM
To: BOA
Subject: BOA Case No. 2674

Dear Tulsa County Board of Adjustment Chair and Members,

I received a postcard from www.stop-discoverylandrr.com opposing the Special Exception for the subject case.

Although I do not live in the immediate vicinity of the proposed gun range and resort, I live only a matter of miles from the site. I reside at 15306 W. 18th St. S. in Sand Springs. Having resided in and around Sand Springs all of my life, and being familiar with the old Discoveryland site, my personal opinion is that a gun range and resort would be perfect for the location. Discoveryland has been gone for years, and the property has deteriorated horribly. The proposed gun range and resort would bring new life to the property.

Considering the many State and Federal guidelines that are mandated to open a gun range, I feel that the people opposing this use have not educated themselves and are allowing their fears, real or imagined, to not look at the overall proposed use logically.

As I stated, although I do not live in the immediate area, I feel the proposed use is perfect for this property.

Malea L. Stoner
Planning Assistant
Records Administrator
City of Jenks
P.O. Box 2007
211 N. Elm
Jenks, OK 74037
918-299-5883 Office
918-556-7431 Direct
918-299-4489 Fax

Ulmer, Amy

From: Jeff Tallant <tallant73@yahoo.com>
Sent: Tuesday, June 05, 2018 4:50 PM
To: Ulmer, Amy
Subject: Discoveryland

- RE Case Number CBOA-2674

Hello my name is Jeff Tallant, D.C. and my family of five and I live in the Twilight Ridge edition near Discoveryland. We are concerned about safety for not only our children but also our neighbors. We have only lived there since December and the reason that we had our home built up there is because it is quite and peaceful. We have turkey and deer come up in our back yard almost every day. We have a 19 year old, 6 year old and a 2 year old who is almost three and I would like to raise them in a community that is safe. My six year old has been diagnosed with ADHD and Sensory Processing Disorder and I am worried how he is going to react if there is constant gun fire from daylight until dark seven days a week. He can't even flush the toilet in a public restroom because he is so sensitive to loud noises. I don't know all of the details with this proposal but I have been around guns my whole life and I know how loud a rifle is if only one is being fired; not to mention several at the same time along with shotguns and pistols. I have been told that one of the targets will be positioned to where they will be shooting directly toward Twilight Ridge and I hope this is not the case. Also one of our neighbors copied and pasted a Facebook post from one of the gun ranges employees stating that free training would be given to people who show up to support their cause at the hearing and my question is: if they are suppose to be performing a strict background check on all of their members then how can they offer free training to anyone who shows up to the hearing? Hope this helps thank you.

My address is:

Jeff Tallant, D.C.
3547 S 184th W. Ave
Sand Springs, OK 74063

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

Case Number: CBOA-2674
Address: 19501 W. 41st Street, Sand Springs, OK 74063

Dear Board Members,

My name is Kathleen Hoey and I reside at 4901 S. 193rd West Ave, Sand Springs, OK 74063 along with my husband, Paul. We purchased our acreage in 1983 and finished our dream home in 1985. We are retired teachers from Sand Springs Public Schools and both spent our entire careers in that district. We chose to purchase our property for a number of reasons. Being city kids, raised in Tulsa, we wanted the space and quiet that country living afforded us. In fact, when we bought our land, there were only 3 houses on our quiet street and we had to lay gravel from where 193rd "ended" to our property. Paul was the agricultural education instructor for over 30 years at Charles Page High School and we used our farm to raise livestock from the very beginning. Our daughters were active in 4-H and FFA, raising sheep and swine as part of their agriculture youth leadership experience. Our neighborhood has certainly grown but the aspects that attracted us to the area remain strong; multi-acre homesteads, a natural setting in which wildlife thrives and the quiet of country living. We also have the benefit of caring, concerned neighbors that look out for each other, a community.

We are very concerned about the plans for the proposed Discoveryland Range and Resort and their request for a special exception. Our chief concerns are the noise and the effect it will have on our quality of life and property values.

We were enjoying a beautiful spring Sunday afternoon when we heard an excessive amount of gunfire coming from the north of our property. My husband's comment was "someone is wasting an awful lot of ammunition." It was staccato, rapid-fire shots piercing the calm of the afternoon. I didn't take note of the date but it was before our neighbor made us aware of the gun range proposal. The applicant says they received no noise complaints, but we didn't know who to complain to and certainly had no idea that a commercial gun range operated down the street. We often hear the occasional shot being fired, especially on the weekends, for hunting and recreation, but have never experienced anything to rival those Sunday afternoons. I would like to note that Dynamic Defense Solutions, the entity that has been hosting firearms training sessions since March, FaceBook posted on May 5 "Class this Sunday and next will be 'Dry Fire' only. We have been requested to not shoot the next two sundays(sic)." To me, this is telling of the fact that they wanted to minimize the noise impact right before this hearing.

Our property value is another concern. We have invested a great deal of money, hard work, blood, sweat and tears to make our place not only our oasis but the family-home refuge for our daughters and Grandma and Grandpa's farm for our grandchildren. As retirees, it will impose a significant hardship when our property value decreases due to the gun range. Nobody moves to the country to listen to gun and rifle rounds dawn to dusk, 365 days a year. With 3000 members, as the owners propose, there will be no reprieve.

Our other concerns mirror those of our neighbors so I won't go into detail to avoid redundancy: the condition of 41st Street to accommodate a significant increase in traffic, verbal promises without the

backing of a written plan, lack of berm and baffle written design, and lack of lead remediation written strategies specific to their property.

We have seen a lot of changes in the area during the 35 years we have lived here. When Discoveryland closed we were sad to see a good neighbor leave, but we were not naïve enough to believe it would remain unused. Never in our wildest dreams did we believe it could become a police and military training facility and gun club. There are many existing facilities in the area that are well established. As urban sprawl has crept closer to those facilities, homeowners were aware of the situation and could make an informed decision before they purchased their property. This request is completely different. They are requesting to create a gun range in an established neighborhood. Even though the area is rural, and the lot sizes are acreages, it is still a vibrant neighborhood community. This proposal will be injurious to this community and detrimental to the public welfare. Scanning both their FaceBook page and website this past weekend, they are asking for public support for their initiative and may get a great deal of social media traction in a short period of time. For this meeting, they may present petitions and testimonials in support. Please keep in mind that those in support will be able to enjoy the range at their convenience and then be able to leave the area. They will not be subjected to the unpleasant ramifications on a daily basis.

We appreciate your service on this board. Thank you for taking our concerns into consideration. We love our country way of life. As retirees, we don't have the resources to fight what might very well be deep pockets for this project. Please don't forget the people who have chosen to make their home in west Tulsa County.

Sincerely,

Kathleen and Paul Hoey
Nadioak Farm
4901 S 193rd West Ave
Sand Springs, OK 74063

Case Number CBOA-2674
19501 W. 41st

Dear Board Members:

My name is Leon Parton and my wife, Neta, and I have lived at 4412 S 203rd West Avenue for 15 years.

I am an 80 year old 100% Disabled Vietnam Veteran. I lost one lung from cancer due to Agent Orange; I also have ischemic heart disease caused by Agent Orange. I am on oxygen 24/7 and am on a home concentrator.

I served two tours in VN from 67-68 and 71-72 and was in the Tet Offensive of 1968. During my two tours in VN I was involved in many breaches of the perimeter and as many as 3 or 4 mortar/rocket attacks in a 24 hour period. Now I am disturbed anytime there are unexpected loud noises or gun shots. With gun shots going on all day I would not be able to spend any time outside as the noise would not be conducive to my mental health. We also have animals that are frightened by these noises and come inside the house and hide.

As a home owner I am concerned about the value of my home decreasing. In the years we have lived at this address we have spent much time and money increasing the value of the property.

I am not against guns as I am a member of the NRA and Red Castle Gun Club and several members of my family have Concealed Carry Licenses. I am also not against either the military or law enforcement. I spent over 20 years in the US Army, mostly with the 101st Airborne Division, and am a retired 1SG with over 130 parachute jumps. We also have 4 nephews who are employed in law enforcement.

I would like to spend my remaining time on this earth in peace and quiet and not have worry about my property devaluating.

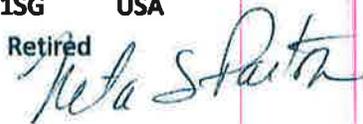
Just let me sit in my wheelchair on my porch with my pets and enjoy some peace and quiet.

Thank you.


Leon D Parton

1SG USA

Retired



May 14, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd St., Ste 800
Tulsa, OK 74103

Re: Case No: CBOA-2674
Address: 19501 W. 41st St., Sand Springs, OK (Old Discoveryland)

Dear Board Members:

My name is Gay Pike and I live at 19014 W. Coyote Trail, Sand Springs OK 74063. We moved to this home and seven acres in 1999. Our property is in very close proximity to the old Discoveryland property. We have very recently learned that the prospective buyers of this property have applied for a special exception to establish a Rifle and Skeet Range Gun Club, which will include a full-fledged police and military type training facility.

We are very concerned about this due to the noise this is going to create for all surroundings properties. The current owner is already allowing a gun club (with paying members) to use the property for gun classes, target shooting and training and they have been doing this for several months, all without a special exception. They are using pistols, rifles, and shotguns and (according to their Facebook page) are shooting hundreds of rounds per person. We also understand that Tulsa County Sheriff Office has been allowed to train and target shoot there as well. We were unaware this was an ongoing, organized shooting event, until just a few days ago. We weren't inclined to confront them as long as we thought it was an occasional occurrence, but then we learned the full extent of what they were planning. They kept it quiet from us for as long as they could.

A group of neighbors held a community meeting on May 6 to discuss this, as we, and most of the neighbors had just found out what was really going on. The current owner, plus two of the prospective buyers attended and tried to explain what they were planning to do. One of the alarming facts we learned is that they anticipate having 3,000 members and this will be open year-round. The noise is bad enough with just the one gun club operating there now, and can only get worse if this new facility is allowed to proceed. If only 5-10 percent of the 3,000 members are shooting at any one time, the noise will be unbearable, as this will amount to thousands of gunshots per day.

We truly enjoy the peace and quiet on our property and we spend a lot of time out working in the yard and enjoying our patio, and entertaining family and friends. I hate to think that we will not be able to enjoy this if this proposed Gun Club is granted an exception and allowed to be built. Just the last few weekends while they were shooting, we could hear the noise inside our house with the doors and windows shut. We would NEVER have bought a house out here, if we had any idea having a gun range next door was a possibility. No one will want to buy our homes or acreage and our property values will plummet. There are several existing gun ranges where these groups and individuals can go shoot. A new, bigger facility is not needed, especially when impacting so many residents who already live out here and were blind-sided by this. We will be adversely affected by this noise, not to mention the effect on livestock and wildlife, and the decrease in our home values. We knew there was a possibility that another bluegrass/gospel music venue could be built on that property, but never knew a gun range was a possibility, especially since so many residents live nearby. This area is much more developed than it was years ago when DiscoveryLand started operating its music show.

3.41

My husband was recently able to build his dream shop building on our property and it's very upsetting to think that if this gun range is allowed to be built, we will most likely have to move from our home and our land and give up all that we have worked so hard for and have to start all over in another location. This home is our primary investment and since we are nearing retirement age, we will never be able to recoup any losses incurred due to decreased property values.

And please know that we are not anti-gun people. We own guns and have taken the classes to obtain our concealed carry licenses. My husband enjoys hunting and in the times that we go target shooting, we go to one of the existing gun ranges. We take the second amendment very seriously. Gun owners have rights, but so do homeowners.

There is also the issue of 41st Street being able to handle the traffic of 3,000 members coming out to use this proposed facility. That road is already in bad shape and can barely handle the existing traffic. Tulsa County will soon incur significant costs to have this road re-paved and/or widened.

We are concerned about the environmental effects of lead from thousands of shots being fired. There are federally protected birds such as bald eagles in the immediate area, we see them all the time. If they ingest even a small amount of lead, they are dead.

We are also concerned about alcohol being served or even allowed onto the property. Alcohol should not be allowed in their proposed Lodge, in any of the campers/RVs or anywhere on the premises, at any time. We have no guarantee that this will be the case. ALCOHOL AND GUNS DO NOT MIX.

And lastly, there is always the probability that an errant shot or a ricochet will end up in our yard, our house, our cars or our bodies, or hit an occupied vehicle traveling on 41st St. Even in the safest gun ranges, this often happens to the surrounding neighbors, sometimes causing significant property damage, usually with no recourse for the property owner to make a claim against the gun range owners.

Please carefully consider what we are saying , and I respectfully ask you to help us homeowners and to deny this request so this Rifle and Skeet Range Gun Club will not be built here. There are so many other businesses they could put on that property, such as a golf course, or many others, that would not impact the surrounding neighbors, and would not be opposed.

From my heart I ask you, would you approve this if it were being proposed next to your home?

Sincerely,

Gay Pike

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd St., Ste 800
Tulsa, OK 74103

Re: Case No: CBOA-2674
Address: 19501 W. 41st St., Sand Springs, OK (Old Discoveryland)

Dear Board Members:

My name is Scott Pike and I live at 19014 W. Coyote Trail, Sand Springs OK 74063. We moved to this home and seven acres in 1999. Our property is in very close proximity to the old Discoveryland property. We have very recently learned that the prospective buyers of this property have applied for a special exception to establish a Rifle and Skeet Range Gun Club, which will include a full-fledged police and military training facility.

I am very concerned about the noise, the loss of property value, the traffic and road conditions on 41st Street, and the likelihood of stray bullets hitting our property. We have been told they expect to have about 3,000 members in addition to groups such as law enforcement and shooting competitions and that is far too much gunshot noise so close to our home as well as all the neighbor's homes. They are already holding gun classes over there and we know how loud the sound is now, not to mention how bad it will be when dozens or even hundreds of people are over there shooting.

We enjoy being outside in our yard and on our patio and all the peace and quiet we have here. That will be lost forever if this gun club is built and we will be forced to move. We would not have bought this home 20 years ago if we had known there was the slightest possibility of a gun range going in right across the road from us.

Please carefully consider what we are saying, and I sincerely ask you to help us homeowners and to deny this request so this Rifle and Skeet Range Gun Club will not be built here.

Sincerely,

Scott Pike

May 14, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street
Tulsa, OK 74103

Case Number: CBOA-2674

Address: 19501 W 41st, Sand Springs

My name is Arthur Ashcroft, I reside at 4554 S 193 W Ave with my wife, approximately 1200' south from the proposed rifle and skeet range. I am a gun owner, pro second amendment, pro-business and pro freedom. However, I believe that this proposed Rifle and Skeet range will in fact be injurious to the area. We are just middle-class Americans, paying our taxes, doing what's right and trying to live the American dream.

We purchased our home in 2003 after years of dreaming and months of searching for a suitable property where we could enjoy the rural lifestyle with livestock, wildlife and the freedom from city noise and restraint to raise our , children. We have invested heavily in our property with the addition of a pond, barn, shop, fencing the removal of the intense underbrush that covered most of our 10 acre property and most recently expanding our outdoor living space on the north side of our home. We purchased this home to live out our lives in (as long as our kids will let us live alone). I often use my vacation time to do some project, enjoy the outdoors, we don't have a vacation home this is our get away out in the country!

The applicants have stated when confronted that they have been actively using the property as a shooting and training facility (this is on their Facebook page), with no complaints. Yes, that is true, as a part of the rural lifestyle we are accustomed to the occasional gunfire, we enjoy that ourselves. On April 29, the gunfire was extensive and lasted most of the afternoon it sounded like machine gun fire. No one called the sheriff, no one called the county to complain and to be fair which of us wants to confront someone with a large gun about excessive noise. At that time we were NOT even aware that this proposal was pending, in fact if not for our neighbor to the north Nicholas Manno we would not have known as NO official notice was provided to us. We found out about this proposal from Mr. Manno on May 3!

After learning of this proposal we held an open meeting of the neighborhood nearly all of the approximately 25 people at the meeting had learned of the proposal from the fliers that were circulated on Saturday May 5. The applicant and the property owners attended that meeting. At the meeting they told us that they had attempted to reach out to the neighbors "that they could locate", we find that very disingenuous! We were all right here!

We have several specific concerns, first and foremost we believe the noise will result in our home losing significant value, Our home is one of chief retirement investments, we are very concerned that if this Skeet and Rifle range is allowed to proceed that our property values will take a substantial down turn.

Imagine if you will 10 years from now, we offer our home for sale and on a weekend afternoon a young couple seeking to live the quiet rural lifestyle to raise a family arrives at our home to view the property

3.44

and upon exiting their vehicle hear continuous gun fire thousands of rounds per hour. Not the quiet peaceful surroundings we have been enjoying for the last 15 years interrupted by a lawnmower, tractor or even the occasional neighbor shooting some targets. I suggest they get back in the car and don't give our home real consideration. We would not have purchased our home if the gun range had been active in 2003.

Additionally, we are concerned that the increased traffic will further make the county road we know as 41st street even more dangerous, the road is in poor repair now and the additional traffic that would most certainly occur will not help. The speed limit of 50 miles per hour is routinely ignored as this is a main thoroughfare to the portion of the county to the west of us.

Lastly, the plans for the Skeet and Rifle range have been vague as to the noise reduction plans. At our neighborhood meeting on May 6 the applicants brought just a vague site plan with no real detail about noise mitigation and when queried provided only vague answers. It would appear that no architects or engineers have been engaged on this project. What assurance will we have that once this exception is approved that plans will be adequate to provide for the peaceful existence of the area. In fact, Mr, Lee Odom suggested in more than one statement that he was the designer of the site plan. Is Mr. Odom an architect or engineer, what makes him qualified to "design" such a complex operation? As we met outdoors at our home this last Saturday evening we could hear the gunfire at Happy Hollow gun range located over 6 miles southwest, imagine it being within a half mile!

The applicants have stated a target membership of 3000, if on any given nice weekend day (like April 29) only 10% of the membership were to attend activities throughout the day, and each shoot the equivalent of two round of skeet or 50 rounds, in 10 hours about 15,000 rounds would be fired or 25 rounds per minute ALL DAY! Additionally, the applicants have stated the intent to hold law enforcement and military training. The applicants website www.discoverylandrr.com offers a petition for folks to sign, I doubt that a single petition signer will be one of the nearly 400 neighboring property owners of this project.

We certainly don't object to gun ownership, or to this type of range and resort however due to the population density of this area we don't think this is a good fit. In closing we believe this is a bad use of this property due to the injury of the surrounding home owners and we respectfully ask the Board of Adjustment to reject this application. If this board is so inclined to approve this application we would ask that the board consider restrictions and special requirements that would insure that the applicants are forced to live up to the assurance they have been offering.

Regards,



Arthur Ashcroft

May 10, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

Case Number: CBOA-2674

Address: 19501 W. 41st

Dear Board Members,

My name is Nicholas Manno and I reside at 4442 S. 193rd W. Avenue, Sand Springs, OK 74063. I am a resident of the community which surrounds the property wherein a special exception is sought for the establishment of a Rifle and Skeet Range Gun Club ("Gun Club").

My wife and I have lived at our present location for 10 years. Having spent most of our lives in large urban cities, we chose our home specifically for the peace and serenity that a rural/agricultural area could provide. In addition to the beauty and tranquility of the setting, we were happy to discover a community of very close knit and friendly people who generally share similar values including a love of nature and peace and quiet. Homes in our community are generally situated on parcels that allow for "breathing room" between houses, as well as opportunities for folks to raise livestock and work the land. My wife and I have never regretted our decision to move to this location.

Unfortunately, our community's well established quality of life is now threatened by the establishment of the proposed Gun Club.

It has been confirmed by the Gun Club applicants' Facebook page that shooting and military training classes have been conducted onsite since March 2018, along with construction activities to build berms and other elements one would find in an outdoor shooting range. All such activities have been conducted without yet obtaining the BOA's authorization for a special exception to proceed.

Our community's peaceful serenity has already been violated on numerous occasions over the past few months beginning as early as March 2018. I have personally heard the sounds of loud and repetitive gunfire which interrupted the peace on several occasions. Two specific instances stand out.

- On the 1st occasion loud rifle fire began early on a Sunday morning and persisted for at least several hours. The sound appeared to come from an AR or AK type of rifle. The rifle fire was so loud and persistent that it woke me out of a sound sleep twice and caused the windows of my home to rattle. Furthermore, the rifle fire agitated my pets, causing them to become very scared and seek to hide.
- Likewise, on the 2nd occasion I also heard what appeared to be loud AR or AK-type rifle fire that continued throughout the day on a Sunday. On that occasion, the sounds were also rapid, staccato-type fire and extremely loud. While I was outside in my yard I found it quite disturbing to try to do yardwork under the constant din of rifle fire in the background. Additionally, on that occasion I personally witnessed by neighbors livestock become agitated by the repeated rifle fire. The livestock ran in fear back and forth from one part of an adjoining field to other parts of the field, in mass, seeking shelter and safety in brush and under trees. Clearly the livestock was very agitated and scared. Our own pets refused to go outside during this time.

The prospective owners of the "Rifle and Skeet Range Gun Club" attended a neighbors meeting of our community that occurred on May 6th. At our meeting the owners informed us that if the special exception

3.46

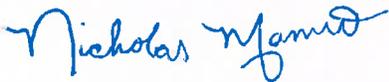
is granted for a gun club, they intend to market the gun club for police and military training. Additionally, they anticipate making the gun club available to up to 3,000 members.

The recent rifle fire that I recall encountering emanated from only 1 rifle. Yet, the raucous noise of only 1 rifle was very unsettling and disturbed the tranquility of my household, as well as, the tranquility normally found out on my property.

I fear that if a gun club is authorized in the middle of our community, the sound of dozens or possibly even hundreds of gun club members all shooting throughout the day will make conditions in the area unbearable. The noise level emanating from the gun club will become excruciating. The noise will have an adverse effect on local livestock and the noise will also scare away wildlife naturally found in the wooded areas of our community. Additionally, the constant noise of gun and rifle fire will genuinely impact the ability of families to enjoy their yards. Lastly, I believe that the location of a gun club right next to a community housing hundreds of families will serve as deterrent to future home buyers thereby greatly impacting home values in the area.

In light of the preceding, I respectfully request that the Board reject the request for the establishment of a "Rifle and Skeet Range Gun Club" in our community.

Sincerely,



Nicholas Manno

**David & Carla Segraves
5105 S. 193rd W. Ave.
Sand Springs, OK 74063**

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

CASE NUMBER: CBOA-2674
ADDRESS: 19501 W. 41st

Dear Board Members:

Our property located at 5105 S. 193rd W. Ave. was purchased in 2000 and we have been living there as residents since 2003.

We chose to live in a rural agricultural area for the peace and quiet that it affords and to enjoy watching the wildlife that inhabits the large wooded area of our property. Our neighbors have been like-minded families that enjoy the serenity of rural living, the abundance of wildlife that also inhabits our area and the pursuit of agricultural endeavors such as raising livestock and growing food.

Obviously, we are all concerned about the noise levels of significant amounts of daily gun fire from a gun club that they anticipate to have anywhere from 3,000-10,000 members. Additionally, they have told us there would be substantial amounts of police and military training they are planning at that location. Their Facebook page indicates they have already been holding shooting events that they have been charging for, which we question whether they were legally allowed to do so at this point. The noise from these events (which were not yet full-time) has already disturbed the residents of the surrounding area. We believe that the noise level will also drive away the wildlife and have an adverse effect on household pets and livestock as well.

Another concern that we have is the affect that such a large increase in travel will have on W. 41st Street, which is already in very poor condition with numerous potholes, rough patching, deep ruts and no shoulders. Such a large increase in traffic will inevitably cause even more deterioration of the road condition of 41st St.

Although they say they will not allow alcohol on the gun range, they said they cannot control it being brought in by RV's and that it might be served at a restaurant there as well. Who can say what the potential harm could be for so many people to be able to consume alcohol at that location? Shooting accidents? Traffic accidents on 41st St.?

My young cousin was shot in the head by a stray bullet in the country several years ago in Missouri and it was never determined where the bullet came from. The stray bullet had travelled quite a distance as no one nearby had been shooting. Needless to say, the safety issue is very unnerving considering the magnitude of planned shooting at this proposed gun club. We wholeheartedly support the right of citizens to bear arms and this is not about gun control at all. We have a number of guns in our own household, but they are seldom used and we are mindful of the quality of life for neighbors in our surrounding area. David's father was a Purple Heart recipient from World War II and a number of other relatives have served our country in the military. We are also not against the military or law enforcement agencies.

This is simply about the quality of life for the people of our community who spent a great deal of money themselves buying land and building houses. It would be very unfair to all of the many people who bought property in an agricultural zone to be subjected to all of the problems that such a gun club would bring. Additionally, it would make it much more difficult for any of the residents to sell their property and will undoubtedly have an adverse effect on property values in the neighboring area.

For all of the reasons mentioned above, we respectfully ask that you reject the request for the establishment of a Rifle and Skeet Range Gun Club in our community.

Sincerely,


David Segraves


Carla Segraves

Carolyn Back

From: Lee Odom <leeodom@icloud.com>
Sent: Sunday, May 6, 2018 3:08 PM
To: Art Ashcroft
Cc: Manno, Nick
Subject: Re: Discoveryland Notice

Yes we would love nothing more than to be there to answer any questions or concerns. We look forward to visiting with you all.

Kind Regards
Lee

Sent from my iPhone

> On May 6, 2018, at 2:42 PM, Art Ashcroft <aashcroft@vergenetwork.com> wrote:

>

> Mr Odom

>

> With all due respect, if your desire was to have been "great neighbors" we wouldn't have found out about these plans when the mandatory legal notice was mailed to a very limited group of neighbors and at the last possible minute. If what you are saying these plans include is true then these plans have been in the works for months, we have been right here all of that time! Do you plan to move your family to this area? We moved here 15 years ago for the peace and serenity that a rural area provides, your project will absolutely disrupt that.

>

> The site plans submitted to the board of adjustment are very vague and I suspect just enough to get a special exemption. Maybe you should come to our meeting this evening and be prepared to face the neighbors and explain your secrecy.

>

> I don't take on a cause lightly, in fact can't remember having ever done this before but, here I am! As for my wife and I we will require a lot of convincing as the primal facia evidence is that this is been working under the cover our zoning system.

>

>

> Art Ashcroft

> Direct 918.384.5425

>

>> On May 5, 2018, at 8:27 PM, Lee Odom <leeodom@icloud.com> wrote:

>>

>> Gentleman,

>>

>> Good Saturday Evening to you!

>>

>> I wanted to take a minute to introduce myself and reach out to you both. I am one of the partners in the development of the old Discoveryland just north of you. As we have been progressing, one of the more important issues we decided early was to be great neighbors and to enhance those around us.

>> Today, I set out to take some time and visit our neighbors to let them know what our plans for the future were with regards to the property. To introduce myself and answer any questions, or to understand any concerns as we move forward. We felt it was important to be transparent in our development of the area as to increase it's value and those

Carolyn Back

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Friday, May 11, 2018 12:01 PM
To: Carolyn Back; Mary Huckabee; Judy Manno
Subject: Q & A with the Buyers

Carolyn,

As an FYI, Amy Thayer is a member of the neighbor's group. Below is an e-mail that she forwarded to me this morning. It is an exchange of Q&A's with one of the potential buyers, Lee Odom.

I have placed the Q&A below side-by-side.

See you at 3.

Nick

Questions	Responses
1. Will tanagerite or any other explosive similar be allowed?	1. Honestly we haven't give it much thought and I'm going to say that if it is set off it would be from a law enforcement or military training exercise. That said, I'm not sure what their curriculum requirements are and each branch has different ones. But for a daily use, we are not interested in it due to the disruption of others out in the range area. Too many variables for a commercial operation verses a few good ole boys in their back yard setting some off or a training group who is simulating a situation.
2. What are the proposed hours of operation?	2. Hours are still to be determined and would most likely have to be adjusted for daylight savings time. Personally the hours would be reasonable for most businesses that operate and I would say that Sundays would somewhere around lunch.
3. Do you intend to build the berms and address the noise pollution before begin operating?	3. Berms will be one of the first major tasks as we can't go into a full operation until they are ready. There will be some small law enforcement groups that still come train on the weekends. But they will most likely be one of the first berms built unless we have construction of some sorts. I've spent some time on a dozer already pushing dirt to try and clean up an unbelievably large amount of debris that has been left behind. And by that I mean just leftover wood, and other misc items.. I'm hoping to have it all cleaned and hauled off in the coming weeks.

From: Amy Thayer [mailto:amythayer@yahoo.com]
Sent: Friday, May 11, 2018 11:02 AM
To: Manno, Nick <Nick.Manno@sulzer.com>
Subject: Fwd: Shooting Range

From: [Lee Odom](#)
Sent: Wednesday, May 9, 2018 4:40 PM
To: [Amy Thayer](#)
Cc: tim@ductarmor.com
Subject: Re: Shooting Range

Amy,

Thank you very much for the email and questions. I'd be more than happy to answer them for you. If you don't mind, I'll add the answers below in your original email and highlight them in Red.

On May 9, 2018, at 10:04 AM, Amy Thayer <amythayer@yahoo.com> wrote:

Thank you for meeting with us on Sunday to explain your plans. I only represent my household, not the neighbors. I have a few follow up questions.

1. I understand the berms will reduce the noise pollution of the pistol bays. What is your plan to reduce the rifle range noise pollution?

1A. If you notice on the attached plan There are two different Rifle areas. The northern most rifle area is East to West Direction for noise and more importantly, safety. It also has a slightly downhill trajectory again for safety.

The main Rifle area is just in front of the Lodge and it has a south to north shooting trajectory. This too is for safety since there is nothing in that area. Also note, that the berms surrounding this range are slated for at least thirty feet in height and enclosed from three sides as you can see from the attached concept site plan. Also, Keep in mind on the concept map, the yellow line is only a reference to property lines and not indicative of where the actual range activities take place.

2. The plan shows a proposed 2 pistol bays. How many shooters can each bay accommodate?

2A. Actually there are many more pistol bays that surround the South to North 300 yard Rifle Bay. Each of those is designed for different types of shooting. Some are meant for only a couple of people who are just practicing and others are designed for a pistol competition and will have multiple users. PLEASE NOTE: Normal competitions and practice does NOT consist of more than one person shooting at a time for safety.

3. How many shooters can the rifle range accommodate?

3A. The plan for the 300 Yard South to North Range is limited by our current measurements to about twenty. That said in my entire lifetime of shooting, I've only witnessed a full line during a competition. Most of the time I'd have to guess at four to six. So many factors come into play with this. And thats just due things like weather and work schedules, etc...

4. Would you consider changing the boundary of the exception back to the original boundary filed? That would help to ensure that is the only area used and that you won't be any closer to other neighbors than the current plan shows.

stage. To expand on that further, I'll tell you that I'm planning on things being a little more unique on the food service. For example, we would cure and smoke our own fresh bacon, we would and will most likely raise our own game birds, our own fresh eggs, and more.. We actually have plans to incorporate a aquaponics building for organic produce and so much more and if possible, we will and are going to try and partner with a local school or college for this process. Another way this upscale lodge and resort will benefit the area is thru employment, higher property values, infrastructure enhancements.

7. Additional Comments.

1. I'd really like to stress the importance of everyone knowing that the property is slated for us to bring in a much higher clientele and the training is going to be for some very elite individuals both here locally and from afar.

2. Sound... This seems to be somewhat of a key issue and one I truly felt I couldn't get across due to all the talking and anger, but I do understand, so I'd like to address it for you even though you didn't ask. With the range located where it is and the thirty foot berms, we will reduce noise drastically, There is another option that we are looking into and it's somewhat of a cover or awning that is above the firing lines and it helps deflect the sound back down and forward towards the berms. It also provides a little extra cooling in the summer months for members.

3. Lead... It was asked about the lead and environment. Lead isn't a hazardous material until it's left or it's in large qtys. That doesn't excuse anyone from using good common sense and dealing with it. For us there are so many ways already planned out, but I wasn't able to share them. I could only get a few answers out during the meeting. But that said, we have multiple plans to use what's referred to as "BMP" or Best Management Practices for the mitigation of lead. Things like sand beds out where the skeet area is and the lead shot lands. These things can help in containment and removal. How often is usually dependent on frequency of shooting. From my experience a active range can go about three years or more between cleanups, but that again depends on use. Our drain system from the berms will have a multi layer approach where the rain runoff from the bays enters the drain and the sand and rock start the filter process and there is a containment bay that's lower than the drain so the heavy particles can accumulate for easy removal. There is more, but I thought I would share with you those few.

4. Night Shooting... It was asked if there would be night shooting. My answer was yes, but not likely will the general members be doing that. It would be mostly for the Military and Law enforcement who are training. Additionally those individuals would be utilizing suppressors so there would be virtually no sound.

There is so much more and if you do have any more questions or would like for us to visit again, I'd be happy to.. Below is my personal cell phone and if you would like to give me a call please do.

Kind Regards,
Lee Odom

Carolyn Back

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Monday, May 14, 2018 10:12 PM
To: Carolyn Back; mhuckabee@cwlaw.com; Judy Manno
Subject: Feedback from Odom

Ladies,

Below is the response received from Lee Odom after I responded to his e-mail today.

Nick

-----Original Message-----

From: Lee Odom [mailto:leeodom@icloud.com]
Sent: Monday, May 14, 2018 8:23 PM
To: Manno, Nick <Nick.Manno@sulzer.com>
Subject: Re: Follow Up

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 2674
OFFICIAL RECORD EXHIBIT _____
ENTERED IN THE _____
MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT.

No worries Nick! I appreciate you getting back to me. Look forward to seeing you tomorrow, have a good evening. Be sure if you have time to visit our website for details on activities and more from our plans going forward. It's getting updated with more information as fast as we can.

Kind Regards,

Lee

> On May 14, 2018, at 1:06 PM, Manno, Nick <Nick.Manno@sulzer.com> wrote:

>

> Mr. Odom,

>

> Thank you for following up.

>

> Without more detailed information regarding the scope of activities on the property and measures for protecting our interests as neighbors, our concerns remain the same. We look forward to hearing more tomorrow.

>

> Sincerely,

>

> Nick

>

> -----Original Message-----

> **From:** Lee Odom [mailto:leeodom@icloud.com]
> **Sent:** Saturday, May 12, 2018 4:24 PM
> **To:** Manno, Nick <Nick.Manno@sulzer.com>
> **Cc:** Art Ashcroft <aashcroft@vergenetwork.com>
> **Subject:** Follow Up

>

When: Tuesday May 15, 2018 at 1:30pm

Where: County Commission Meeting Room 338, County Administrative Building
500 South Denver Ave
Tulsa Oklahoma

Why: To show support for a special exemption for a rifle and skeet range gun club

 1

3 Comments

 Like

 Share



Connie Grimm done  1

Like · 1d



Carlos Lopez Thank you, this place will have a 360 bay, world class instructors (names gun people will know) and a mile long shooting range for distance shooters. As well as archery ranges, skeet, 3-gun and more. It's going to be an amazing resource for us

Like · 1d



Lee Odom Thank you for sharing!

Like · 1d

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 2674
OFFICIAL RECORD EXHIBIT _____
ENTERED IN THE _____
MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT.

Carolyn Back

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Monday, May 14, 2018 1:01 PM
To: mhuckabee@cwlaw.com; Carolyn Back; judy.manno@yahoo.com
Subject: FW: 1991 Case No. 1035

Carolyn & Mary,

I am not sure if you have seen the below e-mail yet. It is feedback received from the developers of Twilight Ridge.

Nick

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 2674
OFFICIAL RECORD EXHIBIT _____
ENTERED IN THE _____
MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT.

From: Art Ashcroft [mailto:art.ashcroft@gmail.com]
Sent: Monday, May 14, 2018 11:14 AM
To: Manno, Nick <Nick.Manno@sulzer.com>
Subject: Fwd: 1991 Case No. 1035

FYI

----- Forwarded message -----

From: Art Ashcroft <art.ashcroft@gmail.com>
Date: Mon, May 14, 2018 at 11:13 AM
Subject: Re: 1991 Case No. 1035
To: "Winston D. Tallent" <dwright@tallentfarms.com>

thank you !

On Mon, May 14, 2018 at 11:07 AM, Winston D. Tallent <dwright@tallentfarms.com> wrote:

Attached hereto you will find a jpeg which depicts the permitted area granted as use approved to W.T. Jeffers in 1991. No addendums to my knowledge has expended the rights granted. As you can see, the Lands depicted as " NOT PERMITTED" are lands that the owners of Discoveryland do not have the authority to use for motorcycle use. Please pass this information on to Terry West for his use in Enforcing the Rules.

Thank you,

Winston D. Tallent
Professional Land Surveyor/Developer
and Concerned Citizen
3308 S. 177th West Ave.
Sand Springs, Oklahoma 74063

Carolyn Back

From: Lee Odom <leeodom@icloud.com>
Sent: Sunday, May 6, 2018 3:08 PM
To: Art Ashcroft
Cc: Manno, Nick
Subject: Re: Discoveryland Notice

Yes we would love nothing more than to be there to answer any questions or concerns. We look forward to visiting with you all.

Kind Regards
Lee

Sent from my iPhone

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 2574
OFFICIAL RECORD EXHIBIT _____
ENTERED IN THE _____
MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT.

> On May 6, 2018, at 2:42 PM, Art Ashcroft <aashcroft@vergenetwork.com> wrote:

>

> Mr Odom

>

> With all due respect, if your desire was to have been "great neighbors" we wouldn't have found out about these plans when the mandatory legal notice was mailed to a very limited group of neighbors and at the last possible minute. If what you are saying these plans include is true then these plans have been in the works for months, we have been right here all of that time! Do you plan to move your family to this area? We moved here 15 years ago for the peace and serenity that a rural area provides, your project will absolutely disrupt that.

>

> The site plans submitted to the board of adjustment are very vague and I suspect just enough to get a special exemption. Maybe you should come to our meeting this evening and be prepared to face the neighbors and explain your secrecy.

>

> I don't take on a cause lightly, in fact can't remember having ever done this before but, here I am! As for my wife and I we will require a lot of convincing as the primal facia evidence is that this is been working under the cover our zoning system.

>

>

> Art Ashcroft

> Direct 918.384.5425

>

>> On May 5, 2018, at 8:27 PM, Lee Odom <leeodom@icloud.com> wrote:

>>

>> Gentleman,

>>

>> Good Saturday Evening to you!

>>

>> I wanted to take a minute to introduce myself and reach out to you both. I am one of the partners in the development of the old Discoveryland just north of you. As we have been progressing, one of the more important issues we decided early was to be great neighbors and to enhance those around us.

>> Today, I set out to take some time and visit our neighbors to let them know what our plans for the future were with regards to the property. To introduce myself and answer any questions, or to understand any concerns as we move forward. We felt it was important to be transparent in our development of the area as to increase it's value and those

Ulmer, Amy

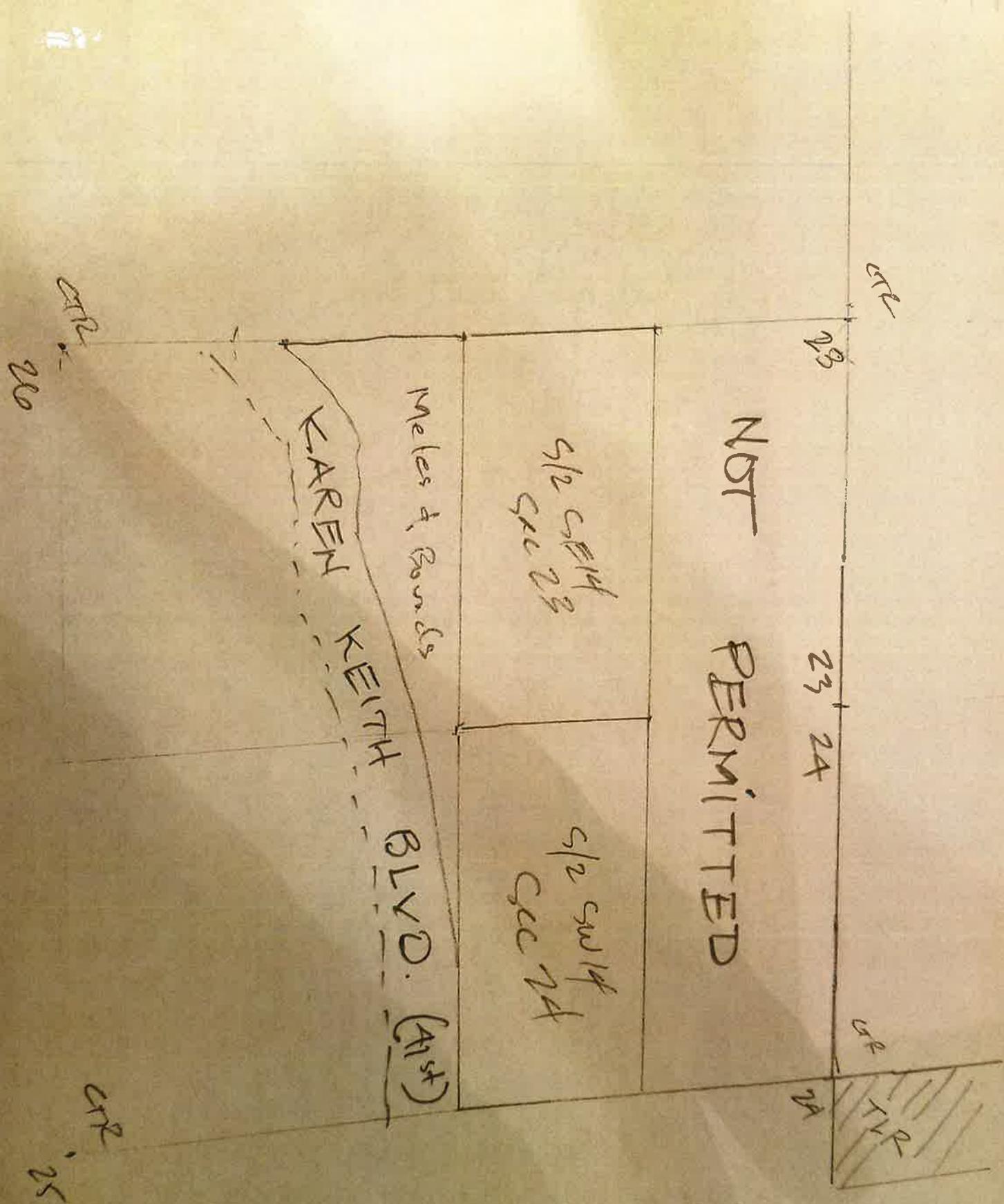
CBA-2674

From: Winston D. Tallent <dwright@tallentfarms.com>
Sent: Monday, May 14, 2018 11:08 AM
To: Ulmer, Amy
Cc: art.ashcroft@gmail.com
Subject: 1991 Case No. 1035
Attachments: 20180514_105621.jpg

Attached hereto you will find a jpeg which depicts the permitted area granted as use approved to W.T. Jeffers in 1991. No addendums to my knowledge has expended the rights granted. As you can see, the Lands depicted as " NOT PERMITTED" are lands that the owners of Discoveryland do not have the authority to use for motorcycle use. Please pass this information on to Terry West for his use in Enforcing the Rules.

Thank you,

Winston D. Tallent
Professional Land Surveyor/Developer
and Concerned Citizen
3308 S. 177th West Ave.
Sand Springs, Oklahoma 74063
dwright@tallentfarms.com



4
Ulmer, Amy

06011-2674

From: Lee Odom <admin@ductarmor.com>
Sent: Monday, May 14, 2018 10:27 AM
To: Ulmer, Amy
Subject: FW: Discoveryland Range and Resort

Amy, Good Monday Morning!

I'm forwarding you these emails as far in advance so you have them for distribution if needed.. Have a great day!

Lee

From: Kent Wyatt <kentwyatt55@yahoo.com>
Date: May 11, 2018 at 9:48:28 AM CDT
To: Tim Borgne USSA <Tim@ductarmor.com>
Subject: Re: Discoveryland Range and Resort

Re: Discoveryland Range and Resort

To whom it may concern:

I was surprised to hear that some of the neighbors have just recently voiced concerns about proceeding with development of the proposed gun range and retreat. The concern over noise is certainly understandable. I would like to point out that the neighbors in the area enjoy shooting and can be heard all throughout the day, on a daily basis. They are also not mitigating noise with the use of earthen burms or direction of fire. In addition, the current use of the land is primarily motorcycles and ATV's, which create more noise than a rifle range

I would like to voice my support for continued development of the Discoveryland Range and Resort. I know the men behind the plan, and have complete faith in their resolve to complete the project. These men have a world class facility planned out, and are excited to start investing in the property.

This facility would also be a huge economic stimulus to the area, bringing in clients not only from the region but nationally as well. This property offers a unique opportunity, which if properly developed, would create a facility with no equal in our region.

The vast majority of the neighbors in the immediate proximity support the proposal. They understand the benefits a world class development would make on their property values, and the town. I believe the majority of property owners in the area should be heard...and not just those who object to this progress.

Sincerely

Kent Wyatt

Sent from Kent Wyatt's iPhone

J

Ulmer, Amy

From: Winston D. Tallent <dwright@tallentfarms.com>
Sent: Monday, May 14, 2018 10:04 AM
To: Ulmer, Amy
Cc: art.ashcroft@gmail.com
Subject: Case Number CB 08-6274

It is with heavy heart that I find myself addressing the Board of Adjustment Hearing in this manner. I would prefer to be present, but I am presently unable to do so.
Many of you will remember my beautiful wife Linda Tallent , presently on Hospice, was present with me the last time that the applicant sought to proselytize the good neighbors of Discoveryland properties by advocating the use of motorcycle usage only to find out that a previous document was interpreted to grant such rights to everyones' dismay.
I have read that previous document and I find that the permitted area for such usage is in violation of the boundary which was granted as the motorcycles have been going outside the permitted limits as depicted in the Legal Description for the permitted use and I appeal to Code Enforcement to get involved to stop the rape in progress.
Now, the owners of Discoveryland want to further destroy the property values of its' neighbors by putting in a year round Gun Range. Heaven forbid !
As a neighboring land owner/developer, I vehemently oppose such an atrocity.
I trust you, the members of the Board of Adjustment, act in the best interests of the community and DENY the request of the applicant.

Respectfully,

Winston D. Tallent
Professional Land Surveyor/Developer
and concerned Citizen
3308 S. 177th West Ave.
Sand Springs, Oklahoma 74063
dwright@tallentfarms.com

✓
Ulmer, Amy

CB6A-2674

From: Lee Odom <admin@outdoorshootersupply.com>
Sent: Sunday, May 13, 2018 10:28 PM
To: Ulmer, Amy; Tim Borgne
Subject: Support Petition
Attachments: Discoveryland-Range-and-Resort_2018-05-14.csv

Amy,
Information for you and others. This is our online petition that I posted Saturday afternoon.

Very Kind Regards,
Lee Odom

First Name	Last Name	Email Addr	Street Add	City	State	Postal Code	Country	We Support
Dalton	Cline	Dalton055t	300 W 39th	Sand spring	Ok	74063	Us	Yes
Kwrem	Burt	giddyupkst	BLAZER TR	Mannford	Ok	74044	USA	Yes
Lee	Jameson	jessejames	358211 E. !	Prague	Oklahoma	74864	United Stat	Yes
Donald	VanBlarico	Donny@cableone.net						
Daniel	Miller	Mikemiller	248th w av	Sand Spring	Oklahoma	74063	United Stat	Yes
Michael	Miller	mmiller@g	4432 S 248	Sand Spring	OK	74063	United Stat	Yes, this w
David	Pyle	dp222659t	12516 S. D	Jenks	OK	74037	USA	Yes
Kyla	Price	livinlife2485@yahoo.com						
Denise	Henderson	Niecee_72!	3406 S. 35t	Mannford	Ok	74044	USA	Yes
Dustin	Toliver	Dustinw.to	5809 s 132	Sand Spring	Ok	74063	USA	Yes
Jeremy	Vick	Jvick5966@	5519 s eve	Sand spring	Ok	74063	United stat	Yes
Nathan	Bettis	Nathan.b7!	12330 s M	Sapulpa	Ok	74066	USA	Yes
Tyler	Welcher	Tylerwelch	12221 W 6	Sapulpa	Ok	74066	USA	YES
Darin	Toliver	Darin.bbs@	Po box 8	Sapulpa	Ok	74067	America	Yes
Aaron	Kennedy	Kennedy_a	9080 S 256	Broken Arr	Ok	74014	UNited Sta	Yes
Sara	Toliver	Saracreas	10254 S 19	Sapulpa	Ok	74066	USA	Yes
John	Cathcart	Unodir@gmail.com						Yes
Larry	Jensen	ljensen19t	29789 s 41	Inola	Ok	74067	United Stat	YES
Bobby	Duck	Woodsracer71@aol.com						
Trevor	Toliver	Trevortoliv	10254 sout	Sapulpa	Oklahoma	74066	US	Yes
Trenton	Toliver	Trenton.toliver14@gmail.com						
Tyler	Boyd	tdboyd92@	4606 S 225	Sand Spring	OK	74063	United Stat	YES
David	Ly	t.ly@cox.n	3113 SW 1!	Oklahoma	OK	74063	United Stat	Yes
Dustin	Wolfe	Dustin.wol	4441 New	Sand Spring	Ok	74063	USA	Yes
Michael	Vines	Michael.vir	1569 s 79t	Tulsa	Ok	74112	United States	
Robert	Lewis	funtogun2t	4004 E 76t	Tulsa	OK	74136	United Stat	YES
Chris	Mussman	Cmussman	611 E 119	Jenks	Ok	74037	US	Yes
Robert	Bentele	Rbentelejr@gmail.com						Yes
Jesi	Bentele	Irunreed@	1010 South	Sand Spring	Ok	74063		Yes
tony	ramey	Tony@Ran	1766 mc 5t	yellville	AR	72687		yes
Jeff	Godfrey	Mongojdg	10326 S 26	Broken Arr	OK	74014	US	YES
Richard	Moore	Rmoore@l	8508 E. 24t	Tulsa	OK	74129	USA	Yes
Charles	Waugh	Jason@the	2779 w 17t	Skiatook	Ok	74070	Us	Yes
David	Styers	DStyers70t	7120 N 14t	OWASSO	OK	74055-716	US	YES! YES! Y
Carol	Rippe	Crippe@cc	9034 S Gar	Tulsa	Ok	74137	Tulsa	Yes
Jake	Findley	steffind@g	13861 W 3	New Hamp	MO	64471	US	Yes
Gregory	Newkold	gnewkold@	136 S Laub	Derby	Kansas	67037-221	US	YES
Jimmie	Tucker	Jimmietuck	3401 N. Se	Moore	Ok	73160	Cleveland	Yes
Robert	Ferguson	Robertcfer	Po box 955	Ketchum	Ok	74349		Yes
david	latty	freestatefe	2605 south	Kansas city	Ks	66106		Yes!
Bill	Shepek	billshepek	4377 E Ser	Springfield	Mo	65809	USA	Yes
Amber	Moore	ambertulsa88@gmail.com						Yes
Amanda	Holforty	Holfortyar	271st West	Sand Spring	Oklahoma	74063	usa	YES
Josh	Turley	Joshrturley	21403 w 2t	Sand Spring	Ok	74063	United Stat	Yes!
Richard	Little	Rodger_ral	21911 wes	Sand Spring	Oklahoma	74063	USA	Yes
Charles	Goldzweig	Chester_1_	8825 E 93t	Tulsa	Oklahoma	74133	United Stat	YES

Andrew	Ratzlaff	gfd917@gr	310 south I Galva	Kansas	67443	United Stat	Yes	
Randall	Smith	randall.smi	45101 w 5: Jennings	Ok	74038	United Stat	Yes	
Peter	Ellingwood	Ellingwood	7760 E 24tl	Tulsa Oklahoma	74129	United Stat	Yes	
Kerri	McClain	Kerri.mccla	2215 S 66tl	Tulsa Ok	74136	USA	Yes	
Roberta	Thompson	rob_thompson.pe2015@	yahoo.com				YES	
Sam	Fuller	Sfuller97@gmail.com	Peculiar	Mo	64078	United Stat	Yes	
Louise	Poor	Mjarreau@	11430 n 15	Owasso Oklahoma	74055		Yes	
Dusty	Malcom	Princesssofia08111213@gmail.com					Yes	
Kimberly	Henderson	Kimberlyhe	7521 w 33r	Tulsa Ok	74107	Usa	Yes	
Darian	Whittaker	dwhittaker260@gmail.com					Yes	
Bobbie	Williams	brfrymire@	PO Box 218	Kiefer Ok	74041	United Stat	Yes	
Jason	Henderson	Jason.loy.h	7050 e 125	Bixby Ok	74008	US of A	Yes	
Tracy	Myers	Accounting	8301 S. 70t	Tulsa OK	74133	USA	Yes	
Tony	Patton	arpatton25@yahoo.com					Yes	
Brandon	Bruski	Brandon.bruski@gmail.com			74055		Yes	
Michael	Beach	michael_b	2113 Rege	Moore OK	73160	United Stat	Yes	
James	Swan	jd_swan@	12101 Auti	Guthrie Ok	73044	USA	YES	
Louis	Danyeur	Frostdanye	2268 e 96tl	Sperry Ok	74073	Usa	Yes	
Tom	Holland	tomholland@hughes.r	Harrah	Ok	73045	USA	Yes	
Tom	Holland	tomholland@hughes.r	Harrah	Ok	73045	USA	Yes	
Donald	Wyatt	donaldwwy	4024 S Yell	Broken Arr	OK	74011	USA	YES
Mark	Davis	markdavis	618 Meadc	Broken Arr	Ok	74012	USA	Yes
Kaylin	Worthingt	Kaylinworthington@icloud.com						
Michael	Denman	mwdg3@yahoo.com					YES	
Todd	Grego	toddmicha	2525 w Brc	Broken Arr	Ok	74014	Yes	
Barbara	Cardoza	Flower447	934 S 87th	Tulsa Ok	74112	Usa	Yes	
Cheryl	Wilburg	Jol integrityfo	3377 E Ske	Tulsa OK	74135		YES	
Todd	Beck	Ou_hogfan	2700 S Lior	Broken Arr	Ok	74012	United Stat	Yes
Barrett	Staudt	Barrettstau	3033 S Dar	Tulsa OK	74114	USA	YES!	
Kent	Wyatt	kentwyatt	8516 S Can	Tulsa OK	74137	USA	YES	
Cheri	Hughey	helicopters	37661 W H	Bristow OK	74010	USA	Yes	
Cheri	Hughey	helicopters	37661 W H	Bristow OK	74010	USA	Yes	
Drew	Barrett	Drew5675@yahoo.com					YES	
Michael	Pearce	michael_p	2445 W Pe	Nixa MO	65714	USA	YES	
Paul	Lane	Lane_Paul	2776 Camk	Tahlequah OK	74465	USA	YES	
Travis	Terrell	Travister3	9913 n 119	Owasso Ok	75055	United stat	Yes	
Ravyn	Jarreau	Ravyn2011	11430 N 15	Owasso Oklahoma	74055	United Stat	Yes	
Michelle	Jarreau	Michelle.ja	11430 N 15	Owasso Ok	74055		Yes	
Madison	Lee	Madmadle	407 w 42n	Sand spring Oklahoma	74063	United Stat	Yes!!!	
Pamela	Watson	Watsonpar	5429 n Hw	Sand spring Ok	74063	America	Yes	
Tiffany	Allen	Tiffanydall	1108 S 221	Sand Spring Ok	74063		Yes	
Derrick	Gooch	derrickgooch@yahoo.com						
Constance	Grimm	cgrimm4@	3321 Greer	Del City Oklahoma	73115	United Stat	yes	
Amber	Winn	Alwinn224	116 Saunie	McAlester OK	74501	U.S.A.	YES!!!	
Nicole	Garrison	nicolegarri	606 Green	Mannford Ok	74044	United Stat	Yes!	
Josh	Gilchrist	joshgilch@gmail.com						
Christophe	Wells	Cwwells84	1029 NE 97	Kansas City Mo	64155	USA	Yes	

Abby	Pfarr	Abigail.pfarr@yahoo.com			
Sandra	Kierstead	Samberco@gmail.com			
Damon	Williams	Kvfdk22@y 4667 s 209 Sand Spring	OK	74063 US	Yes
Jewell	Nichols	Jewell.nich 25609 W. 4 Sand Spring	Oklahoma	74063 United Stat	Yes
Jonathan	Garrison	laugar918@ 606 Green	Mannford OK	74044 USA	Yes
Becky	Willing	Kegansmor P.O. box 15	Sand spring Ok	74063 Tulsa	Yes
Rocky	Wood	rwood0627 917 n 153	Mounds Ok	74047 USA	Yes
Tim	Cox	Tcoxcc21@ 438359 E. 1	Vinita OK	74301 United Stat	Yes
Cody	Palmer	18yrdeputy@gmail.com			
Hanna	Payne	Hanna_pay 7963 s 65tl	Tulsa Ok	74131 Usa	Yes
Jerry	Vanarsdall	Jerryvanarsdall@me.com			Yes
Jeffery	Allen	jefferymall 10751 east	Collinsville Ok	74021	Yes
Lacie	Brown	Lacciebrow 7971 N 187	Owasso OK	74055 USA	Yes
Darrell	Harger	dharger@ 13402 W 4	Sand Spring OK	74063 USA	YES
Mark	LeClair	vonwyckyd@gmail.com			YES
Bill	Adams	w.f.adams(4205 S. 24	Sand Spring OK	74063-487 United Stat	Yes
Cary	Chambers	cb.chambe 7108 E Tyle	Tuttle Ok	73089 United Stat	Yes
Michael	Bonin	mbonin@t 303 W 1 St	Tulsa OK	74103 USA	Yes
Conrad	Ling	conrad.ling 8600 E 570	Catoosa Ok	74015 USA	Yes
Cale	Renollet	Crenollet@hotmail.com			
Jeff	Kirkpatrick	jeff_kirkpatrick2003@yahoo.com			YES!!!!
Derek	Shackelford	ds00640@ 12523 S. 7	Bixby OKLAHOM	74008 United Stat	Yes
Gary	Lee	gary@darientel.net			Yes
Bret	Kalista	bret.kalista 217 E Bann	Shawnee OK	74801 USA	Yes
Robert	Lewis	rdlewis@centex.net.net			Yes
Heather	Laxton	Laxton197 3033 S Dar	Tulsa Oklahoma	74114 United Stat	Yes
Robbie	Feather	Robnjen01 21706 W 1	Sand Spring Ok	74063	Yes
lindall	Wood	firehouseextremeclean@gmail.com			
Charlie	Walker	cmjabw@y 109 Palme	Green Fore AR	72638 United Stat	Yes
Ryan	Webster	Ryanwebst 21815 W 1	Sand spring Ok	74063 USA	YES
Tyler	White	Whitetr15 404 Nixon	Lavaca Ar	72942 USA	Yes
Alex	Armstrong	Allarmstrong@att.net			
Kelley	Rippee	Dkrippee@ 1307 S 217	Sand Spring Oklahoma	74063 United Stat	Yes
Taylor	Dodson	mommydo 214 S Wew	Claremore OK	74017 United Stat	Yes
Tanya	Armstrong	Tanarmstrc 1124 S 222	Sand spring Ok	74073 Usa	Yes
William	Ragan	Rragantuls 21859 W 1	Sand Spring OK	74063 Usa	Yes
Forrest	Torix	ftorix@yahoo.com			Yes
Brent	Perryman	xbrentx55@yahoo.com			
Holly	Johnson	Lookoutabl 4474 Lake .	Mounds Ok	74047 USA	Yes
Ken	Cardoza	kencardoza 934 , South	Tulsa OKLAHOM	74112 United Stat	Yes
Brian	Johnson	kc5yvv@ya 4474 Lake .	Mounds OK	74047 United Stat	Yes!
Carlos	Lopez	carloslopez 5740 E 61s	Tulsa Ok	74136 United Stat	YES
Blake	Dodson	blakedodsc 214 S Wew	Claremore Oklahoma	74017 United Stat	Yes
Jeffrey	Noel	jeffnoel@h 1055 Chen	Clovis CA	93611 USA	YES
Nikki	Masingale	Overton.nil 1116 s 222	Sand spring Oklahoma	74063 Tulsa	Yes
David	Brown	Bdl1958@i 607 N. Bro	Davenport Okla	74026 USA	Yes
Janet	Gale	Janet.gale@ 1771 Unior	Sylvania ga	30467 USA	YES

Janet	Gale	Janet.gale@1771 Unior Sylvania	ga	30467 USA	YES
JW	Sherrill	Sales@gre@ 8735 E. 741 Tulsa	OK	74144 USA	Yes
Hunter	Odom	hunterodo@ 1031 E Cat: Springfield	Missouri	65807 United Stat	Yes
Vincent	Martinez	Vincentanc 108 garden Mannford	Oklahoma	74045 United Stat	YES
Etha	Wills	Mrew78@ 807 maple Alva	Ok	73717	YES
Wyatt	Hughes	Wyatt0808@yahoo.com			Yes
Travis	Goss	Travislg@g 28586 E 13 Coweta	Ok	74429 USA	Yes
Mark	Duncan	lakeluvrguy 357892 E 8 Stroud	OK	74079 United Stat	YES
Matt	Fisher	Oilfield_m@ Old Wagon Piedmont	Ok	73078 USA	Yes
David	Risselada	jkdriss123@ 5739 east 2 tulsa	oklahoma	74114 United Stat	yes
Terry	Borden	tazmax52@ PO Box 16 Talala	Ok	74080	Yes I suppo
Jason	Elliott	jasonthebe 698 N. Siou SAND SPRIN	OK	74063 United Stat	Yes
Robert	Bettis	Robbybetti 121 night h Chapin	Sc	29036 USA	Yes
Micheal	Jarreau	Michealjar 11430 N 15 Owasso	OK	74055 USA	Yes
Russell	Wheeler	ballsticoun S 47th rd Humansvill Mo		65674 USA	Yes
Ashley	Jones	Ashleycv2@ 927 SE Del: Bartlesville	Ok	74003	Yes
Tera	Brown	crazymam@ 10002 E 95 Owasso	OK	74055 US	YES
Billie	McDonald	bmcDonald0606@gmail.com			
Michael	Rowell	rowell25@ 9305 N 10: Owasso	OK	74055	YES
Beau	Masingale	Beaumasin 1116 s 222 Sand spring	Oklahoma	74063 Us	Yes
David	Jones	David.jone: 927 Delaw: Bartlesville	Ok	74003 US	Yes
Anthony	Rawhouser	rawhouser: 5508 S. Asl Broken Arr	OKLAHOM,	74011 United Stat	Yes
Andy	Brown	abrown@a 10002 e 95 Owasso	Ok	74055 United Stat	Yes
Felicia	Simmons	fsimmons7 10751 E 12 Collinsville	OK	74021 United Stat	Yes
Lee	Odom	admin@ou 10751 E 12 Collinsville	OK	74021 United Stat	YES

Petition Title	Petition ID	Email Opt-in	IP Address
Discoveryla	1	no	99.12.80.176
Discoveryla	1	yes	166.137.143.107
Discoveryla	1	no	174.207.1.255
Discoveryla	1	yes	209.213.142.241
Discoveryla	1	yes	209.213.142.241
Discoveryla	1	yes	209.213.142.241
Discoveryla	1	no	166.137.125.62
Discoveryla	1	no	174.236.1.103
Discoveryla	1	no	166.137.139.78
Discoveryla	1	no	166.137.118.33
Discoveryla	1	no	166.182.87.27
Discoveryla	1	no	166.137.125.28
Discoveryla	1	yes	166.137.118.79
Discoveryla	1	no	166.137.248.115
Discoveryla	1	no	68.14.175.125
Discoveryla	1	no	166.137.125.47
Discoveryla	1	no	72.213.140.73
Discoveryla	1	yes	96.61.102.155
Discoveryla	1	no	99.203.28.136
Discoveryla	1	yes	70.185.204.230
Discoveryla	1	no	174.236.1.206
Discoveryla	1	no	174.236.2.37
Discoveryla	1	no	174.66.238.125
Discoveryla	1	no	162.222.238.65
Discoveryla	1	no	166.137.139.60
Discoveryla	1	yes	107.242.113.8
Discoveryla	1	no	166.137.125.33
Discoveryla	1	no	166.137.139.94
Discoveryla	1	no	166.137.139.94
Discoveryla	1	no	216.134.233.117
Discoveryla	1	yes	166.137.125.83
Discoveryla	1	no	72.222.76.169
Discoveryla	1	no	75.105.94.218
Discoveryla	1	yes	72.192.80.111
Discoveryla	1	yes	72.213.181.32
Discoveryla	1	no	72.35.168.49
Discoveryla	1	no	68.103.241.247
Discoveryla	1	no	172.58.68.175
Discoveryla	1	no	66.115.116.135
Discoveryla	1	yes	107.77.111.27
Discoveryla	1	yes	99.203.29.109
Discoveryla	1	yes	166.182.83.76
Discoveryla	1	yes	174.236.2.88
Discoveryla	1	yes	99.203.28.92
Discoveryla	1	yes	107.77.87.96
Discoveryla	1	yes	72.213.188.189

Discoveryla	1 yes	199.19.182.139
Discoveryla	1 yes	99.203.29.202
Discoveryla	1 no	174.236.4.153
Discoveryla	1 no	172.58.67.243
Discoveryla	1 no	166.137.126.32
Discoveryla	1 no	73.3.63.73
Discoveryla	1 no	108.254.141.24
Discoveryla	1 no	99.203.29.220
Discoveryla	1 no	68.0.118.118
Discoveryla	1 no	107.141.45.41
Discoveryla	1 no	174.236.16.26
Discoveryla	1 no	98.160.117.15
Discoveryla	1 no	162.202.140.160
Discoveryla	1 yes	68.12.1.103
Discoveryla	1 no	166.137.125.119
Discoveryla	1 yes	45.24.180.165
Discoveryla	1 no	107.77.100.91
Discoveryla	1 yes	166.137.126.79
Discoveryla	1 no	72.169.80.19
Discoveryla	1 no	72.169.80.7
Discoveryla	1 yes	72.192.95.73
Discoveryla	1 no	70.189.91.37
Discoveryla	1 no	166.137.139.129
Discoveryla	1 no	174.236.12.156
Discoveryla	1 yes	70.191.103.196
Discoveryla	1 yes	68.14.167.254
Discoveryla	1 no	174.236.16.190
Discoveryla	1 no	172.58.142.238
Discoveryla	1 yes	76.235.12.105
Discoveryla	1 no	166.137.125.129
Discoveryla	1 no	72.169.81.130
Discoveryla	1 no	72.169.80.151
Discoveryla	1 no	172.9.203.181
Discoveryla	1 no	173.218.64.94
Discoveryla	1 yes	166.137.139.17
Discoveryla	1 no	72.192.81.78
Discoveryla	1 no	108.254.141.24
Discoveryla	1 no	108.254.141.24
Discoveryla	1 yes	99.12.80.146
Discoveryla	1 no	174.236.14.87
Discoveryla	1 no	166.182.82.158
Discoveryla	1 no	104.182.72.166
Discoveryla	1 no	172.124.49.254
Discoveryla	1 no	166.182.85.78
Discoveryla	1 yes	172.58.105.179
Discoveryla	1 no	24.254.72.168
Discoveryla	1 no	136.33.112.19

Discoveryla	1 no	70.189.98.173
Discoveryla	1 no	68.14.164.95
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Discoveryla	1 yes	209.213.140.89
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Discoveryla	1 no	174.236.0.190
Discoveryla	1 no	166.137.125.64
Discoveryla	1 no	162.245.50.60
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Discoveryla	1 no	68.14.167.254
Discoveryla	1 no	184.186.91.18
Discoveryla	1 yes	98.178.186.82
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Discoveryla	1 yes	67.217.193.196
Discoveryla	1 no	65.77.70.130
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Discoveryla	1 no	166.137.126.124
Discoveryla	1 yes	76.235.12.105
Discoveryla	1 no	162.222.238.193
Discoveryla	1 no	162.250.152.165
Discoveryla	1 yes	166.137.126.83
Discoveryla	1 yes	99.203.28.69
Discoveryla	1 yes	166.137.118.60
Discoveryla	1 no	174.236.5.209
Discoveryla	1 no	166.137.125.19
Discoveryla	1 no	70.189.117.241
Discoveryla	1 yes	174.236.2.16
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Discoveryla	1 no	99.203.28.185
Discoveryla	1 no	166.137.126.108
Discoveryla	1 no	172.58.105.255
Discoveryla	1 yes	68.14.167.254
Discoveryla	1 no	69.131.119.179
Discoveryla	1 yes	68.0.79.181
Discoveryla	1 yes	70.189.117.241
Discoveryla	1 yes	76.127.89.72
Discoveryla	1 no	174.236.3.6
Discoveryla	1 yes	166.137.143.46
Discoveryla	1 no	72.168.144.8

Discoveryla	1 no	72.168.144.216
Discoveryla	1 no	70.185.214.42
Discoveryla	1 no	174.234.133.142
Discoveryla	1 no	172.58.67.253
Discoveryla	1 no	166.137.118.80
Discoveryla	1 no	99.12.80.67
Discoveryla	1 yes	72.192.113.65
Discoveryla	1 yes	97.32.130.53
Discoveryla	1 no	108.214.175.245
Discoveryla	1 yes	108.219.86.71
Discoveryla	1 yes	12.5.228.227
Discoveryla	1 yes	162.222.238.78
Discoveryla	1 yes	65.184.93.203
Discoveryla	1 yes	99.203.28.134
Discoveryla	1 yes	174.255.2.198
Discoveryla	1 yes	166.137.118.110
Discoveryla	1 yes	166.137.143.118
Discoveryla	1 no	174.236.15.182
Discoveryla	1 yes	70.189.119.57
Discoveryla	1 yes	174.236.11.159
Discoveryla	1 no	166.137.118.30
Discoveryla	1 yes	70.191.101.131
Discoveryla	1 no	166.137.126.86
Discoveryla	1 no	70.189.117.241
Discoveryla	1 yes	70.189.117.241

May 14, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street
Tulsa, OK 74103

Case Number: CBOA-2674

Address: 19501 W 41st, Sand Springs

My name is Arthur Ashcroft, I reside at 4554 S 193 W Ave with my wife, approximately 1200' south from the proposed rifle and skeet range. I am a gun owner, pro second amendment, pro-business and pro freedom. However, I believe that this proposed Rifle and Skeet range will in fact be injurious to the area. We are just middle-class Americans, paying our taxes, doing what's right and trying to live the American dream.

We purchased our home in 2003 after years of dreaming and months of searching for a suitable property where we could enjoy the rural lifestyle with livestock, wildlife and the freedom from city noise and restraint to raise our , children. We have invested heavily in our property with the addition of a pond, barn, shop, fencing the removal of the intense underbrush that covered most of our 10 acre property and most recently expanding our outdoor living space on the north side of our home. We purchased this home to live out our lives in (as long as our kids will let us live alone). I often use my vacation time to do some project, enjoy the outdoors, we don't have a vacation home this is our get away out in the country!

The applicants have stated when confronted that they have been actively using the property as a shooting and training facility (this is on their Facebook page), with no complaints. Yes, that is true, as a part of the rural lifestyle we are accustomed to the occasional gunfire, we enjoy that ourselves. On April 29, the gunfire was extensive and lasted most of the afternoon it sounded like machine gun fire. No one called the sheriff, no one called the county to complain and to be fair which of us wants to confront someone with a large gun about excessive noise. At that time we were NOT even aware that this proposal was pending, in fact if not for our neighbor to the north Nicholas Manno we would not have known as NO official notice was provided to us. We found out about this proposal from Mr. Manno on May 3!

After learning of this proposal we held an open meeting of the neighborhood nearly all of the approximately 25 people at the meeting had learned of the proposal from the fliers that were circulated on Saturday May 5. The applicant and the property owners attended that meeting. At the meeting they told us that they had attempted to reach out to the neighbors "that they could locate", we find that very disingenuous! We were all right here!

We have several specific concerns, first and foremost we believe the noise will result in our home losing significant value, Our home is one of chief retirement investments, we are very concerned that if this Skeet and Rifle range is allowed to proceed that our property values will take a substantial down turn.

Imagine if you will 10 years from now, we offer our home for sale and on a weekend afternoon a young couple seeking to live the quiet rural lifestyle to raise a family arrives at our home to view the property

and upon exiting their vehicle hear continuous gun fire thousands of rounds per hour. Not the quiet peaceful surroundings we have been enjoying for the last 15 years interrupted by a lawnmower, tractor or even the occasional neighbor shooting some targets. I suggest they get back in the car and don't give our home real consideration. We would not have purchased our home if the gun range had been active in 2003.

Additionally, we are concerned that the increased traffic will further make the county road we know as 41st street even more dangerous, the road is in poor repair now and the additional traffic that would most certainly occur will not help. The speed limit of 50 miles per hour is routinely ignored as this is a main thoroughfare to the portion of the county to the west of us.

Lastly, the plans for the Skeet and Rifle range have been vague as to the noise reduction plans. At our neighborhood meeting on May 6 the applicants brought just a vague site plan with no real detail about noise mitigation and when queried provided only vague answers. It would appear that no architects or engineers have been engaged on this project. What assurance will we have that once this exception is approved that plans will be adequate to provide for the peaceful existence of the area. In fact, Mr, Lee Odom suggested in more than one statement that he was the designer of the site plan. Is Mr. Odom an architect or engineer, what makes him qualified to "design" such a complex operation? As we met outdoors at our home this last Saturday evening we could hear the gunfire at Happy Hollow gun range located over 6 miles southwest, imagine it being within a half mile!

The applicants have stated a target membership of 3000, if on any given nice weekend day (like April 29) only 10% of the membership were to attend activities throughout the day, and each shoot the equivalent of two round of skeet or 50 rounds, in 10 hours about 15,000 rounds would be fired or 25 rounds per minute ALL DAY! Additionally, the applicants have stated the intent to hold law enforcement and military training. The applicants website www.discoverylandrr.com offers a petition for folks to sign, I doubt that a single petition signer will be one of the nearly 400 neighboring property owners of this project.

We certainly don't object to gun ownership, or to this type of range and resort however due to the population density of this area we don't think this is a good fit. In closing we believe this is a bad use of this property due to the injury of the surrounding home owners and we respectfully ask the Board of Adjustment to reject this application. If this board is so inclined to approve this application we would ask that the board consider restrictions and special requirements that would insure that the applicants are forced to live up to the assurance they have been offering.

Regards,



Arthur Ashcroft

Ulmer, Amy

From: Diane Jablonski <tjdjok@gmail.com>
Sent: Monday, May 14, 2018 11:53 AM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674, Discoveryland shooting range

Case Number: CBOA-2674
Address: 19501 W 41st St, Sand Springs, OK
Discoveryland shooting range

Dear Board Members:

My name is Diane Jablonski. My husband Tim and I have lived at the corner of 187th and Coyote Trail for 38 years (18708 W Coyote Trail). When we moved here in 1980, we never imagined that a shooting range would want to become a neighbor.

We only learned about this proposal when we received a flier from Mr. Nicholas Manno on May 5. And even then we had no idea that the occasional gun shots we may have heard recently was coming from Discoveryland rather than one of our neighbors on their own land.

We are pro-gun and pro-second amendment, and pro-business (my husband is self-employed). We own a handgun, our son-in-law owns a hunting rifle, and many of our friends own guns, so we understand the enjoyment of shooting.

However, our opposition to the Discoveryland gun club and shooting range has nothing to do with guns per se, but with the noise that will be produced by a range of the proposed size. The planned range is large, both in physical size and in the proposed club membership of 3000, a number that shocks me. My daughter lives about 2 miles or so from a gun range in Broken Arrow. With a membership of only 825 at that range, they occasionally hear gunshots but it is not often and usually not very loud. I could live with that. But I'm certain the size and membership of the proposed Discoveryland range will mean hearing louder gunshots much more often.

When the musical "Oklahoma" was held at Discoveryland, we would occasionally hear them singing parts of the last chorus of the final song; I can only imagine the kind of noise that will be produced by a club of 3000 members and several shooting ranges and bays, which will enable multiple people to shoot at the same time, seven days a week.

We enjoy living in the quiet of the countryside. I like to sit on my patio in the morning and listen to the birds. In the evenings we enjoy hearing the crickets and frogs, and other wildlife sounds. The thought of losing our peace and quiet and hearing gunshots seven days a week greatly disturbs me.

In regard to property values, a simple google search supports the claim that property values near shooting ranges are reduced.

Please consider our community and our desire to continue to live in the peace and quiet of a rural setting; my husband and I ask that you reject the request for a shooting range at Discoveryland.

Hopefully the fact that our community was here first will be taken into consideration.

Sincerely,
Diane and Tim Jablonski

05/15/18

TO: Tulsa County Board of Adjustment
INCOG
2 West 2nd Street
Tulsa, OK 74103

RE: Case # CBOA-2674
19501 West 41st Street

Dear Board Members,

We have been recently been made aware of an application to request land use changes to the old Discovery Land area by allowing a commercially ran gun range and we want to express our concerns.

My wife Terri and I live on 10 acres at 4814 South 193rd West Avenue, which is approximately 1 mile south of the Discoverland entrance (as the crow flies). We have lived at this location for over 20 years and, in 2008 built a new 2,100 square foot home. We love the area and the peace and quiet that country living provides. It is nice and relaxing to come home at the end of the day from working in busy downtown Tulsa.

My wife and I are both gun owners and we both have our conceal carry permits. Personally I have appreciated the opportunity to go to a gun range from time to time so that our skills remain tuned.

However, saying that, we do not want to live by a gun range.

The plans that have been expressed to us from the current and future land owners are that the gun range would be open 7 days a week from sunup to sunset. And initially they plan to have a membership roster of 3,000 people.

They also plan to build berms to minimize the sound and have stated that vegetation will also help minimize the gun fire sounds. Being a licensed Architect and having to defend clients in the past of service station businesses against nearby residences, I am all too familiar with acoustical studies and how sound travels. I have not seen any documented studies to prove that pistol and rifle sounds will not dramatically impact our quality of life. Additionally, I do know that vegetation has no impact in minimizing noises.

In addition to our concerns of diminished quality of life, my wife and I have invested a considerable amount of money and time into our residence and I foresee that with a gun range so close to our home, our home value will be decreased considerably.

Last night my wife and I planted a few additional fruit trees on our property, and while doing so, took time to listen to the surrounding sounds. We could hear a distant lawn mower, neighbors visiting on their back porch, another neighbor's chickens crowing. Very peaceful and relaxing. We can hardly fathom what our thoughts would be if a gun range is allowed and all we hear are the continuous rifle and pistol fire from sunup to sun down.

Please do not approve this application.

Thank you.



Michael and Terri Hicks

3.74

Good morning. I represent Mr. Nick Manno and his wife Ms. Judy Manno. As you probably know, they are opposed to the CBOA-2674 application for special exception to allow a rifle and skeet range gun club on the former Discoveryland property. I'm also copying Kelsey Piece, who represents Danny O'Brian, also in opposition to this application.

At the May hearing, Carolyn Back requested a more detailed site plan from your clients on behalf of the Mannos. Prior to the hearing, at a neighborhood meeting, Nick Manno also requested a detailed site plan. We haven't received that site plan yet, and the hearing date is approaching. Could you please provide Kelsey and I with detailed site plans showing the locations of the structures on the property, location and dimensions of burms, and other safety and sound and light reduction features? We'll be sure the site plan gets distributed to the interested neighbors.

The Mannos are coordinating the neighborhood opposition, and they would very much like to organize a neighborhood meeting with your clients once we have the site plans. In order to have a productive meeting, we would propose inviting Nick Manno, Art Ashcroft, Mike Hicks, and Danny O'Brian as representatives of the neighborhood opposition. The neighbors are well organized, and I think keeping it to a small circle will facilitate a productive conversation between your clients and the neighborhood representatives. Could you please help coordinate that meeting with your clients?

Mary Huckabee | Attorney at Law

CONNER & WINTERS, LLP

4000 One Williams Center | Tulsa, OK 74172-0148

P 918.586.5715 | F 918.586.8677

MHuckabee@cwlaw.com | [v-card](#) | [bio](#) | cwlaw.com

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Ulmer, Amy

From: Diane Jablonski <tjdjok@gmail.com>
Sent: Thursday, June 14, 2018 3:09 PM
To: Ulmer, Amy
Subject: CBOA-2674 – Continuance Request

Please forward this to the CBOA board members.

Dear Board Members:

Re Case Number: CBOA-2674
Discoveryland shooting range

I understand a continuance has been requested due to a family emergency; this is perfectly fine and understandable.

Since it therefore appears that the issue will not be discussed at the hearing on June 19th, I just wanted to let you know briefly that my husband, Tim, and I are opposed to the shooting range proposed at Discoveryland. We have lived at 18708 W Coyote Trail for 38 years, and do not want our peace and quiet disturbed by gunshots every day.

Currently, firearms training is being held one day a week, on Sunday afternoons, and that once-a-week usage does not bother me (however, I don't understand how Discoveryland is already being used as a shooting range when the zoning exception has not yet been granted).

I will send a slightly more detailed email before the next hearing that I assume will be held next month.

Sincerely,

Diane Jablonski

Ulmer, Amy

From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Thursday, June 14, 2018 4:18 PM
To: Ulmer, Amy
Cc: R. Louis Reynolds; Kelsey Pierce
Subject: RE: CBOA-2674

Amy,

I represent Nick Manno and his wife Judy Manno, though there are of course quite a few neighbors who are similarly opposed to this application. I'm cc'ing Kelsey Pierce who represents another of the neighbors. The Mannos do not plan to object to the request for continuance given the unfortunate circumstances. I have not conferred with Kelsey or with any of the other neighbors, so I can't speak to whether they will object.

Mary Huckabee | Attorney at Law
CONNER & WINTERS, LLP

P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

From: Ulmer, Amy <aulmer@incog.org>
Sent: Thursday, June 14, 2018 4:04 PM
To: R. Louis Reynolds <LReynolds@ellerdetrich.com>
Cc: Mary Huckabee <MHuckabee@cwlaw.com>
Subject: RE: CBOA-2674

Lou,

I've added the request to the agenda packet but will also forward your request to the Board members now. Let me know if you need anything else.

Amy Ulmer | Land Development Planner
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9437
918.579.9537 fax
aulmer@incog.org



From: R. Louis Reynolds <LReynolds@ellerdetrich.com>
Sent: Thursday, June 14, 2018 4:02 PM
To: Ulmer, Amy <aulmer@incog.org>
Cc: Mary Huckabee <MHuckabee@cwlaw.com>
Subject: CBOA-2674

Dear Amy: In connection with the above referenced, matter I am writing on behalf of the Applicant to request a continuance of next week's Board of Adjustment meeting to July 17, 2018. A member of the Applicant's family recently became ill and unexpectedly passed

away. I have copied, Mary Huckabee on this email. Ms. Huckabee represents several of the project's neighbors. Ms. Huckabee is aware of these circumstances and, to my knowledge, is supportive of this request. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds

Eller & Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

☎ (918) 747-8900 *phone*
☎ (866) 547-8900 *toll free*
☒ (918) 392-9407 *e-fax*
✉ LReynolds@EllerDetrich.com

 <http://www.EllerDetrich.com/>

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Ulmer, Amy

From: Mike Mistelske <mjmistelske@yahoo.com>
Sent: Monday, June 11, 2018 2:09 PM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674

Dear Ms. Ulmer,

My wife and I reside near the Discoveryland property.

We understand that, because of some serious family issue, the applicants in support of CBOA-2674 are requesting a continuance until a later date. Certainly we do not object to such a postponement.

Nonetheless, subject issue is of vital importance to my wife and to me, living as we do in the immediate vicinity of the Discoveryland property; and we feel that our input will be valuable to the Board.

My wife and I plan to detail our position regarding the proposed development whenever the Board elects to reschedule the hearing; we feel that our input is vital to the best determination by the Board, and we are pleased that our government has provision to receive and give all due consideration to affected citizens' input.

Thank you.

Most sincerely,
Michael Mistelske and Barbara Mistelske
17858 West Coyote Trail
Sand Springs, OK 74063

Ulmer, Amy

From: Carolyn Back <Carolyn.Back@kktarchitects.com>
Sent: Thursday, June 14, 2018 5:12 PM
To: Mary Huckabee
Cc: Ulmer, Amy; R. Louis Reynolds; Kelsey Pierce
Subject: Re: CBOA-2674

Amy,

As Mary mentioned, I am representing the larger neighborhood group opposing the application. To my knowledge, the neighbors do not plan to object to the July 17, 2018 continuance to honor the applicant and his family during this challenging time; however, I plan to attend the hearing and will briefly address the Board on behalf of the neighbors.

Carolyn

Sent from my iPhone

On Jun 14, 2018, at 4:49 PM, Mary Huckabee <MHuckabee@cwlaw.com> wrote:

Sorry for the duplicate e-mails, but I'm cc'ing Carolyn Back here as well to loop her in. Carolyn is working on behalf of the larger neighborhood group opposing the application, including but not limited to the Mannos. Again, I only represent the Mannos.

Hopefully that clarifies everyone's roles. I know there are lot of parties involved, and confusion would be justified. Have a nice evening everyone.

Mary Huckabee | Attorney at Law
CONNER & WINTERS, LLP
P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

From: Mary Huckabee
Sent: Thursday, June 14, 2018 4:18 PM
To: Ulmer, Amy <aulmer@incog.org>
Cc: R. Louis Reynolds <LReynolds@ellerdetrich.com>; Kelsey Pierce <KPierce@BarberBartz.com>
Subject: RE: CBOA-2674

Amy,

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Mary Huckabee | Attorney at Law
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From: Ulmer, Amy <aulmer@incog.org>
Sent: Thursday, June 14, 2018 4:04 PM

Ulmer, Amy

From: Kelsey Pierce <KPierce@BarberBartz.com>
Sent: Thursday, June 14, 2018 5:57 PM
To: Ulmer, Amy
Cc: R. Louis Reynolds; Carolyn Back; Mary Huckabee
Subject: RE: CBOA-2674

Amy:

I am getting in touch with my client, but, given the unfortunate circumstances, I do not expect him to object the requested continuance. If anything changes, I will let you know.



Kelsey T. Pierce | Attorney | BARBER & BARTZ
525 South Main Street, Suite 800 | Tulsa, Oklahoma 74103
Phone: 918.599.7755 | Fax: 918.599.7756 | kpierce@barberbartz.com

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Subject: Re: CBOA-2674

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Sent: Thursday, June 14, 2018 4:04 PM
To: R. Louis Reynolds <LReynolds@ellerdetrich.com>
Cc: Mary Huckabee <MHuckabee@cwlaw.com>
Subject: RE: CBOA-2674

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Amy Ulmer | Land Development Planner
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9437
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aulmer@incog.org
<image001.jpg>

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R. Louis Reynolds

<image002.jpg>

2727 E. 21st Street, Ste 200
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☎ (918) 747-8900 *phone*
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<image003.jpg><http://www.EllerDetrich.com/>

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June 15, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

Case Number: CBOA-2674
Address: 19501 W. 41st

Dear Board Members,

I recently learned that the developer's group is seeking a continuance due to a family emergency affecting the Borgne family. As a mother and grandmother, I empathize with the Borgne family during their time of grief. My thoughts and prayers are with them.

In light of the continuance neither I or any of the members of my family intend to attend the scheduled June 19th meeting of the BOA. However, I respectfully wish to convey to the Board that the prospect of a gun club being established in our very active and growing community continues to weigh very heavily on my mind. I can also attest to the fact that the issues of the gun club is also of great concern to my family and neighbors. We are most greatly concerned about the impact that the gun club would potentially have on safety and tranquility within the community.

We have all noted that Discoveryland has been used for rifle training for paying customers for several past weekends. The loud noises coming from Discoveryland are very troubling to the community.

It is my hope that the issues pertaining to CBOA-2674 be resolved as soon as possible. It is difficult for me to take time off from work. As such, it would be most appreciated if the BOA were able to conclude CBOA-2674 on the Hearing date scheduled for July 17, 2018.

Sincerely,



Lori Worthington
5104 S 193 W Ave
Sand Springs, OK 74063

3.84

Ulmer, Amy

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Friday, June 15, 2018 9:59 AM
To: Ulmer, Amy
Subject: CBOA-2674
Attachments: 18.0615.Manno Letter to the BOA.pdf

Dear Miss Ulmer,

In anticipation of the June 15th Hearing, please find attached a letter which I desire to submit to the BOA in connection with the above referenced matter.

Thanks for your assistance.

Sincerely,

Nick Manno

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June 15, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

Case Number: CBOA-2674

Address: 19501 W. 41st

Dear Board Members,

My name is Nicholas Manno and I reside at 4442 S. 193rd W. Avenue, Sand Springs, OK 74063. I am a resident of the community which surrounds the property wherein a special exception is sought for the establishment of a "Rifle and Skeet Range Gun Club". I am also a member of a larger community group which is opposed to CBOA-2674.

It is my understanding that the applicants shall seek a continuance of CBOA-2674 due to unforeseen emergency within the Borgne family. Therefore the matter will be rescheduled for the Hearing date of July 17, 2018.

Our group is composed of many families from the local community. We most certainly understand the exigent circumstances and, as such, do not have any objection to the request for continuance. Rather, we as a group extend our deepest sympathy to the Borgne family and genuinely hope their grief shall pass quickly.

In light of the circumstances, only a very small contingent of representatives from our group shall attend the request for a continuance on June 19th.

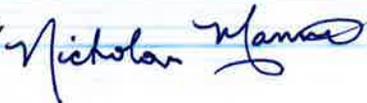
We respectfully request that our anticipated small turn-out not be construed by the Board as an indication of waning interest in the applicant's request for a special exception. Rather, the members of our community group remain keenly aware of and interested in the ultimate outcome of CBOA-2674.

However, we are a community of average citizens subject to the same obligations and significant constraints and demands upon our time as is often seen with most other parents and employees. Many within our group have very limited ability to adjust their schedules so as to be absent from work or reconfigure family obligations. Additionally, in a sizable number of instances, repeated absences from one's ordinary duties in successive months (i.e. the May 15th Hearing, the June 19th Hearing and then again on July 17th) may place undue hardship upon several members of our community group, jeopardize their employment or otherwise have a significant negative impact upon them. Therefore, as stated above, only a very small contingent of representatives from our group shall attend the request for a continuance on June 19th.

Nonetheless, circumstances permitting, we remain committed to attending the Hearing scheduled for July 17, 2018 as a large group of united and concerned members of the community.

I thank the Board for its understanding.

Sincerely,



Nicholas Manno

**David & Carla Segraves
5105 S. 193rd W. Ave.
Sand Springs, OK 74063**

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

CASE NUMBER: CBOA-2674

ADDRESS: 19501 W. 41st

Dear Board Members:

Our property located at 5105 S. 193rd W. Ave. was purchased in 2000 and we have been living there as residents since 2003.

We chose to live in a rural agricultural area for the peace and quiet that it affords and to enjoy watching the wildlife that inhabits the large wooded area of our property. Our neighbors have been like-minded families that enjoy the serenity of rural living, the abundance of wildlife that also inhabits our area and the pursuit of agricultural endeavors such as raising livestock and growing food.

Obviously, we are all concerned about the noise levels of significant amounts of daily gun fire from a gun club that they anticipate to have anywhere from 3,000-10,000 members. Additionally, they have told us there would be substantial amounts of police and military training they are planning at that location. Their Facebook page indicates they have already been holding shooting events that they have been charging for, which we question whether they were legally allowed to do so at this point. The noise from these events (which were not yet full-time) has already disturbed the residents of the surrounding area. We believe that the noise level will also drive away the wildlife and have an adverse effect on household pets and livestock as well.

Another concern that we have is the affect that such a large increase in travel will have on W. 41st Street, which is already in very poor condition with numerous potholes, rough patching, deep ruts and no shoulders. Such a large increase in traffic will inevitably cause even more deterioration of the road condition of 41st St.

Although they say they will not allow alcohol on the gun range, they said they cannot control it being brought in by RV's and that it might be served at a restaurant there as well. Who can say what the potential harm could be for so many people to be able to consume alcohol at that location? Shooting accidents? Traffic accidents on 41st St.?

3.87

My young cousin was shot in the head by a stray bullet in the country several years ago in Missouri and it was never determined where the bullet came from. The stray bullet had travelled quite a distance as no one nearby had been shooting. Needless to say, the safety issue is very unnerving considering the magnitude of planned shooting at this proposed gun club. We wholeheartedly support the right of citizens to bear arms and this is not about gun control at all. We have a number of guns in our own household, but they are seldom used and we are mindful of the quality of life for neighbors in our surrounding area. David's father was a Purple Heart recipient from World War II and a number of other relatives have served our country in the military. We are also not against the military or law enforcement agencies.

This is simply about the quality of life for the people of our community who spent a great deal of money themselves buying land and building houses. It would be very unfair to all of the many people who bought property in an agricultural zone to be subjected to all of the problems that such a gun club would bring. Additionally, it would make it much more difficult for any of the residents to sell their property and will undoubtedly have an adverse effect on property values in the neighboring area.

For all of the reasons mentioned above, we respectfully ask that you reject the request for the establishment of a Rifle and Skeet Range Gun Club in our community.

Sincerely,



David Segraves



Carla Segraves

Ulmer, Amy

From: Michael Hicks <walela23@gmail.com>
Sent: Tuesday, May 15, 2018 9:57 AM
To: Ulmer, Amy
Subject: CBOA-2674 - Letter from Michael & Terri Hicks
Attachments: 18-0515 Hicks Opposition to CBOA-2674.pdf

Good morning Amy,
Please find attached a letter from my wife and I regarding CBOA-2674. Let me know if you have any questions or comments.

Thank you.

Michael Hicks
(918) 724-7149

Ulmer, Amy

From: Miller, Susan
Sent: Thursday, June 07, 2018 3:09 PM
To: Ulmer, Amy
Subject: FW: Proposed gun range at Discoveryland

From: G Pike [mailto:gpike4901@yahoo.com]
Sent: Thursday, June 07, 2018 2:53 PM
To: ttosh@tulsacounty.org; Miller, Susan <SMiller@incog.org>
Subject: Proposed gun range at Discoveryland

My name is Gay Pike and I live at 19014 W. Coyote Trail, Sand Springs.

I would like to make a report about the fact that gun classes and shooting are occurring at the Discoveryland site, and they have not been granted a special exception to do this. The next hearing on this is June 19th. Gun classes and training have been conducted there for several months. The group using the site (possibly in addition to others) is Dynamic Defensive Solutions and they have a facebook page where they advertise the classes. They were shooting last Sunday June 3. My husband and I were home (living just across Coyote Trail from the Discoveryland location) and we could hear it even while inside the house. They were also shooting on Sun May 27th. This has been going on almost every Sunday for the last several months. I just wanted it on record that there are activities going on out there that may be a zoning violation. We've heard this many other times and have never complained as we do not normally interfere with our "neighbors", but they are conducting organized shooting events without the approval, inspections, or any of the safety features they are "promising" and this is very concerning. Thank you



Dynamic Defensive Solutions added an event.



1 June at 21:25 · 🌐

DDS will be holding class this Sunday June 3rd starting at 1:30pm. We plan to run both pistol and rifle drills. If time allows we will run some shotgun drills. Bring 10-15slugs and at least 50rounds of 8 shot if you decide to participate in shotgun work. Hope to see everyone out there!

Discovery Land
19501 W 41st, Sand Springs



SUN, 3 JUNE

Class

★ Interested



Dynamic Defensive Solutions

27 May at 17:53 · 🌐



It was a hot day today but we were impressed to see so many people come out to train! Great job to everyone!



👍 Like

💬 Comment

➦ Share



Dynamic Defensive Solutions added an event.



26 May at 13:13 · 🌐

We will be having class this Sunday at 1pm. We will be working on live fire pistol and rifle work. Please bring mag holders and equipment for both.

Discovery Land
19501 W 41st



SUN, 27 MAY

Class

★ Interested

2 people went

Ulmer, Amy

From: Miller, Susan
Sent: Friday, June 08, 2018 11:15 AM
To: Ulmer, Amy
Subject: FW: Activity contrary to zoning

From: Diane Jablonski [mailto:tjdjok@gmail.com]
Sent: Thursday, June 07, 2018 10:48 PM
To: ttosh@tulsacounty.org; Miller, Susan <SMiller@incog.org>
Subject: Activity contrary to zoning

Hello,

I have been given your email addresses to register a complaint about activity that may be contrary to zoning regulations.

I live at 18708 W Coyote Trail, Sand Springs. I have been hearing gunshots at the Discoveryland property on Sunday afternoons, and I know from the Dynamic Defensive Solutions firearm training Facebook page that they are training every Sunday afternoon at the Discoveryland property. I believe this to be contrary to current zoning regulations. (https://www.facebook.com/pg/dynamicdefensivesolutions/posts/?ref=page_internal)

The current and/or prospective owners of the Discoveryland property have applied for a Special Exception (Case Number: CBOA-2674) to use that property as a gun range; it is currently zoned for agricultural use. This exception has not yet been approved, but the land is already being used as a gun range.

I want to go on record that I am registering a formal complaint about this activity that I believe to be premature and against current zoning for the Discoveryland property.

Sincerely,
Diane Jablonski

Ulmer, Amy

From: Miller, Susan
Sent: Friday, June 08, 2018 11:15 AM
To: Ulmer, Amy
Subject: FW: Shooting Activities at Discoveryland Site

From: Judy Manno [mailto:judy.manno@yahoo.com]
Sent: Friday, June 08, 2018 8:17 AM
To: ttosh@tulsacounty.org
Cc: Miller, Susan <SMiller@incog.org>
Subject: Shooting Activities at Discoveryland Site

My name is Judy Manno and my husband Nick and I live at 4442 S 193rd West Avenue Sand Springs.

I would like to make a formal complaint re: ongoing activities occurring at the Discoveryland site which I believe may not be in accordance with the site's current zoning status. Proposed developers for the site have a current request pending with the BOA to obtain a special exception to develop the Discoveryland site as an outdoor gun range. The next scheduled hearing on this request is set for June 19th.

Despite not yet having obtained the BOA special exception, the Discoveryland site is currently being used as an outdoor gun range by a group called Dynamic Defensive Solutions (DDS). DDS has, through Facebook, been actively promoting and performing gun training activities at the Discoveryland site since at least March 2018.

As recently as Sunday June 3rd DDS conducted shooting exercises (including rapid fire) that went on throughout the afternoon. My husband and I could hear the shots from inside our home. We haven't voiced our concerns previously because until May, we didn't know who to contact about the situation.

We are very troubled by the fact that Discoveryland is currently being utilized as an outdoor gun range without the required special exception having been obtained from the BOA. The fact that the developers are allowing such activity to occur is at odds with the spirit of the BOA hearing process, which is intended to both (i) provide concerned citizens with an opportunity to participate in zoning decisions that may impact their neighborhood and (ii) ensure that planned development activities conform to current zoning requirements.

Thank you for your time and consideration.

Ulmer, Amy

From: CARLA SEGRAVES <carlasegraves@yahoo.com>
Sent: Monday, May 14, 2018 12:38 PM
To: Ulmer, Amy
Subject: CASE NUMBER: CBOA-2674 PROTEST LETTER
Attachments: CASE CBOA-2674 PROTEST LETTER.pdf

Attached is our letter protesting an exception for a Rifle and Skeet Range Gun Club in our neighborhood/community.

David & Carla Segraves
5105 S. 193rd W. Ave.
Sand Springs, OK

Ulmer, Amy

From: Art Ashcroft <aashcroft@vergenetwork.com>
Sent: Monday, May 14, 2018 11:46 AM
To: Ulmer, Amy
Cc: art.ashcroft@gmail.com
Subject: Case Number CBOA-2674
Attachments: Ashcroft Letter opposing DiscoveryLand Range & Resort.pdf

Greetings,

Please find attached my letter opposing the use of the property previously known as DiscoveryLand as a Rifle & Skeet Gun Range.

I will be appearing at the hearing on May 15, 2018 at 1:30 PM

Thank you!

Art Ashcroft
Direct 918.384.5425

✓
Ulmer, Amy

From: Kathleen Hoey <kathleen.hoey@gmail.com>
Sent: Sunday, May 13, 2018 6:53 PM
To: Ulmer, Amy
Cc: Paul
Subject: Letter of Objection for Case Number CBOA-2674
Attachments: gun range letter.docx

Amy,

Attached please find a letter of objection for Case Number CBOA-2674 that is on the May 15 Tulsa County Board of Adjustment Agenda. Thank you for forwarding it to the Board Members. We are unable to attend the meeting due to a previous commitment, however, we would like our voices to be heard.

Sincerely,
Kathleen and Paul Hoey

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

Case Number: CBOA-2674
Address: 19501 W. 41st Street, Sand Springs, OK 74063

Dear Board Members,

My name is Kathleen Hoey and I reside at 4901 S. 193rd West Ave, Sand Springs, OK 74063 along with my husband, Paul. We purchased our acreage in 1983 and finished our dream home in 1985. We are retired teachers from Sand Springs Public Schools and both spent our entire careers in that district. We chose to purchase our property for a number of reasons. Being city kids, raised in Tulsa, we wanted the space and quiet that country living afforded us. In fact, when we bought our land, there were only 3 houses on our quiet street and we had to lay gravel from where 193rd "ended" to our property. Paul was the agricultural education instructor for over 30 years at Charles Page High School and we used our farm to raise livestock from the very beginning. Our daughters were active in 4-H and FFA, raising sheep and swine as part of their agriculture youth leadership experience. Our neighborhood has certainly grown but the aspects that attracted us to the area remain strong; multi-acre homesteads, a natural setting in which wildlife thrives and the quiet of country living. We also have the benefit of caring, concerned neighbors that look out for each other, a community.

We are very concerned about the plans for the proposed Discoveryland Range and Resort and their request for a special exception. Our chief concerns are the noise and the effect it will have on our quality of life and property values.

We were enjoying a beautiful spring Sunday afternoon when we heard an excessive amount of gunfire coming from the north of our property. My husband's comment was "someone is wasting an awful lot of ammunition." It was staccato, rapid-fire shots piercing the calm of the afternoon. I didn't take note of the date but it was before our neighbor made us aware of the gun range proposal. The applicant says they received no noise complaints, but we didn't know who to complain to and certainly had no idea that a commercial gun range operated down the street. We often hear the occasional shot being fired, especially on the weekends, for hunting and recreation, but have never experienced anything to rival those Sunday afternoons. I would like to note that Dynamic Defense Solutions, the entity that has been hosting firearms training sessions since March, FaceBook posted on May 5 "Class this Sunday and next will be 'Dry Fire' only. We have been requested to not shoot the next two sundays(sic)." To me, this is telling of the fact that they wanted to minimize the noise impact right before this hearing.

Our property value is another concern. We have invested a great deal of money, hard work, blood, sweat and tears to make our place not only our oasis but the family-home refuge for our daughters and Grandma and Grandpa's farm for our grandchildren. As retirees, it will impose a significant hardship when our property value decreases due to the gun range. Nobody moves to the country to listen to gun and rifle rounds down to dusk, 365 days a year. With 3000 members, as the owners propose, there will be no reprieve.

Our other concerns mirror those of our neighbors so I won't go into detail to avoid redundancy: the condition of 41st Street to accommodate a significant increase in traffic, verbal promises without the

backing of a written plan, lack of berm and baffle written design, and lack of lead remediation written strategies specific to their property.

We have seen a lot of changes in the area during the 35 years we have lived here. When Discoveryland closed we were sad to see a good neighbor leave, but we were not naïve enough to believe it would remain unused. Never in our wildest dreams did we believe it could become a police and military training facility and gun club. There are many existing facilities in the area that are well established. As urban sprawl has crept closer to those facilities, potential homeowners were aware of the situation and could make an informed decision before they purchased their property. This request is completely different. They are requesting to create a gun range in an established neighborhood. Even though the area is rural, and the lot sizes are acreages, it is still a vibrant neighborhood community. This proposal will be injurious to this community and detrimental to the public welfare. Scanning both their FaceBook page and website this past weekend, they are asking for public support for their initiative and may get a great deal of social media traction in a short period of time. For this meeting, they may present petitions and testimonials in support. Please keep in mind that those in support will be able to enjoy the range at their convenience and then be able to leave the area. They will not be subjected to the unpleasant ramifications on a daily basis.

We appreciate your service on this board. Thank you for taking our concerns into consideration. We love our country way of life. As retirees, we don't have the resources to fight what might very well be deep pockets for this project. Please don't forget the people who have chosen to make their home in west Tulsa County.

Sincerely,

Kathleen and Paul Hoey
Nadioak Farm
4901 S 193rd West Ave
Sand Springs, OK 74063

Ulmer, Amy

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Monday, May 14, 2018 6:17 AM
To: Ulmer, Amy
Subject: CBOA-2674
Attachments: 18.05010.Manno Letter to INCOG.PDF

Dear Miss Ulmer,

Please find attached a letter which I desire to submit to the BOA in connection with the above referenced matter.

Thanks for your assistance.

Sincerely,

Nick Manno

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May 10, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

Case Number: CBOA-2674

Address: 19501 W. 41st

Dear Board Members,

My name is Nicholas Manno and I reside at 4442 S. 193rd W. Avenue, Sand Springs, OK 74063. I am a resident of the community which surrounds the property wherein a special exception is sought for the establishment of a Rifle and Skeet Range Gun Club ("Gun Club").

My wife and I have lived at our present location for 10 years. Having spent most of our lives in large urban cities, we chose our home specifically for the peace and serenity that a rural/agricultural area could provide. In addition to the beauty and tranquility of the setting, we were happy to discover a community of very close knit and friendly people who generally share similar values including a love of nature and peace and quiet. Homes in our community are generally situated on parcels that allow for "breathing room" between houses, as well as opportunities for folks to raise livestock and work the land. My wife and I have never regretted our decision to move to this location.

Unfortunately, our community's well established quality of life is now threatened by the establishment of the proposed Gun Club.

It has been confirmed by the Gun Club applicants' Facebook page that shooting and military training classes have been conducted onsite since March 2018, along with construction activities to build berms and other elements one would find in an outdoor shooting range. All such activities have been conducted without yet obtaining the BOA's authorization for a special exception to proceed.

Our community's peaceful serenity has already been violated on numerous occasions over the past few months beginning as early as March 2018. I have personally heard the sounds of loud and repetitive gunfire which interrupted the peace on several occasions. Two specific instances stand out.

- On the 1st occasion loud rifle fire began early on a Sunday morning and persisted for at least several hours. The sound appeared to come from an AR or AK type of rifle. The rifle fire was so loud and persistent that it woke me out of a sound sleep twice and caused the windows of my home to rattle. Furthermore, the rifle fire agitated my pets, causing them to become very scared and seek to hide.
- Likewise, on the 2nd occasion I also heard what appeared to be loud AR or AK-type rifle fire that continued throughout the day on a Sunday. On that occasion, the sounds were also rapid, staccato-type fire and extremely loud. While I was outside in my yard I found it quite disturbing to try to do yardwork under the constant din of rifle fire in the background. Additionally, on that occasion I personally witnessed by neighbors livestock become agitated by the repeated rifle fire. The livestock ran in fear back and forth from one part of an adjoining field to other parts of the field, in mass, seeking shelter and safety in brush and under trees. Clearly the livestock was very agitated and scared. Our own pets refused to go outside during this time.

The prospective owners of the "Rifle and Skeet Range Gun Club" attended a neighbors meeting of our community that occurred on May 6th. At our meeting the owners informed us that if the special exception

3.102

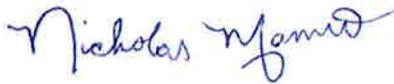
is granted for a gun club, they intend to market the gun club for police and military training. Additionally, they anticipate making the gun club available to up to 3,000 members.

The recent rifle fire that I recall encountering emanated from only 1 rifle. Yet, the raucous noise of only 1 rifle was very unsettling and disturbed the tranquility of my household, as well as, the tranquility normally found out on my property.

I fear that if a gun club is authorized in the middle of our community, the sound of dozens or possibly even hundreds of gun club members all shooting throughout the day will make conditions in the area unbearable. The noise level emanating from the gun club will become excruciating. The noise will have an adverse effect on local livestock and the noise will also scare away wildlife naturally found in the wooded areas of our community. Additionally, the constant noise of gun and rifle fire will genuinely impact the ability of families to enjoy their yards. Lastly, I believe that the location of a gun club right next to a community housing hundreds of families will serve as deterrent to future home buyers thereby greatly impacting home values in the area.

In light of the preceding, I respectfully request that the Board reject the request for the establishment of a "Rifle and Skeet Range Gun Club" in our community.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas Manno". The signature is written in a cursive, flowing style.

Nicholas Manno

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd St., Ste 800
Tulsa, OK 74103

Re: Case No: CBOA-2674
Address: 19501 W. 41st St., Sand Springs, OK (Old Discoveryland)

Dear Board Members:

My name is Scott Pike and I live at 19014 W. Coyote Trail, Sand Springs OK 74063. We moved to this home and seven acres in 1999. Our property is in very close proximity to the old Discoveryland property. We have very recently learned that the prospective buyers of this property have applied for a special exception to establish a Rifle and Skeet Range Gun Club, which will include a full-fledged police and military training facility.

I am very concerned about the noise, the loss of property value, the traffic and road conditions on 41st Street, and the likelihood of stray bullets hitting our property. We have been told they expect to have about 3,000 members in addition to groups such as law enforcement and shooting competitions and that is far too much gunshot noise so close to our home as well as all the neighbor's homes. They are already holding gun classes over there and we know how loud the sound is now, not to mention how bad it will be when dozens or even hundreds of people are over there shooting.

We enjoy being outside in our yard and on our patio and all the peace and quiet we have here. That will be lost forever if this gun club is built and we will be forced to move. We would not have bought this home 20 years ago if we had known there was the slightest possibility of a gun range going in right across the road from us.

Please carefully consider what we are saying, and I sincerely ask you to help us homeowners and to deny this request so this Rifle and Skeet Range Gun Club will not be built here.

Sincerely,



Scott Pike

3.104

May 14, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd St., Ste 800
Tulsa, OK 74103

Re: Case No: CBOA-2674
Address: 19501 W. 41st St., Sand Springs, OK (Old Discoveryland)

Dear Board Members:

My name is Gay Pike and I live at 19014 W. Coyote Trail, Sand Springs OK 74063. We moved to this home and seven acres in 1999. Our property is in very close proximity to the old Discoveryland property. We have very recently learned that the prospective buyers of this property have applied for a special exception to establish a Rifle and Skeet Range Gun Club, which will include a full-fledged police and military type training facility.

We are very concerned about this due to the noise this is going to create for all surroundings properties. The current owner is already allowing a gun club (with paying members) to use the property for gun classes, target shooting and training and they have been doing this for several months, all without a special exception. They are using pistols, rifles, and shotguns and (according to their Facebook page) are shooting hundreds of rounds per person. We also understand that Tulsa County Sheriff Office has been allowed to train and target shoot there as well. We were unaware this was an ongoing, organized shooting event, until just a few days ago. We weren't inclined to confront them as long as we thought it was an occasional occurrence, but then we learned the full extent of what they were planning. They kept it quiet from us for as long as they could.

A group of neighbors held a community meeting on May 6 to discuss this, as we, and most of the neighbors had just found out what was really going on. The current owner, plus two of the prospective buyers attended and tried to explain what they were planning to do. One of the alarming facts we learned is that they anticipate having 3,000 members and this will be open year-round. The noise is bad enough with just the one gun club operating there now, and can only get worse if this new facility is allowed to proceed. If only 5-10 percent of the 3,000 members are shooting at any one time, the noise will be unbearable, as this will amount to thousands of gunshots per day.

We truly enjoy the peace and quiet on our property and we spend a lot of time out working in the yard and enjoying our patio, and entertaining family and friends. I hate to think that we will not be able to enjoy this if this proposed Gun Club is granted an exception and allowed to be built. Just the last few weekends while they were shooting, we could hear the noise inside our house with the doors and windows shut. We would NEVER have bought a house out here, if we had any idea having a gun range next door was a possibility. No one will want to buy our homes or acreage and our property values will plummet. There are several existing gun ranges where these groups and individuals can go shoot. A new, bigger facility is not needed, especially when impacting so many residents who already live out here and were blind-sided by this. We will be adversely affected by this noise, not to mention the effect on livestock and wildlife, and the decrease in our home values. We knew there was a possibility that another bluegrass/gospel music venue could be built on that property, but never knew a gun range was a possibility, especially since so many residents live nearby. This area is much more developed than it was years ago when DiscoveryLand started operating its music show.

3.105

My husband was recently able to build his dream shop building on our property and it's very upsetting to think that if this gun range is allowed to be built, we will most likely have to move from our home and our land and give up all that we have worked so hard for and have to start all over in another location. This home is our primary investment and since we are nearing retirement age, we will never be able to recoup any losses incurred due to decreased property values.

And please know that we are not anti-gun people. We own guns and have taken the classes to obtain our concealed carry licenses. My husband enjoys hunting and in the times that we go target shooting, we go to one of the existing gun ranges. We take the second amendment very seriously. Gun owners have rights, but so do homeowners.

There is also the issue of 41st Street being able to handle the traffic of 3,000 members coming out to use this proposed facility. That road is already in bad shape and can barely handle the existing traffic. Tulsa County will soon incur significant costs to have this road re-paved and/or widened.

We are concerned about the environmental effects of lead from thousands of shots being fired. There are federally protected birds such as bald eagles in the immediate area, we see them all the time. If they ingest even a small amount of lead, they are dead.

We are also concerned about alcohol being served or even allowed onto the property. Alcohol should not be allowed in their proposed Lodge, in any of the campers/RVs or anywhere on the premises, at any time. We have no guarantee that this will be the case. ALCOHOL AND GUNS DO NOT MIX.

And lastly, there is always the probability that an errant shot or a ricochet will end up in our yard, our house, our cars or our bodies, or hit an occupied vehicle traveling on 41st St. Even in the safest gun ranges, this often happens to the surrounding neighbors, sometimes causing significant property damage, usually with no recourse for the property owner to make a claim against the gun range owners.

Please carefully consider what we are saying , and I respectfully ask you to help us homeowners and to deny this request so this Rifle and Skeet Range Gun Club will not be built here. There are so many other businesses they could put on that property, such as a golf course, or many others, that would not impact the surrounding neighbors, and would not be opposed.

From my heart I ask you, would you approve this if it were being proposed next to your home?

Sincerely,

Gay Pike

3.106

Ulmer, Amy

From: art.ashcroft@gmail.com
Sent: Monday, June 18, 2018 8:42 AM
To: Ulmer, Amy
Cc: 'Carolyn Back'; 'Mary Huckabee'
Subject: CBOA-2674
Attachments: 06-18-18 Ashcroft Letter to CBOA.PDF

June 18, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street
Tulsa, OK 74103

Case Number: CBOA-2674

Address: 19501 W 41st Street, Sand Springs, OK

Re: Request for Special Exception for "Rifle and Skeet Range Gun Club"

My name is Arthur Ashcroft, my address is 4554 S 193 W Ave, Sand Springs, OK 74063. My property line is 660' feet south of the subject property that we know as the former Discoveryland.

Dozens of members of our community have joined together to voice their concerns and opposition to the proposed exception for a "Rifle and Skeet Gun Range Club".

I (and others) have been informed that due to an unexpected family emergency within Mr. Borgne's family that the applicant has requested a continuance of this matter. Our thoughts and prayers are with the Borgne family in their time of loss. We certainly understand the need to continue this matter.

Please be assured that I and our group are committed to opposing this requested exception. The absence of a large contingent of our group is not reflective of a change in position or a lack of interest in this matter. However most of our neighbors are gainfully employed and would be taking time away from work to be at the June 19th meeting only to have it continued as it was on May 15th. Most members of our community group are in job roles wherein they have limited vacation and sick days. Therefore, to preserve their time, most of our members will defer attendance until next month. I, individually and as a representative of our group, respectfully request that the board grant the continuation to the July 17th meeting date (but not beyond).

Our members remain firmly committed to opposing this request for a special exception and are planning to attend as a group on July 17th, at which time we will individually and as a group present our concerns to the board.

Please grant the continuance in the matter of CBOA-2674 for consideration on July 17, 2018 at the regularly scheduled meeting of the Tulsa County Board of Adjustment.

Respectfully,

Arthur Ashcroft

Ulmer, Amy

From: Dustin Ingram <dingram30@yahoo.com>
Sent: Tuesday, June 19, 2018 11:05 AM
To: Ulmer, Amy
Subject: Discovery land shooting range

To whom it may concern.

I'm currently the owner of two properties in Tulsa county one of which we're in the process of building our family our long awaited dream of a new home in close proximity of the proposed shooting range at Discovery land. My wife myself and 4 year old son currently live in Creek county and have found out the hard way about living a county with few restrictions involving public safety and gun control. While is legal for our current neighbors to shoot an AR-15 rifle on his 1 acre lot it is to say the least very uncomfortable for me and my family to feel safe in our own back yard. So we decided that in order to gain peace in our lives we thought the best thing to do would be to move to a new location. In doing so we did some research in the area and chose a larger piece of land in Tulsa county. Shortly after our purchase we heard the news about the proposed gun range at Discovery land. Though my family and I are supporters of our 2nd Amendment we would respectfully ask that due to the fact of the constant noise of guns firing and the obvious dangers of stray bullets and loss of property values in a highly sought after area of Tulsa county to live in, we ask that you deny the request of the proposed shooting/gun range.

Respectfully,

Multiple Tulsa county property owner.

Sent from Yahoo Mail on Android

Carolyn Back

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Friday, May 11, 2018 12:01 PM
To: Carolyn Back; Mary Huckabee; Judy Manno
Subject: Q & A with the Buyers

Carolyn,

As an FYI, Amy Thayer is a member of the neighbor's group. Below is an e-mail that she forwarded to me this morning. It is an exchange of Q&A's with one of the potential buyers, Lee Odom.

I have placed the Q&A below side-by-side.

See you at 3.

Nick

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 2672
OFFICIAL RECORD EXHIBIT _____
ENTERED IN THE _____
MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT.

Questions	Responses
1. Will tanagerite or any other explosive similar be allowed?	1. Honestly we haven't give it much thought and I'm going to say that if it is set off it would be from a law enforcement or military training exercise. That said, I'm not sure what their curriculum requirements are and each branch has different ones. But for a daily use, we are not interested in it due to the disruption of others out in the range area. Too many variables for a commercial operation verses a few good ole boys in their back yard setting some off or a training group who is simulating a situation.
2. What are the proposed hours of operation?	2. Hours are still to be determined and would most likely have to be adjusted for daylight savings time. Personally the hours would be reasonable for most businesses that operate and I would say that Sundays would somewhere around lunch.
3. Do you intend to build the berms and address the noise pollution before begin operating?	3. Berms will be one of the first major tasks as we can't go into a full operation until they are ready. There will be some small law enforcement groups that still come train on the weekends. But they will most likely be one of the first berms built unless we have construction of some sorts. I've spent some time on a dozer already pushing dirt to try and clean up an unbelievably large amount of debris that has been left behind. And by that I mean just leftover wood, and other misc items.. I'm hoping to have it all cleaned and hauled off in the coming weeks.

From: Amy Thayer [mailto:amythayer@yahoo.com]
Sent: Friday, May 11, 2018 11:02 AM
To: Manno, Nick <Nick.Manno@sulzer.com>
Subject: Fwd: Shooting Range

From: [Lee Odom](#)
Sent: Wednesday, May 9, 2018 4:40 PM
To: [Amy Thayer](#)
Cc: tim@ductarmor.com
Subject: Re: Shooting Range

Amy,

Thank you very much for the email and questions. I'd be more than happy to answer them for you. If you don't mind, I'll add the answers below in your original email and highlight them in Red.

On May 9, 2018, at 10:04 AM, Amy Thayer <amythayer@yahoo.com> wrote:

Thank you for meeting with us on Sunday to explain your plans. I only represent my household, not the neighbors. I have a few follow up questions.

1. I understand the berms will reduce the noise pollution of the pistol bays. What is your plan to reduce the rifle range noise pollution?

1A. If you notice on the attached plan There are two different Rifle areas. The northern most rifle area is East to West Direction for noise and more importantly, safety. It also has a slightly downhill trajectory again for safety.

The main Rifle area is just in front of the Lodge and it has a south to north shooting trajectory. This too is for safety since there is nothing in that area. Also note, that the berms surrounding this range are slated for at least thirty feet in height and enclosed from three sides as you can see from the attached concept site plan. Also, Keep in mind on the concept map, the yellow line is only a reference to property lines and not indicative of where the actual range activities take place.

2. The plan shows a proposed 2 pistol bays. How many shooters can each bay accommodate?

2A. Actually there are many more pistol bays that surround the South to North 300 yard Rifle Bay. Each of those is designed for different types of shooting. Some are meant for only a couple of people who are just practicing and others are designed for a pistol competition and will have multiple users. PLEASE NOTE: Normal competitions and practice does NOT consist of more than one person shooting at a time for safety.

3. How many shooters can the rifle range accommodate?

3A. The plan for the 300 Yard South to North Range is limited by our current measurements to about twenty. That said in my entire lifetime of shooting, I've only witnessed a full line during a competition. Most of the time I'd have to guess at four to six. So many factors come into play with this. And thats just due things like weather and work schedules, etc...

4. Would you consider changing the boundary of the exception back to the original boundary filed? That would help to ensure that is the only area used and that you won't be any closer to other neighbors than the current plan shows.

stage. To expand on that further, I'll tell you that I'm planning on things being a little more unique on the food service. For example, we would cure and smoke our own fresh bacon, we would and will most likely raise our own game birds, our own fresh eggs, and more.. We actually have plans to incorporate a aquaponics building for organic produce and so much more and if possible, we will and are going to try and partner with a local school or college for this process. Another way this upscale lodge and resort will benefit the area is thru employment, higher property values, infrastructure enhancements.

7. Additional Comments.

1. I'd really like to stress the importance of everyone knowing that the property is slated for us to bring in a much higher clientele and the training is going to be for some very elite individuals both here locally and from afar.

2. Sound... This seems to be somewhat of a key issue and one I truly felt I couldn't get across due to all the talking and anger, but I do understand, so I'd like to address it for you even though you didn't ask. With the range located where it is and the thirty foot berms, we will reduce noise drastically, There is another option that we are looking into and it's somewhat of a cover or awning that is above the firing lines and it helps deflect the sound back down and forward towards the berms. It also provides a little extra cooling in the summer months for members.

3. Lead... It was asked about the lead and environment. Lead isn't a hazardous material until it's left or it's in large qtys. That doesn't excuse anyone from using good common sense and dealing with it. For us there are so many ways already planned out, but I wasn't able to share them. I could only get a few answers out during the meeting. But that said, we have multiple plans to use what's referred to as "BMP" or Best Management Practices for the mitigation of lead. Things like sand beds out where the skeet area is and the lead shot lands. These things can help in containment and removal. How often is usually dependent on frequency of shooting. From my experience a active range can go about three years or more between cleanups, but that again depends on use. Our drain system from the berms will have a multi layer approach where the rain runoff from the bays enters the drain and the sand and rock start the filter process and there is a containment bay that's lower than the drain so the heavy particles can accumulate for easy removal. There is more, but I thought I would share with you those few.

4. Night Shooting... It was asked if there would be night shooting. My answer was yes, but not likely will the general members be doing that. It would be mostly for the Military and Law enforcement who are training. Additionally those individuals would be utilizing suppressors so there would be virtually no sound.

There is so much more and if you do have any more questions or would like for us to visit again, I'd be happy to.. Below is my personal cell phone and if you would like to give me a call please do.

Kind Regards,
Lee Odom

2670—Great Scott Fireworks – Randy Scott

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in an CG District (Section 701); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 8939 North Garnett Road East

Presentation:

Staff requests a continuance to May 15, 2018 due to incorrect legal.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **JOHNSTON**, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston “aye”; no “nays”; no “abstentions”; Hutchinson “absent”) to **CONTINUE** the request for a Special Exception to permit a fireworks stand (Use Unit 2) in an CG District (Section 701); Variance of the all-weather surface material requirement for parking (Section 1340.D) to the May 15, 2018 Board of Adjustment meeting; for the following property:

LT 1 BLK 1; TR BEG 30E SWC S/2 NW NW SW TH N164.90 E155 S164.90 W155 POB SEC 20 21 14 .586 AC, MORTON VIEW, OF TULSA COUNTY, STATE OF OKLAHOMA

2674—Timothy Borgne

FILE COPY

Action Requested:

Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District. **LOCATION:** 19501 West 41st Street

Presentation:

The applicant has requested a continuance to May 15, 2018.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **DILLARD**, the Board voted 4-0-0 (Charney, Crall, Dillard, Johnston “aye”; no “nays”; no “abstentions”; Hutchinson “absent”) to **CONTINUE** the request for a

CBOA-2674

FILE COPY

Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District to the May 15, 2018 Board of Adjustment meeting; for the following property:

E/2 SW SE & SE SE SEC 23 19 10, OF TULSA COUNTY, STATE OF OKLAHOMA

Mr. Charney explained to the applicants and interested parties that there were only four board members present at this meeting. If an applicant or an interested party would like to postpone his or her hearing until the next meeting he or she could do so. If the applicant wanted to proceed with the hearing today it would be necessary for him to receive an affirmative vote from three board members to constitute a majority and if two board members voted no today the application fails. Mr. Charney asked the applicants and the interested parties if they understood and asked the applicants or interested parties what they would like to do. The audience nodded their understanding and no one requested a continuance.

NEW APPLICATIONS

2669—Ron McCulley

Action Requested:

Variance of the minimum lot area per dwelling unit requirement in an AG District to allow for two dwelling units on a single lot (Section 330). **LOCATION:** 7735 North 71st Avenue East

Presentation:

Ron McCulley, 7735 North 71st East Avenue, Owasso, OK; stated he would like to build a second dwelling behind his house and behind the pool. Mr. McCulley stated he has a lot of family that comes in from out of town and the second dwelling would be used as a place for them to stay while visiting. Another option would be to use it as a dwelling for his wife's parents, both of which are in their eighties, and this would allow them to maintain their independence. The proposed house would not be seen from the road and it would be built with the same materials as the main house, so it will look similar.

Mr. Charney asked Mr. McCulley if he had any plans in the future to sever the ownership of the primary residence from the proposed second dwelling. Mr. McCulley stated that he did not.

Mr. Charney asked Mr. McCulley if the second dwelling would have the same access as the main house. Mr. McCulley answered affirmatively. Mr. Charney asked Mr.

7-5-18

To: Tulsa County Board of Adjustment
Case Number CBOA-2674
2 West Second Street
Tulsa, OK 74103



Dear Board of Adjustment,

I am writing this letter in support of the proposed gun range. Despite the opposition to it, the truth is the professional ranges of the proposed type actually make recreational and target shooting safer and reduce the likelihood of a accidental discharge. A supervised and professional range is safer and less prone to deadly injury than any private backyard range.

This area of the county has ZERO shooting ranges open to the public. Hunting, shooting and skeet/trap are Oklahoma traditions, and a professionally designed facility will foster the safe and responsible use of firearms, and not the opposite. The opposition group allows for their neighbors to occasionally shoot, but seek to prohibit a professional range, which is safer, so their true interest here cannot be gun safety. Further the opposition allows for other rural loud activities like mowing and 4 wheeling, and even backyard shooting, but not for a professional range. It does not seem to occur to them that a professional range is designed to mitigate noise and that noise at the property line will be less than mowing, 4 wheeling or any backyard private shooting by far.

This proposed range is a safe, reasonable and professional use for the land in question. It will be a tremendous blessing to the community and the uneasiness of these few neighbors are simply not motivated by real facts and logic. Its fear mongering at worst, and unreasonable at best. A few neighbors with unreasonable and unproven concerns seek to prohibit a legal and safe use of someone else's property, despite the many benefits of a professional range. The Board should be reasonable and reject the opposition's onerous and unfounded concerns.


Sincerely, Mike Miller

4432 S 248th W. Ave
Sand Springs, OK 74063
(918) 344-5753

3.114

Ulmer, Amy

From: John Moore <ok2b4osu@gmail.com>
Sent: Friday, July 06, 2018 2:18 PM
To: Ulmer, Amy
Subject: CBOE 2674 Gun Range and Resort at the old Discovery land property.

To whom it may concern:

Safety, Possibility of stray Rounds
Intensity of Noise (150 decibels allowed per Oklahoma Statute 63; Ch30; 709.2)
Sharpness of Gunshots noise
Continuous irritating noise

Those are some of the things that will ruin my way of life, my quiet country living, and my property values. This is my community and we do not want this Gun Resort, nor an ATV track, nor any other loud noisy venue to ruin our quiet country community. It would be unthinkable to place a gun resort 1/2 mile from 91st and Yale Ave area, and it should be unthinkable to do the same in my area. There is no possible way to soundproof a shooting range, period! Being very close to town this area is very heavily populated. Gun ranges need to be in sparsely populated areas.

John Moore
3382 S 177th W Ave
Sand Springs, Ok 74063

Ulmer, Amy

From: Carol Strout <c_strout@cimtel.net>
Sent: Friday, July 06, 2018 10:55 AM
To: Ulmer, Amy
Subject: Discoveryland RR

To Whom It May Concern:

I am against the proposed re-zoning of the property formerly known as Discoveryland.

We already have several gun ranges in the Sand Springs community and there is a hotel at the Meadow Lake ranch on 137th West Avenue.

If the proposal goes through, there would be increased traffic in the vicinity and certainly the noise level would rise if individuals are allowed to practice with weaponry.

I moved to this area to get away from the traffic congestion and crowd noises. Help us keep the neighborhood serene and peaceful.

Thank you for the opportunity to let me voice my opinion.

Carol Strout
22014 W 41st St
Sand Springs, OK 74063

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Thursday, July 05, 2018 9:18 PM
To: Ulmer, Amy
Subject: Fw: Proposed Zoning Change - Discoveryland

Dear Ms Ulmer -

Please see email below Denise Adams re: CBOA-2674, in opposition to the proposed Special Exception for a "Skeet Range Gun Club" at 19501 W 41st Street.

----- Forwarded Message -----

From: Adams <adamsonline@cox.net>
To: "judy.manno@yahoo.com" <judy.manno@yahoo.com>
Sent: Thursday, July 5, 2018 08:34:15 PM
Subject: Proposed Zoning Change - Discoveryland

Dear Ms. Manno,

I am writing this email to express to you my concerns about the proposed zoning changes for property adjacent to the Flying G Ranch and residential areas near Lotsee, OK.

The proposed zoning change to allow establishment of a gun club and shooting range at the former Discoveryland site introduces disruptive noise and safety concerns for those who live in the area and use the land adjacent to this site.

I routinely ride my horses in this area on trails that border the Discoveryland property and have heard and been disturbed by the recent increase in shooting. While the landowner may state that no complaints have been lodged with the Sheriff's office, I have noticed and remarked to others about my concern about the shooting and its proximity to the Flying G Ranch. Not filing a complaint only reflects my lack of knowledge of where the shooting was occurring and how that should be reported. I believe the proposed placement of a gun club in this area is dangerous. Unexpected noises such as rapid-fire or loud shots are frightening to livestock and endanger horseback riders.

To allow a shooting range will detract from the current and long-standing use of this beautiful and historically important rural area. I own a gun and my family members own guns. I support the right to bear arms but I also believe a well-educated gun-owner knows where to properly discharge firearms. While high-tech berms sound effective, I am not convinced any berm is effective when firearms are improperly discharged. There have been multiple incidents of injuries to individuals as much as a mile or more away from a high-powered firearm being discharged. For the safety of residents and those using the land in this area this zoning change should not be permitted.

Thank you for your consideration.

Rodney and Denise Adams

918-906-1148 and adamsonline@cox.net

19402 West Hwy 51

Sand Springs, OK 74063

Denise Adams

918-906-1148 and adamsonline@cox.net

Ulmer, Amy

From: Adams <adamsonline@cox.net>
Sent: Thursday, July 05, 2018 8:33 PM
To: Ulmer, Amy
Subject: Proposed Zoning Change - Discoveryland

Dear Ms. Ulmer,

I am writing this email to express to you my concerns about the proposed zoning changes for property adjacent to the Flying G Ranch and residential areas near Lotsee, OK.

The proposed zoning change to allow establishment of a gun club and shooting range at the former Discoveryland site introduces disruptive noise and safety concerns for those who live in the area and use the land adjacent to this site.

I routinely ride my horses in this area on trails that border the Discoveryland property and have heard and been disturbed by the recent increase in shooting. While the landowner may state that no complaints have been lodged with the Sheriff's office, I have noticed and remarked to others about my concern about the shooting and its proximity to the Flying G Ranch. Not filing a complaint only reflects my lack of knowledge of where the shooting was occurring and how that should be reported. I believe the proposed placement of a gun club in this area is dangerous. Unexpected noises such as rapid-fire or loud shots are frightening to livestock and endanger horseback riders.

To allow a shooting range will detract from the current and long-standing use of this beautiful and historically important rural area. I own a gun and my family members own guns. I support the right to bear arms but I also believe a well-educated gun-owner knows where to properly discharge firearms. While high-tech berms sound effective, I am not convinced any berm is effective when firearms are improperly discharged. There have been multiple incidents of injuries to individuals as much as a mile or more away from a high-powered firearm being discharged. For the safety of residents and those using the land in this area this zoning change should not be permitted.

Thank you for your consideration.

Rodney and Denise Adams
918-906-1148 and adamsonline@cox.net
19402 West Hwy 51
Sand Springs, OK 74063

Ulmer, Amy

From: Gwen Klinger <geklinger4@yahoo.com>
Sent: Thursday, July 05, 2018 8:03 PM
To: Ulmer, Amy
Cc: Cris Klinger
Subject: Letter regarding OK Statute on disturbing the peace
Attachments: Miller page 1.jpg; Miller page 2.jpg

Good evening Art,

Attached, please find a copy of the letter that we discussed that was sent to the Tulsa DA regarding Michael Eric Miller and requesting the DA to act on our behalf regarding Miller's disturbing our peace.

Look forward to meeting you on Sunday;

Regards,
Gwen Klinger

June 3, 2017

Mr. Steve Kunzweiler
Tulsa County District Attorney
500 S. Denver Avenue
Tulsa, OK 74103

RE: Willful disturbance of the peace by Mr. Michael Eric Miller

Dear Mr. Kunzweiler,

I am a resident of the neighborhood located on the outskirts of Sand Springs, OK that is mainly comprised of 2.5 acre tracts and a few as large as 7 acres, located on South 249th W. Ave and South 248th W. Ave, which is south of Hwy 51 in Tulsa County. I am writing with concerns regarding the very loud explosions that occur at the Michael E Miller residence that is disturbing the peace and the right of quiet enjoyment of my property and my neighborhood. Mr. Miller is a licensed ATF Firearms dealer (license no. 05086) and resides at 4432 S. 248th W. Ave, Sand Springs OK 74063. Over the past year the noise level from Mr. Miller's residence has increased in both frequency and loudness. Some of the explosions are extremely loud. Various neighbors have contacted the Tulsa County Sheriff's Department and Deputies have responded to the calls. However, the deputies have stated that they cannot do anything about it. Some of the neighbors have contacted Mr. Miller and asked him to please use a firing range for firing high powered weapons and other devices that create extreme levels of noise. He has declined to go elsewhere. On Sunday, May 28, 2017, loud explosions were coming from his property until 9 pm. They were louder than aerial fireworks; you could feel the concussion as it echoed throughout the neighborhood.

According to **Oklahoma State Statute 21§1362** Mr. Miller is willfully disturbing my peace and quiet and that of the neighborhood.

§1362. If any person shall willfully or maliciously disturb, either by day or night, the peace and quiet of any city of the first class, town, village, neighborhood, family or person by loud or unusual noise, or by abusive, violent, obscene or profane language, whether addressed to the party so disturbed or some other person, or by threatening to kill, do bodily harm or injury, destroy property, fight, or by quarreling or challenging to fight, or fighting, or shooting off any firearms, or brandishing the same, or by running any horse at unusual speed along any street, alley, highway or public road, he shall be deemed guilty of a misdemeanor, and, on conviction thereof, shall be fined in any sum not to exceed One Hundred Dollars (\$100.00), or by imprisonment in the county jail not to exceed thirty (30) days, or by both such fine and imprisonment, at the discretion of the court or jury trying the same.

3.121

I am asking for your cooperation, as my elected District Attorney, to notify Mr. Miller that he is violating this state statute and I further ask that you pursue charges against Mr. Miller on my behalf.

Sincerely,

_____ (signature)

_____ (print name)

_____ (date)

_____ (address)

_____ (telephone number)

cc:

Sheriff Vic Regalado
Tulsa County Sheriff Department
303 W. First Street
Tulsa, OK 74103

Ms. Karen Keith
Tulsa County Commissioner, District 2
Ray Jordan Administration Bldg.
500 S. Denver Ave.
Tulsa, OK 74103

3.122

Ulmer, Amy

From: Michael Miller <mmiller@gfbchurch.com>
Sent: Thursday, July 05, 2018 4:40 PM
To: Ulmer, Amy
Subject: Case Number CBOA-2674 - Support for the proposed gun range at Discoveryland

Dear Board of Adjustment,

I received a mailer from a group opposing the proposed shooting range at the property formerly known as Discovery Land and I wanted to send an email of SUPPORT for the gun range. Yes support and not opposition.

I have read the materials from both sides on this controversy and carefully weighed their respective presentations. The creation of the club will develop the relatively idle current property and put it to some utility, will spur economic growth in the area, and provide a safe and responsible place for people in the community to engage in skeet, trap and target shooting. The encouragement of outdoor activities is something that any community should encourage.

This area has long lacked a safe and professional area for firearms-related recreational activity and this new development will fill that badly needed gap. The opponents to the shooting range, in their literature, state that they favor local's shooting on their own land, but oppose the professional range. That it nonsense if safety is their goal. The proposed professional range will be very much more safe than any private range could even consider.

I have read the developer's proposal and it is obvious that this is not hastily constructed operation but one in which they are bringing in experts in range design and construction to bring to completion. Shooting in one's backyard, while it certainly can be safe and often is, is also much more dangerous than the proposed professional design. It will have high and properly constructed berms, noise dampening baffles, and plenty of space. Nothing is close to the downrange areas which would be a hazard under practically any realistic accidental scenario. This is not the case with folks shooting in their own backyards. Again this can be safe, but is not as safe as a professional range.

So clearly safety is NOT the opponents real motivation here. Instead it is obvious from their literature that they expect to have the ability to impose their property rules on other people's property. That is decidedly unfair and un-American except in extreme situations. They cite a few anecdotal range accidents as support, but these few accidents in another state do not fairly represent the complete facts on range safety, and they are not balanced against the actual overwhelming evidence which is that shooting on a professional and supervised range is statistically very safe and accidents are extremely rare. Statistically you are more likely to die in a car accident driving to a shooting range than to die at a shooting range or from a mythological "stray round." Their opposition is obviously not for safety.

The opponents to the range talk about "peaceful country living" but then go on to allow for mowing, and 4 wheelers, and other loud activities as acceptable, but not this proposed range. The range, as designed will be LESS loud than mowing, and 4 wheelers and the like, far less loud. Their opposition to the range is not for noise, because the shooting will be a miniscule noise at the property line, so the only reasonable conclusion is that they have taken it upon themselves to dictate what supposedly loud activities are acceptable to the entire community. They have personal opposition to the range for their own personal and somewhat selfish reasons. They do not speak at all about the benefits a range would actually bring to the community. A safe and professional place to shoot would encourage and foster, not only outdoor activities, but gun safety, and accuracy is gun safety.

Fear mongering is not a logical argument, but that is what they do in their literature. Not real facts, just anecdotes and badly construed assumptions about potential facts, mixed with fear mongering. Such nonsense should be rejected or all 2nd amendment shooting is jeopardized potentially.

Can the range be constructed safe and allow for a community area where gun safety and recreation can be promoted, clearly it can. As a community we shouldn't allow the paranoid fears of a small group of people impose blanket rules on how someone else uses their property. The range is supported by a lot of people out here. Just because the opposition is loud does not mean it is in the majority. The range will be a huge benefit to the residents in the area and that is why I support it.

I wanted to share my thoughts.

Sincerely in Christ,
Michael Miller
(918) 344-5753
<http://gfbchurch.com/what-we-believe/the-gospel-of-jesus-christ/>

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Thursday, July 05, 2018 4:34 PM
To: Ulmer, Amy
Subject: Fw: Discoveryland Gun Range Case CBOA-2674

Dear Ms Ulmer -

Please see email below from Ms. Delana Taylor McNac re: CBOA-2674, in opposition to the proposed Special Exception for a "Skeet Range Gun Club" at 19501 W 41st Street.

----- Forwarded Message -----

From: Delana Taylor McNac <bigdog@dogville-daycare.com>
To: Judy Manno <judy.manno@yahoo.com>
Sent: Thursday, July 5, 2018 04:20:33 PM
Subject: Discoveryland Gun Range

19402 West Highway 51
Sand Springs, OK 74063

To Whom it May Concern,

I board two horses at Flying G Ranch, a property adjacent to the proposed area for the Discoveryland gun range. As a small business owner, spending time with my horses riding the trails on Flying G property are one of the few ways I get time away from living in an urban area. The peace and quiet I experience there is an important aspect of my personal self care and one way to surround myself with nature, including the wildlife living on the property. I drive 35 minutes one way 2-4 times per week for this purpose and look forward to my time there.

As the daughter of a former game warden, I grew up with guns used for hunting and for recreational purposes. I understand and appreciate the desire for gun owners to have a place to use firearms recreationally and for a place to train military and first responders. That said, the side effects of gun noise in a rural setting would not only negatively impact riding on Flying G property by frightening my horse and others riding with me, it would disrupt what is otherwise a peaceful community. We couldn't just choose to ride somewhere else or ride around the times such a range is open since riding activities tend to coincide with the times a gun range would be open and active. I understand the property would contain state of the art noise "reduction" berms, but that doesn't mean the elimination of noise in the air surrounding the property that could be identified by horses and riders as gunfire.

The property owners claim that there have been no complaints regarding gunfire in the past months. As a rider, I have heard gunfire during those times and had to avoid areas of the property in close proximity to said gunfire for my own safety and the safety of my horse. I had no way of knowing who to report it to or I certainly would have filed those reports.

Please consider voting **against** the special exemption for this gun range in the meeting on July 17th.

Sincerely,

Delana Taylor McNac, DVM, Owner/Manager
Dogville Daycare & Boarding
www.dogville-daycare.com

Ulmer, Amy

From: Delana Taylor McNac <bigdog@dogville-daycare.com>
Sent: Thursday, July 05, 2018 4:19 PM
To: Ulmer, Amy
Subject: Discoveryland Gun Range

19402 West Highway 51
Sand Springs, OK 74063

To Whom it May Concern,

I board two horses at Flying G Ranch, a property adjacent to the proposed area for the Discoveryland gun range. As a small business owner, spending time with my horses riding the trails on Flying G property are one of the few ways I get time away from living in an urban area. The peace and quiet I experience there is an important aspect of my personal self care and one way to surround myself with nature, including the wildlife living on the property. I drive 35 minutes one way 2-4 times per week for this purpose and look forward to my time there.

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Please consider voting **against** the special exemption for this gun range in the meeting on July 17th.

Sincerely,

Delana Taylor McNac, DVM, Owner/Manager
Dogville Daycare & Boarding

To whom it may concern,

The purpose of this letter is to acknowledge our approval allowing Brad McWilliams to get a permit to park his dump truck on the 5 acre property located at 7845 N 71st East Ave in Owasso, Oklahoma in Tulsa County.

We acknowledge we live in the immediate general vicinity of the above address and do not have a problem with Brad McWilliams's dump truck or the parking of the dump truck on his property. We are in support to allow him to get a permit for this purpose.

Sincerely,

Samuel Pirt 6-14-18

Robert Moad 6-15-18

Bill Rein 6-15-18

Don Malloy 6-16-18

Lucile Sherry 6-20-18

W. David Shiers 6-20-18

Charles E. Howard 6/20/18

Ulmer, Amy

From: Annie Franklin <notranch@cox.net>
Sent: Tuesday, July 03, 2018 1:52 PM
To: Ulmer, Amy; judy.manno@yahoo.com
Cc: notranch@cox.net
Subject: Discoveryland Gun Range

Expires: Sunday, December 30, 2018 12:00 AM

Dear Tulsa County Board of Adjustments,

Please do NOT approve the construction of gun ranges at the property previously known as Discoveryland.

I have serious concerns for the safety of people, property, and livestock on properties adjacent to the planned gun ranges locations. I also am concerned about noise created by semi-automatic weapons and constant gun fire. I have boarded my horses at the Flying G Ranch for almost twenty years. Being able to spend time on horseback traveling the roads and trails on the ranch provides peaceful pleasure. All of us who board our horses there cherish the beauty and serenity of the Flying G Ranch. We have already had to turn back from our pleasant rides when sudden rapid gunfire from that property startles us and our horses. We are fearful that we are putting ourselves in danger by riding our beloved trails near the Discoveryland fence line since we don't know when gunfire will occur. The sounds make our horses nervous, threatening our safety, in addition to the danger from bullets.

I am also concerned that gun activity could spill over the property line into the ranch since there is no clear delineation other than the fence which often doesn't seem to make a difference to some folks.

I am opposed to the construction of gun ranges on the Discoveryland property.

Sincerely,
Ann Franklin
19402 West Hwy 51
Sand Springs, OK
74063

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Tuesday, July 03, 2018 7:13 AM
To: Ulmer, Amy
Subject: Fw: Gun Range CBOA- 2674

Dear Ms Ulmer -

Please see email below from Ms. Rebecca Schultz re: CBOA-2674, in opposition to the proposed Special Exception for a "Skeet Range Gun Club" at 19501 W 41st Street.

----- Forwarded Message -----

From: Rebecca Schultz <rebaschultz65@gmail.com>
To: "judy.manno@yahoo.com" <judy.manno@yahoo.com>
Sent: Monday, July 2, 2018 07:33:51 PM
Subject: Gun Range

To whom it make concern,

My name is Rebecca Schultz and I am emailing in regard to the possible gun range at Discoveryland. I am not in favor of a gun range being put in there. I board and ride several horses at Flying G Ranch, located at 19402 West Hwy 51 Sand Springs, OK 74063, which is near Discoveryland. At Flying G Ranch it is always quiet and peaceful which makes it an ideal place to ride horses. With a gun range put in nearby, I am concerned there will always be firing noises going off. Not only will the guns disturb the peace, but I know for a fact it will scare many of the horses which will create an unsafe riding environment. Many adults ride horses here, but there are also many kids, as young as six years old, who ride weekly. If the horses are constantly being spooked by the gun range, the kids will not be able to ride safely or have fun doing it if they are uneasy. I am also concerned about the possibility stray bullets. There are many horses, cattle, and people out at the ranch throughout the day and having so many guns being fired creates some chances for stray bullets that could injure someone or something or even just create litter on the property. I greatly encourage the decision to put in a gun range at Discoveryland to be rethought. I strongly oppose of a gun range in that area.

Sincerely,
Rebecca Schultz

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Tuesday, July 03, 2018 7:11 AM
To: Ulmer, Amy
Subject: Fw: Gun Range - CBOA -2674

Good Morning Ms Ulmer -

Please see below email from Lindsay Ward re: CBOA-2674, in opposition to the proposed Special Exception for a "Skeet Range Gun Club" at 19501 W 41st Street .

----- Forwarded Message -----

From: Lindsey Ward <lindseyward84@gmail.com>
To: "judy.manno@yahoo.com" <judy.manno@yahoo.com>
Sent: Monday, July 2, 2018 06:46:59 PM
Subject: Gun Range

Hello!

My name is Lindsey Ward and I heard that there may be a gun range opening at Discovery land. My daughters ride horses at Flying G and I don't think it would be a good idea. There could be stray bullets and also it could scare the horses.

Thanks,
Lindsey
Sent from my iPhone

Sent from my iPhone

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Tuesday, July 03, 2018 7:09 AM
To: Ulmer, Amy
Subject: Fw: Gun Range in Discoveryland (Case CBOA- 2674)

Good morning Ms. Ulmer -

Please see email below from Ms. Jessica Allen re: CBOA-2674, in opposition to the proposed Special Exception for a "Skeet Range Gun Club" at 19501 W 41st Street .

----- Forwarded Message -----

From: Jessica Allen <kell7671@gmail.com>
To: "judy.manno@yahoo.com" <judy.manno@yahoo.com>
Sent: Monday, July 2, 2018 04:56:06 PM
Subject: Gun Range in Discoveryland

To Whom It May Concern:

I am emailing to express my concerns about the safety of myself and my horse at Flying G Ranch. It would have a negative impact on the community and boarders if a gun range/club was allowed.

Firstly, the proximity of the gun range/club to the trails at Flying G Ranch would be hazardous to the immediate physical health of the horses and riders. Horseback riding is already a hazardous sport that requires skill and attention. Environmental concerns (i.e., rattlesnakes) are present and require the complete attention of horses and riders. If a gun range was allowed, concerns would grow exponentially because of stray bullets and intermittent gun fire scaring horses.

Secondly, even if stray bullets were not a concern, there is a legitimate, negative concern about hearing the guns. Humans have a psychological reaction for self-preservation. Hearing bullets will automatically create a psycho-somatic response of adrenaline within the human body. People (and horses) will automatically react to hearing a gun fire, and will instinctively have a fight or flight response. Ultimately, if horses and people are consistently being scared, and responding to being scared, then it will cause physical and emotional problems.

Finally, due to the impending health problems caused by a gun range/club, many long-term boarders will ultimately leave Flying G Ranch. Thus, it will cause a long-term and sustainable business to close its doors for a potentially viable, new business. Flying G Ranch has been established since 1932. It is a unique business that cannot be replicated (i.e., 2,000 acres of rolling hills for cattle, riding, and selling local pecans). The closest offering would be Perryman Ranch in Jenks (which is only 80 acres). However, there are a multitude of successful gun ranges/clubs that are already established within the Tulsa area.

Please let me know if there are any other questions or concerns that I can answer. Flying G Ranch is a safe haven for people and horses from all walks of life. It is reminiscent of the wholesome goodness (and beef) that established Tulsa and the surrounding communities. With all of the changes brought by new businesses and tourism (i.e., The Gathering Place, Boxyard Tulsa, etc.), I believe it is important to preserve the pieces of Oklahoma that made people want to stay for generations. If a gun range/club was permitted, it would be detrimental to individuals and the community itself.

The address of Flying G Ranch is:
19402 West Hwy 51
Sand Springs, OK 74063

--
Warm Regards,

Jessica Allen, MS

*J.D. Candidate, December 2018
University of Tulsa
President, Law and Medicine Society*

Ulmer, Amy

From: Rebecca Schultz <rebaschultz65@gmail.com>
Sent: Monday, July 02, 2018 7:32 PM
To: Ulmer, Amy
Subject: Gun Range

To whom it make concern,

My name is Rebecca Schultz and I am emailing in regard to the possible gun range at Discoveryland. I am not in favor of a gun range being put in there. I board and ride several horses at Flying G Ranch, located at 19402 West Hwy 51 Sand Springs, OK 74063, which is near Discoveryland. At Flying G Ranch it is always quiet and peaceful which makes it an ideal place to ride horses. With a gun range put in nearby, I am concerned there will always be firing noises going off. Not only will the guns disturb the peace, but I know for a fact it will scare many of the horses which will create an unsafe riding environment. Many adults ride horses here, but there are also many kids, as young as six years old, who ride weekly. If the horses are constantly being spooked by the gun range, the kids will not be able to ride safely or have fun doing it if they are uneasy. I am also concerned about the possibility stray bullets. There are many horses, cattle, and people out at the ranch throughout the day and having so many guns being fired creates some chances for stray bullets that could injure someone or something or even just create litter on the property. I greatly encourage the decision to put in a gun range at Discoveryland to be rethought. I strongly oppose of a gun range in that area.

Sincerely,
Rebecca Schultz

Ulmer, Amy

From: Lindsey Ward <lindseyward84@gmail.com>
Sent: Monday, July 02, 2018 6:46 PM
To: Ulmer, Amy
Subject: Gun Range

Hello!

My name is Lindsey Ward and I heard that there may be a gun range opening at Discovery land. My daughters ride horses at Flying G and I don't think it would be a good idea. There could be stray bullets and also it could scare the horses.

Thanks,
Lindsey
Sent from my iPhone

Ulmer, Amy

From: Jessica Allen <kell7671@gmail.com>
Sent: Monday, July 02, 2018 4:54 PM
To: Ulmer, Amy
Subject: Gun Range in Discoveryland

To Whom It May Concern:

I am emailing to express my concerns about the safety of myself and my horse at Flying G Ranch. It would have a negative impact on the community and boarders if a gun range/club was allowed.

Firstly, the proximity of the gun range/club to the trails at Flying G Ranch would be hazardous to the immediate physical health of the horses and riders. Horseback riding is already a hazardous sport that requires skill and attention. Environmental concerns (i.e., rattlesnakes) are present and require the complete attention of horses and riders. If a gun range was allowed, concerns would grow exponentially because of stray bullets and intermittent gun fire scaring horses.

Secondly, even if stray bullets were not a concern, there is a legitimate, negative concern about hearing the guns. Humans have a psychological reaction for self-preservation. Hearing bullets will automatically create a psycho-somatic response of adrenaline within the human body. People (and horses) will automatically react to hearing a gun fire, and will instinctively have a fight or flight response. Ultimately, if horses and people are consistently being scared, and responding to being scared, then it will cause physical and emotional problems.

Finally, due to the impending health problems caused by a gun range/club, many long-term boarders will ultimately leave Flying G Ranch. Thus, it will cause a long-term and sustainable business to close its doors for a potentially viable, new business. Flying G Ranch has been established since 1932. It is a unique business that cannot be replicated (i.e., 2,000 acres of rolling hills for cattle, riding, and selling local pecans). The closest offering would be Perryman Ranch in Jenks (which is only 80 acres). However, there are a multitude of successful gun ranges/clubs that are already established within the Tulsa area.

Please let me know if there are any other questions or concerns that I can answer. Flying G Ranch is a safe haven for people and horses from all walks of life. It is reminiscent of the wholesome goodness (and beef) that established Tulsa and the surrounding communities. With all of the changes brought by new businesses and tourism (i.e., The Gathering Place, Boxyard Tulsa, etc.), I believe it is important to preserve the pieces of Oklahoma that made people want to stay for generations. If a gun range/club was permitted, it would be detrimental to individuals and the community itself.

The address of Flying G Ranch is:
19402 West Hwy 51
Sand Springs, OK 74063

--
Warm Regards,

Jessica Allen, MS
J.D. Candidate, December 2018
University of Tulsa
President, Law and Medicine Society

Ulmer, Amy

From: rasellersjr@cox.net
Sent: Monday, July 02, 2018 4:04 PM
To: Ulmer, Amy; judy.manno@yahoo.com
Subject: proposed gunrange

It is my understanding the property which used to be Discoveryland is now being considered for a gun range. This land borders the land which I keep my horse and use as a place to ride with friends and their families. The facility (Flying G Ranch, 19402 W. Highway 51, Sand Springs, OK 74063) has been one in which we all felt extremely safe for both riders and our horses. Obviously, a gun range would drastically change this dynamic. Our horses would not be as calm with all the gunfire, nor would the riders feel comfortable wondering if a stray bullet might hit them. It would ruin the tranquility of the countryside where my granddaughter likes to ride her horse and have time with nature away from the noise and commotion of everyday life.

I would appreciate your locating a gun range elsewhere for safety reasons as well as for not ruining Flying G's business. Their reputation of having a wonderful, safe haven for riding is at risk. Please reconsider your choice of land for the gun range.

Thank you.

Mary Beth Sellers
Boarder of Flying G Ranch

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, July 02, 2018 3:19 PM
To: Ulmer, Amy
Subject: FW: Zoning Violations



Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: art.ashcroft@gmail.com <art.ashcroft@gmail.com>
Sent: Sunday, July 1, 2018 7:26 AM
To: Teresa Tosh <ttosh@tulsacounty.org>
Cc: INCOG-SusanMiller <smiller@incog.org>; aulmer@incog.org
Subject: Zoning Violations

Dear Ms Tosh,

My name is Arthur Ashcroft and my wife and I live in the home we purchased 15 years ago at 4554 S 193 W Ave, Sand Springs, OK.

I find myself writing again to file a formal complaint about activities at the former Discoveryland site (19501 W. 41 Street). We asked my wife's sister (Debra Thiessen) to stay at our home last week and care for our livestock. Upon returning she told us that last Sunday Afternoon June 24, between 2 and 5 she heard gunfire coming from the north. She told us that the gunfire was multiple repeating rounds, and quite loud. She indicated at times it even seemed to move closer and made her fearful to be outdoors. I have asked my sister-in-law to put in her own words what she was witness to and will forward that statement when I receive it.

Based on the facebook posts below, this was a planned event by a "Consulting Agency" know as Dynamic Defense Solutions, I would argue that we can expect more of the same today, likely even worse.

NO ZONING EXCEPTION HAS BEEN approved and I (as well as others) believe this is a clear violation of the Tulsa County zoning ordinances.

Thank you,
Art Ashcroft
918-384-5425



Dynamic Defensive Solutions

@dynamicdefensivesolutions

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Dynamic Defensive Solutions added an event. June 23 at 12:30 PM

We will be meeting at discovery Land tomorrow for Rifle and pistol c will conduct an accuracy drill, one handed manipulations and speed Hope to see everyone out! 19501 W 41st



SUN, JUN 24 Weekend class 2 people went

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(34) Dynamic Defensive Sol... X (31) Terry Borden getting... X (31) Terry Borden getting... X Order details X Receipt

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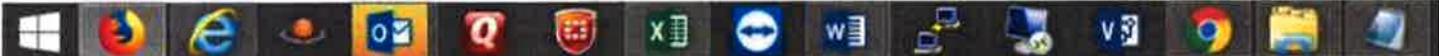
 **Dynamic Defensive Solutions** added an event. 13 hrs · 

We will be having Rifle and pistol class this Sunday starting at 1:30pm will be hot so be sure to hydrate, hope to see everyone out there!

Discovery Land
19501 W 41st
Sand Springs



TODAY AT 1:30 PM
Class ★ Interest



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Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, July 02, 2018 3:19 PM
To: Ulmer, Amy
Subject: FW: Shooting Activity at Discoveryland



Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Judy Manno <judy.manno@yahoo.com>
Sent: Sunday, July 1, 2018 3:33 PM
To: Teresa Tosh <ttosh@tulsacounty.org>
Cc: INCOG-SusanMiller <smiller@incog.org>; Amy Ulmer <aulmer@incog.org>
Subject: Shooting Activity at Discoveryland

Hi Ms Tosh -

My name is Judy Manno and my husband Nick and I live at 4442 S 193rd West Avenue Sand Springs. I am writing again to make a complaint about the shooting activity occurring on site at Discoveryland, despite there being no BOA approvals for such activity. This afternoon I can hear loud shots, including rapid fire which are disturbing to an otherwise peaceful Sunday afternoon. Please see below for copy of the "Event Notice" for today's activity.

These shooting activities have been occurring virtually every Sunday for several months and have been "sponsored" by a consulting agency called Dynamic Defensive Solutions. The BOA hearing to grant zoning permission for operation of a gunclub on this site will be July 17th...and obviously all these activities that have been occurring to date have been without Tulsa Co Zoning approval.

Thank you for your consideration.

Regards, Judy Manno

JUL

1

Class

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🕒 Today at 1:30 PM
 Happening Now

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Details

We will be having Rifle and pistol class this Sunday starting at 1:30pm! It will be hot so be sure to hydrate, hope to see everyone out there!

Discovery Land
 19501 W 41st
 Sand Springs

The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender promptly and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail message, which may arise as a result of e-mail transmission. E-mails, text messages, and other electronic communications made or received in connection with the conducting of public business, the expenditure of public funds, or the administration of public property are subject to the Oklahoma Open Records Act and the Records Management Act.

Ulmer, Amy

From: Rachael Pille <rachaelpille@gmail.com>
Sent: Monday, July 02, 2018 3:17 PM
To: Ulmer, Amy; judy.manno@yahoo.com
Subject: Concerns about Discoveryland Gun Range

Hello,

I am writing today to express my concerns about the possible gun range going in at Discoveryland. I spend a great deal of my free time out at the Flying G Ranch where my three horses are boarded, I keep them there due to the multitude of trails and the general quiet the area provides. My concerns are for the safety of both myself, my fellow riders, and my horses who call the ranch their home. In all the years I have ridden in the area, I have never had to worry about the possibility of stray bullets or the sound of gunshots spooking my horses, which would put myself and others as well as the animals themselves, in danger. I have never had to worry with the thought of a stray bullet or the excessive noise a range can create, but I fear that will be the case if Discoveryland is allowed to have a gun range so close.

Thank you for your time,

Rachael Pille

19402 West Hwy 51
Sand Springs, Ok
74063

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Sunday, July 01, 2018 3:33 PM
To: ttosh@tulsacounty.org
Cc: Miller, Susan; Ulmer, Amy
Subject: Shooting Activity at Discoveryland

Hi Ms Tosh -

My name is Judy Manno and my husband Nick and I live at 4442 S 193rd West Avenue Sand Springs. I am writing again to make a complaint about the shooting activity occurring on site at Discoveryland, despite there being no BOA approvals for such activity. This afternoon I can hear loud shots, including rapid fire which are disturbing to an otherwise peaceful Sunday afternoon. Please see below for copy of the "Event Notice" for today's activity.

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Regards, Judy Manno

JUL

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🕒 Today at 1:30 PM
[Happening Now](#)

About

Discussion

0 Going · 0 Interested

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Details

We will be having Rifle and pistol class this Sunday starting at 1:30pm! It will be hot so be sure to hydrate, hope to see everyone out there!

Discovery Land
19501 W 41st
Sand Springs

Ulmer, Amy

From: art.ashcroft@gmail.com
Sent: Sunday, July 01, 2018 7:26 AM
To: Theresa Tosh
Cc: Miller, Susan; Ulmer, Amy
Subject: Zoning Violations

Dear Ms Tosh,

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Based on the facebook posts below, this was a planned event by a "Consulting Agency" know as Dynamic Defense Solutions, I would argue that we can expect more of the same today, likely even worse.

NO ZONING EXCEPTION HAS BEEN approved and I (as well as others) believe this is a clear violation of the Tulsa County zoning ordinances.

Thank you,
Art Ashcroft
918-384-5425



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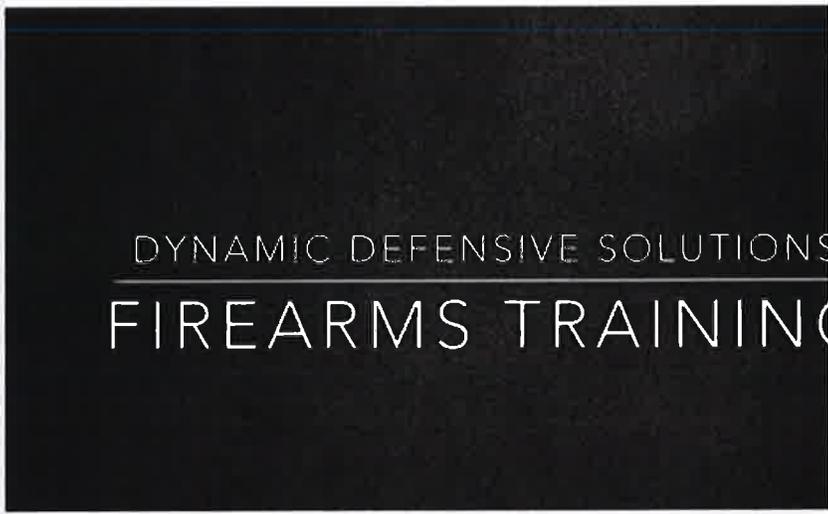
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Dynamic Defensive Solutions added an event.
June 23 at 12:30 PM · 🌐

We will be meeting at discovery Land tomorrow for Rifle and pistol c
will conduct an accuracy drill, one handed manipulations and speed
Hope to see everyone out!
19501 W 41st



SUN, JUN 24
Weekend class ★ In
2 people went

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https://www.facebook.com/dynamicdefensivesolutions/ 120%

Dynamic Defensive Solutions

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Posts

Dynamic Defensive Solutions added an event. 13 hrs · 🌐

We will be having Rifle and pistol class this Sunday starting at 1:30pm will be hot so be sure to hydrate, hope to see everyone out there!

Discovery Land
19501 W 41st
Sand Springs

DYNAMIC DEFENSIVE SOLUTIONS
FIREARMS TRAINING

TODAY AT 1:30 PM
Class

★ Interest

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Ulmer, Amy

From: summerrains@windstream.net
Sent: Thursday, June 21, 2018 5:19 PM
To: Ulmer, Amy
Subject: CASE NUMBER CBOA-2674

Tulsa County Board of Adjustment-

I am writing concerning case #CBOA-2674 regarding a proposed zoning for the former Discovery Land property in Sand Springs to become a shooting range. As a shooting enthusiast, I have no issues with a gun range in a proper place with plenty of space between it and the neighbors. I have not issues with people lawfully owning firearms and doing some target shooting. Please consider long and hard your decision on this. This is not going to be your average shooting range, my very first impression of the situation is that it seems very fishy and shady at best as owners change their tune and are not up front with residents. Residents like my dad risk losing property value and also their quality of life with this type of business happening in their neighborhood with gunfire being heard night and day as there are plans for military training.....what kind of military training?? My husband and I and my two children enjoy spending time with our family there, and honestly, who would want to take their children someplace that sounds like a war zone and risk it?? This range and "resort" is not planning to be your average gun range, thorough investigation of their plans should reveal that. Has no one considered this could be a terrorist training ground in our Oklahoma back yard?! How do local military and police feel about the proposed project?? I urge you to please consider how this could negatively effect the neighbors, the community, and our state.

Sincerely,
Summer Rains

My name is Melanie Klein and I live at 4121 S 203rd Ave. I have lived at this property nearly 20 yrs. I came to Oklahoma working a private, peaceful, country setting to raise my then 3 teenage children. My family all worked together, starting from scratch to clear our land and make a home. I chose this area because it reminded me of where I grew up in Michigan, with rolling hills and wooded areas, to live among nature in a peaceful setting. I am a tax paying citizen and have home based my property. I am currently raising my 4 adopted grandchildren who also live our lives and enjoy the atmosphere of great country living.

At this time we hope and pray that you do not vote in favor of a gun range on the old Discovery Land property because it would change our neighborhood drastically if allowed. The wild life would disappear, grass and quiet would be gone, and fear of stray bullets would be on our minds daily, not to mention that the property value would plummet. So as for myself, my grandchildren and fellow neighbors we ask for your vote to keep our neighborhood in tact and safe!

Ulmer, Amy

From: Annie Franklin <notranch@cox.net>
Sent: Monday, July 09, 2018 7:45 AM
To: Ulmer, Amy; judy.manno@yahoo.com
Subject: RE: Discoveryland Gun Range Case Number: CBOA-2674

Expires: Saturday, January 05, 2019 12:00 AM

- **Case Number: CBOA-2674**

From: Annie Franklin <notranch@cox.net>
Sent: Tuesday, July 3, 2018 1:52 PM
To: aulmer@incog.org; judy.manno@yahoo.com
Cc: notranch@cox.net
Subject: Discoveryland Gun Range

Dear Tulsa County Board of Adjustments,

Please do NOT approve the construction of gun ranges at the property previously known as Discoveryland.

I have serious concerns for the safety of people, property, and livestock on properties adjacent to the planned gun ranges locations. I also am concerned about noise created by semi-automatic weapons and constant gun fire. I have boarded my horses at the Flying G Ranch for almost twenty years. Being able to spend time on horseback traveling the roads and trails on the ranch provides peaceful pleasure. All of us who board our horses there cherish the beauty and serenity of the Flying G Ranch. We have already had to turn back from our pleasant rides when sudden rapid gunfire from that property startles us and our horses. We are fearful that we are putting ourselves in danger by riding our beloved trails near the Discoveryland fence line since we don't know when gunfire will occur. The sounds make our horses nervous, threatening our safety, in addition to the danger from bullets.

I am also concerned that gun activity could spill over the property line into the ranch since there is no clear delineation other than the fence which often doesn't seem to make a difference to some folks.

I am opposed to the construction of gun ranges on the Discoveryland property.

Sincerely,
Ann Franklin
19402 West Hwy 51
Sand Springs, OK
74063

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Monday, July 09, 2018 7:27 AM
To: Ulmer, Amy
Subject: Fw: Anti Gun Range CBOA 2674

Ms. Ulmer -

Please find below an email from Ms Robyn Stroup, a boarder at the Flying G Ranch who is opposed to the gun club for the reasons set forth.

Thank you for entering this into the record.

Regards, Judy Manno

----- Forwarded Message -----

From: Robyn Stroup <rcstroup@yahoo.com>
To: "judy.manno@yahoo.com" <judy.manno@yahoo.com>
Sent: Sunday, July 8, 2018 02:57:48 PM
Subject: Anti Gun Range

Hello,

I'm a horse boarder at the Flying G and have experienced hearing sudden rapid fire guns while riding. It's dangerous for us as riders of one ton animals to have them upset by that noise. The sound of the 4-wheelers and dirt bikes is bad enough, but that seems to be somewhat restricted to weekends.

Arron has told many of her horse boarders about tonight's meeting and I plan to attend. I also plan to attend the hearing.

I'm on the faculty at TCC as a biology professor. I've taken students on fieldtrips to Oxley Nature Center at the north end of Mohawk Park at 36th Street North. There is a gun range on 56th Street North. You can clearly hear the rapid fire and this ruins the experience of being at a nature center. The distance of this gun range to the nature center is approximately 1.5 miles. The gun range did exist before the nature center thus an entirely different scenario.

I'm nearing retirement and also thinking of a future property purchase in this area. I have huge sympathy for those already living nearby.

Sincerely,

Robyn Stroup

Ulmer, Amy

From: Terry Stewart <thorheal@gmail.com>
Sent: Sunday, July 08, 2018 10:32 PM
To: Ulmer, Amy
Subject: gun range

After reading up on this proposed project I wish to make the following points:

1. The site would not contain a .22 round.
2. The site is already the source of many complaints; shooting; ATV's running amuck; fences being cut so folks can cross into areas not their own.
3. have you looked at the 2014 charges in Kentucky? DUI's and Court Commitment Orders.I.
4. Who is backing this project; what are they doing?. Who gets the money? How will you protect the land owners around this site.?

This reeks of double-dealing land grabbing.

Thank You.
Be Blessed!
Terry Stewart
918 955 3361

Ulmer, Amy

From: Ashley Brown <ashleyb.brown85@gmail.com>
Sent: Sunday, July 08, 2018 8:55 PM
To: Ulmer, Amy; judy.manno@yahoo.com
Subject: Discoveryland Gun Range

To Whom it May Concern,

My name is Ashley Brown. My husband and I are homeowners in Tulsa and I board my horse at the Flying G Ranch located at 19402 West Hwy 51 Sand Springs, OK 74063. I am writing to express my opposition to the proposed Gun Range on the Discoveryland property.

My chief concerns regarding the proposition are safety and disruption of the peace through noise. One of my favorite parts about boarding with the Flying G is the trail riding. There is no boarding facility accessible from Tulsa that even comes close to the Flying G Ranch in terms of rideable land. The trails are beautiful, serene, peaceful, and safe. However, the past several months there was an incredible amount of gunfire sounding from the Discoveryland property, which directly touches the southernmost property line of the ranch. It has been disruptive enough that on days when the guns are firing continuously, my counterparts and I have avoided traveling too far south with our horses. The threat of stray bullets and the possibility of frightened horses from the gunfire is more risk than we are willing to take.

And the gun range is not even there yet. Thankfully, the cease and desist order has minimized gunfire for the time being. But the thought that the place I refer to as 'Heaven on Earth' could become subject to that kind of noise and danger on a daily basis is unthinkable. Frankly, stray bullets from wild shots and guns (including semi-automatic weapons) firing constantly are factors that I should not have to consider when I utilize the property that I pay to keep my horse on.

Twenty-five of the 33 years of my life have been blessed by horseback riding. I'm a competent rider and I have a great horse, but even the most capable rider can be unseated and the most steady horse panicked. Many of the riders who come through the Flying G are first-time riders and beginners, and most are children. The thought of something happening to a member of the public, or to a child in Arron's riding lesson program, is unthinkable.

I appreciate your willingness to look at all sides of this debate, and I am thankful for the opportunity to voice my opinion. I plan to take every possible measure to be off work and present at the meeting on July 17.

Sincerely,
Ashley Brown

Ulmer, Amy

From: Mike Mistelske <mjmistelske@yahoo.com>
Sent: Sunday, July 08, 2018 7:12 PM
To: Ulmer, Amy
Cc: Stop Discoverlandrr Info; Nick Manno
Subject: Re: Case Number: CBOA-2674

Ms. Ulmer, my correct phone number is 918-695-8556.
My apologies for having stated this number incorrectly initially.
Thank you,
Mike Mistelske

Sent from Yahoo Mail for iPhone

On Sunday, July 8, 2018, 7:05 PM, Mike Mistelske <mjmistelske@yahoo.com> wrote:

Ms. Ulmer, I am forwarding this email to you so as to ensure that it is included in the official record of subject case, please.

Thank you,
Mike Mistelske

Sent from Yahoo Mail for iPhone

Begin forwarded message:

Originally addressed to ttosh@tulsacounty.org, cc kkeith@tulsacounty.org

Fw: Disturbing (and illegal?) activities on Discoveryland property

On Sunday, June 24, 2018, 5:19 PM, Mike Mistelske <mjmistelske@yahoo.com> wrote:

Hello, Teresa.

As I reported to you two hours earlier this afternoon by leaving a voicemail, I reside one mile south of the Discoveryland property, as the crow flies. My wife and I, retired 25-year residents in this quiet, "naturesque" area, had our afternoon ruined by lots and lots of gunfire coming from the Discoveryland property. [This has occurred various times over the last several weeks, but this is the first time I have reported to you.]

As I parked on the shoulder of 41st St next to the Discoveryland property and phoned you, I mentioned that I thought the wind was from the west (not from the north, which would blow towards our house, 17858 West Coyote Trail). When I returned home, I checked with our two weather vanes: both showed the wind to actually be out of the southwest, which would even more tend to carry sounds away from us. Still, the incessant gunfire from the Discoveryland property carried loudly and clearly to our home! While I sat in my car on 41st St, I observed that the gunfire was apparently originating from within, or beyond, the heavily wooded area of the Discoveryland property, a substantial distance downhill from my position. Yet the racket of the gunfire

was carrying clearly all the way through the woods, up the hill, to our home and beyond!

Teresa, we own and reside at this property because it's a quiet area, unspoiled by noisy activities. Daily...as we attempted today...we spend many hours outside on our 15 acres, reveling in our peaceful, wildlife-filled paradise. Please do something to stop this horrible racket; it absolutely ruins the quality of this area and of our lives! Thank you.

Please feel free to contact me at any time. My cell phone number is 018-695-8556.

By the way, the racket is still going on, clear as can be, from a mile away, and now the wind here is blowing briskly from the south, i.e., toward the Discoveryland property! Now what sounds like full-automatic gunfire...talk about ruinous to the neighborhood!

Thank you very much,
Mike Mistelske

Sent from Yahoo Mail for iPhone

Ulmer, Amy

From: Mike Mistelske <mjmistelske@yahoo.com>
Sent: Sunday, July 08, 2018 7:09 PM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674

Dear Ms. Ulmer,

I have lived very close (one mile, as the crow flies) to the Discoveryland property for over 30 years. I purchased here and continue to live here now with my wife in our retirement years (I am 70 years old) because of the peace and quiet and the unspoiled nature. Daily we see deer feeding at ease in our back yard, and we have catalogued over 80 species of wild birds here at our property. We have labored lovingly for these three decades to nurture and encourage wildlife on our property, including planting hundreds of trees supplied by the State for the purpose of enhancing wildlife habitat. Typical of very many properties adjacent to or in close proximity to Discoveryland, our little acreage is zoned a combination of Agricultural and Residential.

My wife and I are now extremely distressed to hear of the proposal to install a gun range on the Discoveryland property. When the play, "Oklahoma", was held on that property, we could regularly hear the muted sounds of music and voices of the production at our home; one mile is a short distance for sounds to travel. Having been an active firearms shooter for the last six decades, both in my military service to our country and in civilian life, I am very familiar with the sounds of gunfire...and with the great distances that such sounds travel (far more than music and voices). While I am not in any way generally opposed to the concepts of 2nd Amendment rights, gun ranges, and target practice; it would be totally inappropriate to permit an organized gun range to be installed in the Discoveryland property...ruinous to the way of life of our household and that of many other citizens whose homes are near the property. Again, one mile is very near in terms of the alarming and bothersome noise of gunfire.

It might be argued that provisions could be engineered into the proposed gun range to address noise issues. While terrain, vegetation, orientation, and man-made structures could control the sounds of gunfire to some extent, I know from countless hours in the field that such provisions (short of a sound-proof bubble totally enclosing the facility) could not adequately muffle the sound of gunfire so as to not be horribly disruptive to the lives and welfare of nearby citizens. The Discoveryland property is far too small and much too close to the homes of many private (tax-paying and official-electing) citizens to permit such activity; it would be highly injurious and, most simply stated, very inappropriate.

My wife and I, and I assume many other nearby residents, have invested our lives one might say, to enjoy the peace and quiet and natural features of this area in which we have made our homes. Our homes are so much more than just our houses; our homes are the peaceful and quiet surroundings of this area, including the abundance of very noise-sensitive wildlife--which is of great value and high priority to our State. It would be unconscionable for anyone in authority to destroy our way of life.

Please do not permit the construction of a gun range on the Discoveryland property.

Thank you.

Most sincerely,
Michael and Barbara Mistelske
17858 West Coyote Trail

Sand Springs, OK 74063

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Saturday, July 07, 2018 5:39 PM
To: Ulmer, Amy
Subject: Fw: Opposition to gun range CBOA 2674

Hi Ms. Ulmer -

Below please find the following email from Ms. Teresa Norman in opposition to the proposed gun range at Discoveryland. Please include this in the record for the upcoming hearing on July 17, 2018.

Thank you, Judy Manno

----- Forwarded Message -----

From: Teresa Norman <rodandteresanorman@gmail.com>
To: "judy.manno@yahoo.com" <judy.manno@yahoo.com>
Sent: Saturday, July 7, 2018 05:11:41 PM
Subject: Opposition to gun range

I am writing to express my concern about proposed gun range. My family rides horses weekly at the Flying G Ranch, which borders the property of the proposed gun range. I'm sure we can agree that horses/livestock and gunshots don't mix. I am especially concerned with my children riding on the property with the possibility of stray bullets or buckshot. No one can guarantee 100% safety and trail rides are part of the ranch's daily income. Even though my family does not live in the neighborhood, I would like for my voice to be heard concerning this issue. If there is anyone else that I need to email regarding the proposed gun range, please let me know. Thank you

Teresa Norman

Ulmer, Amy

From: Phyllis Wheeler <phylliswheeler918@yahoo.com>
Sent: Saturday, July 07, 2018 10:58 AM
To: Ulmer, Amy
Subject: Case CBOA-2674

Please consider the denial of a gun club being established at the old Discovery Land location west of Sand Springs, OK.

This is an active rural neighborhood covering a wide range of land. We are established and deserve the respect of living without the noise and dangers presented by organized gun operation. Although I live on the back side of the hill area on highway 51; I remain in opposition of my peace and property value being compromised in interest of a special interest group. This is for myself as well as the neighbors in the Hwy 51, West 41st and Coyote Trail area.

Phyllis Wheeler 918 527-5999
2007 S 161 West Ave
Sand Springs, OK 74063

Ulmer, Amy

From: Herbert Elliott <okiemoon@gmail.com>
Sent: Friday, July 06, 2018 6:17 PM
To: Ulmer, Amy
Subject: Discoveryland firing range.

I am James Herbert Elliott I live at 19817 w. 61st st. S. That is just 1.9 miles as a bird (or bullet) fly's from the stage at Discoveryland site of a proposed rifle range. I own a gun, I stand by the 2nd amendment but as a responsible gun user I always respect the proximity of others near where I am shooting.

The area known as discoveryland has a lot of potential but a gun range there would be irresponsible!

As a Viet Nam era vet I beg you do not grant an active shooting range so near to my home.

Thank you
Herb Elliott

--

What I swore to defend was the constitution and it's 27 amendments. not the flag or the song.
(which we took from UK)

Ulmer, Amy

From: Chris Goble <ChrisG@sgadesigngroup.com>
Sent: Monday, July 09, 2018 3:54 PM
To: Ulmer, Amy
Cc: 'judy.manno@yahoo.com'
Subject: CBOA-2674 - Discoveryland Gun Range

To whom it may concern,

I am writing this email in connection with CBOA-2674 – the Special Exception for a Rifle and Skeet Range Gun Club at Discoveryland. In reviewing the application for a variance you note that this use is not permitted by right in an AG district because of potential adverse effects.

I am NOT in favor of this development as I have concerns with stray bullets and the noise of the guns scaring the horse while riding – especially for those riders who are young and still learning.

Please note that I am NOT anti-gun in any way shape or form. The location is too close to many homes and it creates a safety and quality of life concern for the adjoining and nearby property owners and animals.

Christopher Goble, AIA, LEED® AP
Principal, CEO & President

SGA Design Group

1437 South Boulder Ave., Suite 550

Tulsa, OK 74119.3609

d: 918.587.8602,235 (ext)

p: 918.587.8600

m: 918.630.9855

chrisg@sgadesigngroup.com

SGADesignGroup.com

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Ulmer, Amy

From: Bob G. Henderson <Bob.Henderson@okfb.com>
Sent: Monday, July 09, 2018 3:35 PM
To: Ulmer, Amy
Subject: CASE Number CBOA-2674

In reference to property that was the old discoverland property it is my understanding they are trying to get approval to put a gun range in on the property. I would strongly appose this, because of the home's around the area and livestock close by, it would lower the value of the property and spook the livestock.

Past President of the Palomino Horse Breeders Assn. and Oklahoma Quarter Horse Assn.

Bob Henderson
10777 S Memorial Suite B
Tulsa, OK 74133

918-369-9990 office
918-369-9997 Fax
918-636-5669 cell

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Ulmer, Amy

From: Stefanie Olson <stefanie.jo.olson@gmail.com>
Sent: Monday, July 09, 2018 3:20 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com; Glen Olson
Subject: Re: Case Number CBOA-2674

To Whom it May Concern,

I am writing you to express my grave concerns about the proposed gun range to be located on the Discoveryland property. Please know, I am a gun owner and enjoy going to the shooting range with my husband and children. I am not opposed to guns, but I do want to express my concerns about locating a gun range within the same vicinity as the Flying G Ranch, where my daughter rides and my family and friends spend time during riding events. Horses that spook at loud noises, kids and young adults who like to wander on their horses and explore trails and woods, and blind spots between properties are a recipe for disaster when you add in the variable of people shooting guns.

We have been customers at the Flying G Ranch since 2012 and I should a gun range be established so close to the ranch, I would have to seriously reconsider the safety of my child participating in riding events at the ranch.

Please do not allow this proposed gun range to take place.

Thank you,

Stefanie Olson

Ulmer, Amy

From: Vicky Carnahan <fourty2000@yahoo.com>
Sent: Monday, July 09, 2018 12:30 PM
To: Ulmer, Amy
Subject: Fwd: Case CBOA 2674

Sorry forgot the whole case number in previous email.

From: Vicky Carnahan <fourty2000@yahoo.com>
Date: July 9, 2018 at 12:27:22 PM CDT
To: aulmer@incog.org
Subject: Case CBOA

I am opposed to the Gun Gun club for numerous reasons.

One is the effect on the land (waste products both from humans and metal waste) and water sheds in the area.

Two is we moved out of town for peace and quiet, granted when Oklahoma was being put on it was noisy but only 5 days a week for 2 1/2 months a year and only in the evenings. It did not scare our animals or wild life as it was pleasant music and singing. We are a community of home owners not farms as many years ago.

Three. Quality of our lives and property values will drop.

Four. There is the condition of 41 st
It is bad already and will only get worse with more wear and traffic.

I will quit with just these four but could add many more.

Thank You for your consideration.

Vicky Carnahan.
22627 W Coyote Trail.
Sand Springs, Ok. 74063

Sent from my iPhone

Ulmer, Amy

From: Vicky Carnahan <fourty2000@yahoo.com>
Sent: Monday, July 09, 2018 12:27 PM
To: Ulmer, Amy
Subject: Case CBOA

I am opposed to the Gun Gun club for numerous reasons.

One is the effect on the land (waste products both from humans and metal waste) and water sheds in the area.

Two is we moved out of town for peace and quiet, granted when Oklahoma was being put on it was noisy but only 5 days a week for 2 1/2 months a year and only in the evenings. It did not scare our animals or wild life as it was pleasant music and singing. We are a community of home owners not farms as many years ago.

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It is bad already and will only get worse with more wear and traffic.

I will quit with just these four but could add many more.

Thank You for your consideration.

Vicky Carnahan.
22627 W Coyote Trail.
Sand Springs, Ok. 74063

Sent from my iPhone

Ulmer, Amy

From: Avey Family <jban@cimtel.net>
Sent: Monday, July 09, 2018 12:27 PM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674

Amy Ulmer,

Thank you for taking the time to read this e-mail.....I am a property owner in close proximity of the Discoverlyland area....I am deeply concerned with the proposed plan & the current activities on the land...

My Great Gr'Pa bought our 160 acres in 1907 for plans for the family to live & retire on....this has happened for 3 generations now & a 4th generation is currently living here....we all have moved here to raise our children in the country, to enjoy the quiet, safety & learn to respect our nearby property owners...we now have serious concern for all of this as the proposed gun range will destroy these factors. My husband & I are currently retired & he is a service connected Veteran with many medical issues as well as PTSD...an occasional gunshot from a hunter is expected & he can handle it, but repeated gunfire is very emotionally disturbing...we also have 6 young grand-kids who love being able to hike, pick blackberries, fish & even hunt with GrandDad & our concern for their safety now overshadows the fun & learning experiences....children learn from family & being outside almost as much as they do in a classroom & the inability to do so will be detrimental to their learning...the continual & extreme noise will overpower their ability to learn & instead instill fear in them & no one wants this...

Please take these issues into consideration when making a decision on the use of this land, I am sure there are many options that would be more productive & accepting to the rural community we all love & call home.

#ittakesavillage

John & Beverly Avey
21816 Hiway 51
Sand Springs, OK
74063

Ulmer, Amy

From: Donna <donnamoore2020@gmail.com>
Sent: Monday, July 09, 2018 12:04 PM
To: Ulmer, Amy
Subject: CBOA 2674

Safety, Possibility of Stray Rounds
Intensity of Noise
Disruption of peaceful trail rides at Flying G Ranch
Hazards to wildlife

I am deeply concerned about the disruption of the peaceful lifestyle I have come to love in this area if the gun range is put in. I'm concerned about the noise level from continuous shooting of guns even during the night hours. I have concerns for the wildlife in this area and for the horses used for trail rides at the Flying G Ranch and the safety of the children and adults who pay to do trail rides. I have concerns about our property values decreasing. Many people move to the country so they can enjoy a quieter more peaceful style of living and I feel like the gun range will definitely detract from that lifestyle and most likely deter people from living in this area.

I see nothing positive coming from this endeavor for home owners in this area and strongly oppose it.

Donna Moore
3382 S 177th W Ave
Sand Springs, OK. 74063

Ulmer, Amy

From: Diane Jablonski <tjdjok@gmail.com>
Sent: Monday, July 09, 2018 11:46 AM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674, Discoveryland shooting range

Case Number: CBOA-2674
Address: 19501 W 41st St, Sand Springs, OK
Discoveryland shooting range

Dear Board Members:

My name is Diane Jablonski. My husband Tim and I have lived at the corner of 187th and Coyote Trail for 38 years (18708 W Coyote Trail). It is generally peaceful and quiet.

While we are certainly concerned about safety, the environment, and property values, I am sure others will be speaking to those issues. I would like to speak about noise and quality of life.

I am not speaking strictly about decibel levels; where we live it is definitely noticeable but not overly bothersome simply because it is only being used one afternoon a week at this time. We can live with hearing it one day a week.

What concerns us is that we will likely be hearing gun shots every day, possibly even night shoots, seven days a week, and that frequency of gunshots will become irritating, annoying, and unpleasant. A dripping faucet isn't loud, but it can certainly destroy your peace and quality of life by its constant dripping.

We enjoy sitting out in our back yard and listening to the birds, and enjoying the peace and quiet of a rural setting. That will most certainly change with the sound of gun shots every day, even if they aren't overly "loud" by decibel levels.

I also want to mention that we do on occasion hear gunshots from neighbors somewhere in the distance. But that is rare, certainly not an every day, or even every week, occurrence. It's the regularity of daily gunshots at a nearby shooting range that bothers us.

When we moved here in 1980, we never imagined that a shooting range would be built at Discoveryland, encroaching on the peace and quiet we have enjoyed for 38 years. We ask that you consider those of us who live in the area, having to endure

the irritation of the sound of daily gunshots, along with possible night shooting, all year long, and reject the application.

Thank you,
Diane and Tim Jablonski

Ulmer, Amy

From: Elise Ramsey <elise.ramsey@yahoo.com>
Sent: Monday, July 09, 2018 11:09 AM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Gun Range Concerns

To Whom it May Concern:

My name is Elise Ramsey, and I board a horse at Flying G Ranch. I am concerned about a gun range going in near where I ride.

People shooting nearby creates many safety concerns for riders. A gunshot can spook a horse, causing unpredictable behavior and unsafe situations for the riders. In addition, myself and other boarders ride all over the property. It's great to be able to spend hours riding through the woods, but a gun range near the back of the ranch would make stray bullets a very real concern for us.

Thank you for your time.

Elise Ramsey

Case Number: CBOA-2674

Flying G Ranch
19402 W Highway 51
Sand Springs, OK 74063

Sent from Yahoo Mail for iPhone

Ulmer, Amy

From: Hilton, Angela L <ALHilton@saintfrancis.com>
Sent: Monday, July 09, 2018 11:03 AM
To: Ulmer, Amy
Cc: 'judy.manno@yahoo.com'
Subject: Proposed Gun range / Case #CBOA-2674

To whom it may concern:

My name is Angie Hilton and I am emailing regarding the proposed Gun Range at Discoveryland in Sand Springs (Case #CBOA-2674). I have major concerns about this as my 9 year old daughter takes horse riding lessons at Flying G Ranch which butts up to the property of the Gun Range, some trails they ride borders the property. Safety for my daughter while she is doing something she loves is my main priority and I have concerns of a gun range that close for the obvious reasons of the possibility of stray bullets and the noise alone scaring the horses leading to unnecessary accidents. While I am not opposed to gun ranges I AM opposed to this particular one being so close to an established business that provides so much for its community. I hope you take this into consideration as I feel it would be in the best interest of everyone if this gun range was located elsewhere.

Thank you,

Angie Hilton
918-637-6162
19402 W Hwy 51
Sand Springs, OK 74063

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Ulmer, Amy

From: Janny Simpson <pinklady@isp.com>
Sent: Monday, July 09, 2018 9:29 AM
To: Ulmer, Amy
Subject: Case CBOA-2674 Gun Range/Discoveryland

July 9, 2018

Reference Case: CBOA-2674 Gun Range/Discoveryland

I am opposed to this gun range at Discoveryland for many reasons: Loud noises disturbing my peace, terrifying animals, pollution of ground and streams by lead poisoning, increased taxes, heavy traffic on a two-lane no passing road, and because it is NOT necessary and NOT wanted.

Janny Simpson
22112 W Coyote Trail
Sand Springs, OK 74063

Ulmer, Amy

From: lefullers@aol.com
Sent: Monday, July 09, 2018 9:08 AM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Case Number CBOA-2674 Proposed Discoveryland gun club

My name is Lawrence e Fuller
17824 w Coyote Trail
Sand Springs
918-245-2136

I want to express my opposition to the proposed Gun Club on the grounds that it will be a NOISE NUISANCE.
It would definitely affect my present quality of life that i have i enjoyed for the past 27 years.
I will attend the Board of Adjustment hearing of July 17th to express my opposition.

Thank you in advance and make this a part of the record

Lawrence e Fuller

Ulmer, Amy

From: Danny O'Brian <dannywobrian@gmail.com>
Sent: Monday, July 09, 2018 9:04 AM
To: Ulmer, Amy
Subject: case no. CBOA-2674

Amy,

My name is Danny O'Brian, my address is 17342 west highway 51, Sand Springs Ok. 74063. I am opposing the installation of a gun range located 19501 W. 41st. Street, Sand Springs, OK. 74063. Case No. CBOA- 2674.

Thank you,

Danny O'Brian

Ulmer, Amy

From: nanniemj <nanniemj@gmail.com>
Sent: Tuesday, July 10, 2018 9:44 PM
To: Ulmer, Amy
Subject: Gun Range at Discoveryland , case # CB0A2674

My name is Mary Jayne Masters. My address is 20101 W. Coyote, Sand Springs, Ok. I am against the gun range and anything associated with it. My daughter has show stock and there would be a risk of injury or death if this project was to be allowed.

Thank you.

Sent from my Samsung Galaxy , an AT&T LTE smartphone

Ulmer, Amy

From: audreymasters0 <audreymasters0@gmail.com>
Sent: Tuesday, July 10, 2018 9:47 PM
To: Ulmer, Amy
Subject: Gun Range at Discoveryland

Sent from my Verizon, Samsung Galaxy smartphone

Case number CBOA2674

Hello,

My name is Audrey Masters, I live at 20101 W Coyote Trail Sand Springs, OK 74063. I am against putting a gun range in. I have livestock and I'm afraid there is a risk of them getting injured or dying if an accident occurs or an irresponsible gun or bow owner makes a mistake.

Thank you,
Audrey

Ulmer, Amy

From: Douglas Adams <doug1373@att.net>
Sent: Tuesday, July 10, 2018 9:54 PM
To: Ulmer, Amy
Subject: Gun ClubDiscovery land

I adamantly oppose the proposed gun club at the formerly known as DiscoveryLand. This I firmly believe will change my way of life in the most profound way. I'm a homeowner on coyote trail. D.A.

Ulmer, Amy

From: Jon Vantrease <jon.w.vantrease@gmail.com>
Sent: Tuesday, July 10, 2018 10:03 PM
To: Ulmer, Amy
Subject: CBOA-2674 Proposed Gun Range

To Whom It May Concern,

I would like to voice my opposition to the proposed gun range and resort on the former Discoveryland property in western Tulsa county. Safety and noise control are my main concerns.

My livelihood comes from the property adjacent to the proposed gun range. Being in the area daily I'm concerned about stray bullets. My fear is not only for myself but for my wife and infant daughter as well since they accompany me sometimes. Horseback riding is a daily activity on our property. Many of the riders being young and inexperienced which could result in injury or death from a horse being spooked from all the gun fire.

Growing up in the area it has always been a quite and relaxing atmosphere. With the proposed range and rumors of night time shooting I can only imagine the noise that this will incur. Residents have built homes in the area to escape the noise and disturbances of the city life. I fear the proposed gun range will decrease the property value in the area dramatically.

Thank you for the consideration of my opposition to the proposed gun range and resort on the former Discoveryland property.

Sincerely,
Jon Vantrease
414 S 204th W. Ave.
Sand Springs, OK 74063
(918)-724-4856

Sent from my iPhone

Sent from my iPhone

3.179

Ulmer, Amy

From: Kelly Floyd <kellyfloyd64@gmail.com>
Sent: Tuesday, July 10, 2018 10:50 PM
To: Ulmer, Amy
Subject: CBOA-2674

To whom it may concern,

I am writing in regards to case number CBOA-2674. The thought of something like this happening in our community concerns me in respects of safety for myself, my family and our community.

I grew up on Flying G Ranch, beautiful quiet country land where I was able to ride my horse with no safety concerns. If something like this happens my children won't be able to do the same. Constant fires of guns from all directions will cause jumpy scared horses which in turn will pose safety risks for my children. My children and I go there often and I shouldn't have to worry about their safety. The country land should be a safe quiet place to go. I strongly appose this range going in.

There is also the concern of stray bullets when it comes to high powered rifles. Is there a guarantee shots will be fired in only one direction? How can you assure my safety, my children's safety, the animals safety and the safety of the passengers as they drive by the range. There is no safe place in the location to safely shoot at, there are homes in all directions. This is not a risk I am willing to take. This would not be an asset to our community but instead a detriment.

Best Regards,

Kelly Hardy
918-638-1699

Ulmer, Amy

From: Katie Schultz <annabellekane@cox.net>
Sent: Tuesday, July 10, 2018 10:59 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Case # CBOA-2674

To whom it may concern,

I'm taking the time to write and send this email in opposition to a proposed gun range going in on the old Discoveryland property.

In addition to boarding several horses and spending many hours at the Flying G Ranch, I am also a responsible gun owner with a concealed carry permit.

The thought of a public, unsupervised gun range in close proximity to the trails and property of the Flying G, where myself and my children have ridden safely and peacefully for many years, puts me in state of distress.

There is no logical way to keep any of the boarders, young lesson riders, trail customers and not to mention our horses safe.

I am also an Emergency Room nurse of 29 years and see the results of careless handling of firearms and "accidental shootings" weekly.

I for one do not want to be a statistic in this senseless category and plead with those of you with the authority not to approve putting a gun range on a property so close to many homes and a thriving business at the Flying G. It would be a detriment to all.

Thank you for your consideration,

Katie Schultz, RN
Boarder, Rider and Friends of The Flying G Ranch

Ulmer, Amy

From: Terry Detrick <Terry.Detrick@afrmic.com>
Sent: Tuesday, July 10, 2018 4:20 PM
To: Ulmer, Amy
Cc: Paul Jackson; Sam Knipp; Steve Thompson
Subject: Gun Range Opposition Letter
Attachments: Gun Range Opposition Letter.docx

Attached please find a letter from American Farmers and Ranchers Cooperative President, Terry Detrick, opposing the Gun Range Proposal Case CBOA-2674. Thank You for your consideration.

Date: July 10, 2018
From: Terry Detrick, President,
American Farmers and Ranchers Cooperative
To: Tulsa County Board of Adjustment
Subject: Gun Range Proposal

Reference: Case CBOA-2674

To Whom It May Concern:

American Farmers and Ranchers is very active legislatively and was organized two years before statehood and represents approximately 130,000 Oklahomans with our largest membership being east of I-35.

Private Property Rights has been a cornerstone of our organization since its beginning. At first glance, you might think Private Property Rights in this proposal can go both ways.

THE DIFFERENCE HERE, HOWEVER, IS A MAJOR ONE! It is dealing with an established business on already OWNED property vs. a proposal to BUY land to START a business that will likely DESTROY a family owned business on family land established in 1932. The already established businesses on this property include riding lessons and trail rides (**many participants are special needs children/adults**), farm tours for educational purposes, international visitors developing international marketing opportunities for ALL Oklahoma Grown products, Boy Scout Camping, Beef and Pecan production and a commercial Pecan Processing Plant all resulting in a tremendous economic advantage to Tulsa County.

Multiple other adverse consequences are involved here besides personal business/economic issues, some of which are as follows:

- 1) There are very nice homes in close proximity representing a life-style and life-long ambitions all of which will no doubt deteriorate immensely.
- 2) Deteriorating values means deteriorating ad valorem tax income needed to maintain what is already there, much less adding something causing more extensive maintenance obligations.
- 3) The Noise—Gunfire, especially in today's times, is alarming to both people and animals. To a horse riding business, not only financial livelihood is at stake but safety of LIVES are at stake and Bodily Harm is probable.
- 4) There is documentation showing multiple accidents happening on gun ranges. Occasional misfires are a given when guns are involved. Also, being on the second highest elevation in Tulsa County creates a hazard for miles around from many high-power rifles available today. You can't build a berm high enough to eliminate that possibility.
- 5) VETERANS—PTSD: Where is the respect for our veterans who have endangered their lives for our freedom and suffer the rest of their lives with PTSD. Gunfire is a tremendous accelerant causing war reflections and irrational behavioral reactions which many times puts the veteran and/or family members and others in harm's way. The nearby housing addition provides a perfect refuge for a veteran seeking solitude from such which will be destroyed. I would think any one of those PTSD residents could voice a strong objection filed through the American Legion or Wounded Warriors or one of the many other Veteran Welfare organizations.
- 6) Aside from veterans and PTSD, the gunfire itself causes psychological and physical discomforts to humans and dangerous reactions to humans, horses, and cattle.
- 7) Ecological and environmental issues will also be affected by having to build berms just to be able to operate normal business activities which will alter the natural hillside flow of water and will cause erosion, stream, and land contamination.

3.183

In closing, there are other gun ranges within 20 miles of this location more sensibly located in reasonable surroundings; no nearby housing additions and are located in valleys surrounded by hills, heavy trees and other natural barriers to prevent accidents and disruptions to nearby businesses.

American Farmers and Ranchers strongly urge the disapproval of this Gun Range Proposal, Case CBOA-2674. Thank You.

Terry Detrick, President
AFR/OFU Cooperative

3.184

Ulmer, Amy

From: cynthia woodson <cynthiawoodson@yahoo.com>
Sent: Thursday, July 12, 2018 10:14 AM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Been out of the country till last night - CBOA-2674 -

To Whom This MayConcern:

I received an email yesterday afternoon when I got back into the country after being in the African bush with very limited access to the Internet. This email is past the noon deadline of the 11th so I am hoping you will allow my comments.

In May 2018 I purchased my first horse. I chose the Flying G Ranch, located at 19402 West Hwy 51, Sand Springs, OK 74063, because of the wonderful acreage to ride. It had been after my first month at the stable that I learned about the potential gun range to be located as an adjoins neighbor to the Flying G.

My husband and I are both staunch NRA supporters and own several guns. Plus, I am preparing to obtain an firearm license, however, the potential of a gun range for this property use adjoining the Flying G Ranch is frightening for several reasons:

1. My horse gets frightened easily and gun noise would make it almost impossible to ride on the ranch because of the loud sounds. I am in my mid 60's and my first horse so this would limit my ability to ride comfortably and I would have no choice to subjected to this noise.

This is my retirement goal and I chose this site because of the acreage to ride. The gun range would deter my investment in riding and puts me in harms way due my horses fear of noises.

2. It would seem to me as a real estate broker for the past 33 years that this property use would limit the areas "quiet enjoyment" that is offered to any homeowner who owns a home within the immediate area. Finding a track of land in the country that is not adjacent to residential properties and an established business with animals who would be frightened by the noise and potential stray bullets would be more beneficial to the gun range owners.

All the gun ranges I have ever seen are extremely far out of the city and away from harms way of any neighbors or indoors. It is a "point of destination" so people win drive there just like I drive 30 miles to ride my horse at Flying G.

3. This is a negative perspective of human nature but many people are not ethically minded and do not follow laws, rules and regulations. It is my understanding that there have been people on the gun range site already using it without being legal.

Not to mention any regulations set by INCOG for the operation of this type of use would be a nightmare to maintain supervision of the business and the many men and women using this range.

I would enjoy having access to a gun range after I get my license but I do not support the location for the reasons stated above. The hindrance of my retirement investment, quiet enjoyment of existing property owners and the inability to supervise any regulations set by INCOG for its use. It is quite unfortunate people would rather do what they want to do than follow the rules.

Respectfully,

Cynthia Woodson
Heter Woodson Group Real Estate Sevices
918.850.8283

Sent from my iPad

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Tuesday, July 10, 2018 5:51 PM
To: Ulmer, Amy
Cc: Judy Manno
Subject: CASE CBOA 2674 - PROPOSED GUN RANGE AT DISCOVERYLAND
Attachments: CHRISTINA HIER LETTER.pdf

Dear Ms Ulmer -

Attached for inclusion in the hearing record, please find a letter in opposition to the Gun range at Discoveryland from Miss Christina Hier.

Thank you for your assistance,
Judy Manno

Ulmer, Amy

From: amber maddux <amaddux79@gmail.com>
Sent: Tuesday, July 10, 2018 5:40 PM
To: Ulmer, Amy
Subject: CBOA-2674

Dear Amy Ulmer,

My name is Amber Maddux

I live at 20075 w hwy 51. Sand Springs, ok. 74063

I am writing this letter to show my utmost opposition to the new gun range expected to be where Discovery land is.

This is regarding case CBOA-2674

My reasons of opposition grows every time I think about a gun range being built this close to my home.

1. Depreciation of property value.

2. There are several eagles and eagle's nests close by. I enjoy watching Eagles and I am concerned that they will be disturbed by the on-going gunfire.

3. The noise will prevent the peace in the country that I enjoy so much. Hearing constant bangs is not peaceful.

4. I drive down 41st street daily, and I don't want to have to worry about dodging bullets.

5. I ride my horses at the flying g ranch and one horse is quite flighty. Horses are very sensitive to loud and sudden bursts of sound such as gunfire. Chances are people could get hurt from abrupt noises-or worse stray bullet.

All of these concerns are very important to me.

Thanks for listening

Amber Maddux

Ulmer, Amy

From: Robyn Stroup <rcstroup@yahoo.com>
Sent: Tuesday, July 10, 2018 3:42 PM
To: Ulmer, Amy
Subject: Opposed to proposed gun range at Discoveryland property

My Opposition to Proposed Gun Range at the Former Discoveryland Property

To Whom It May Concern:

Permission is be requested to alter what is already promised to be a bucolic rural setting. It makes absolutely no sense to me that granting permission is even being considered when the impact will reach far beyond the property boundaries.

I'm a horse boarder at the Flying G Ranch and have chosen this little piece of heaven for the trail riding opportunities. The peacefulness of being in a natural environment is my stress therapy. Twice in March, myself and a small group of riders, with no warning, heard sudden rapid fire shots while riding on the ranch. Our horse's flight response kicked in and it became a potentially dangerous situation for us trying to control upset one-ton animals. Horses are herd animals and react collectively. If one freaks out, they all freak out. We've often heard the sound of 4-wheelers and dirt bikes on the property in question and those are bad enough. Fortunately that seems to be somewhat restricted to weekends and we can choose not to ride close to the property line. The rapid fire shots were heard at a much greater distance and seemed to go on forever. Horses can also sense fear and we were most certainly scared. If permission for the gun range is granted, our trail riding enjoyment will be severely impacted.

I'm on the faculty at TCC as a biology professor. I've taken students on field trips to Oxley Nature Center at the north end of Mohawk Park at 36th Street North. There are two gun ranges north of the nature center. You can clearly hear the rapid fire and this most definitely ruins the experience of visitation. Ask any employee of the nature center and they will describe the sound as a continual annoyance.

The environmental concerns include lead contamination of the soil and ultimately surface water to the Arkansas River. There are several ponds and a major creek on the property and adjacent properties. I can only speculate the noise impact on the wildlife, but domestic livestock will surely be negatively impacted. Many domestic dogs will retreat permanently under a bed or breakout of an outside enclosure in fear.

I'm nearing retirement and was thinking of a future property purchase in this area. My plans will definitely change to avoid hearing rapid fire shots, all day and night, 7 days-a-week.

Needless to say, being shot by a stray bullet is also of concern although **proper safety berms are said to be planned. Thus far, plans have not been provided. However, rapid fire shooting has already been taking place without any consideration to such protection.** How can anyone trust anything stated by the proponent at this point? And **why has this not been investigated and a conclusion already drawn?** It's clear to me that there is no safety consideration being given to the present property owners, their families, and their businesses.

Respectfully,

Ms. Robyn Stroup 2548 E 18th St, Tulsa, OK 74104 & Horse Boarder at the Flying G Ranch,
19404 West Hwy 51, Sand Springs, OK 74063

Ulmer, Amy

From: Sherry Durkee <sherry.durkee@sandites.org>
Sent: Tuesday, July 10, 2018 3:31 PM
To: Ulmer, Amy
Subject: Application No. 2674—Timothy Borgne
Attachments: Map 1.png; Map 2.png; Map 3_1.png; Map 3_2.png; CBOA-2674.pdf; BOA Memo.20180710 (1).docx

Hi Amy,

I am attaching some documents our district would like the Tulsa County Board of Adjustment to consider when reviewing Application No. 2674 - Timothy Borgne. It is our understanding this application will be on the next agenda for the Board of Adjustment. Please confirm receipt of this email.

Thank you,

Sherry Durkee
Superintendent
Sand Springs Public Schools
(o) 918-246-1406
(c) 918-946-4429

Ulmer, Amy

From: Lotsee Spradling <flyinggranchss@aol.com>
Sent: Tuesday, July 10, 2018 2:34 PM
To: Ulmer, Amy
Subject: Case: CBOA-2674

Dear Sirs,

Case: CBOA-2674

I am opposed to the gun range being allowed to come in on the old discoveryland property.

I have expressed my main concerns previously.

Safety----stray bullets
accidental discharges, both of which are inherent at gun ranges
run away horses

Noise----constant shooting, day and night and people and animals do NOT mix
People are constantly on edge,,, livestock will be less thrifty
all living creatures will develop some form of PTSD

Quality of Life----one will not be able to relax nor enjoy a moment of peace

Property Values----will plummet

Now I have another issue. This decision you will be making will set a PRECEDENT for future decisions about zoning and variances, not only in Tulsa County but all over the country.

I am begging you to nix this proposal and thereby set a Precedent that rural, peaceful, Oklahoma is protected from this type of activity.

This proposal is on 437 acres total, on a hill, and is surrounded by housing additions, farmettes, horse riding trails, an equestrian complex, a cattle ranch, and a major road.

No one moved here expecting to be bombarded with gun fire day and night.
WE WERE HERE FIRST!!!

Question: would you like to live here or ride a horse here if this gun range goes in?

Lastly, the applicants said they wanted a gun range, then, when they got push back from residents, they proposed phase 2, a resort now they are getting more opposition and if their social media page is to be believed magically, they have phase 3 which is bring back the play Oklahoma

I do not believe they have any intentions of doing anything but a gun range.

I have been alarmed at their brazen activities, having shooting classes before they have been granted a variance. what do they seem to know that I don't know???

They have poorly constructed fences to keep people, especially children off the property; a fence like they put around a secure facility(research lab, prison, etc) should have been the first thing they built, NOT start shooting

There are no signs warning people of the danger there
no "No Trespassing" signs

Please do NOT allow this gun range to be built on the old discoverland property.

Respectfully,
Lotsee Spradling
Flying "G" Ranch
19402 W. Hwy 51
Sand Springs, OK 74063

Cell: 918-640-7711
Land Line: 918-245-8854

Ulmer, Amy

From: Thomas Bradbury jr <twbradjr@yahoo.com>
Sent: Tuesday, July 10, 2018 12:33 PM
To: Ulmer, Amy
Subject: RE Case Number CBOA-2674 Stop Discoveryland RR

Tom Bradbury address 18111 W. 41st St. Sand Springs OK. 74063 RE Case Number CBOA-2674
I filled out questions and comments and concerns yesterday but I forgot to mention that I'm not anti second ament nut my fire arms are insured for several thousands of dollars but an outdoor shooting range in that close of proximities to residents and livestock areas does not represent anything close to good or intelligent planning or thinking or good intelligent judgment..

Ulmer, Amy

From: Mike Spittler <m_spittler@hotmail.com>
Sent: Tuesday, July 10, 2018 12:22 PM
To: Ulmer, Amy
Subject: Opposition to Case Number CBOA-2674

Ms. Ulmer,

Please direct this message to the proper recipient at INCOG, pertaining to Case Number CBOA-2674.

I am opposed to allowing a Gun Range to be put in on the old Discovery Land property.

The installation would cause the property values of the many residents to go down in value. I am a retired person that purchased my home and property at 20530 West Coyote Trail, 18 years ago. I purchased my home for the peace and tranquility associated with the area, and the wild life that was present there.

I have already experienced the lack of those qualities being gone, as it seems that the area in question has already started using the area as a gun range. It frightens my animals, I have a concern for the safety of the many residents who live very close to the area. The wild life is seen less frequently than before. When you do the research associated with Gun Ranges, you find contamination of the soil and waterways. The poisoning of the local wild life, and danger of fires. A major negative for me is the loss of my quality of life. It is not pleasant to sit in your own home, or be outside on your own property, and have the sounds of a war zone, that you can't get away from.

So there is no misunderstanding, I am opposed to the exception for a gun range being approved.

Regards,

Mikel J. Spittler

20530 West Coyote Trail

Sand Springs, OK 74063

Date: July 10, 2018

Ulmer, Amy

From: Mike Spradling <mikespradling.fgr@gmail.com>
Sent: Tuesday, July 10, 2018 12:49 PM
To: Ulmer, Amy; nick.manno@sulzer.com
Subject: Proposed gun range

To Whom It May Concern:
Case Number: CBOA-2674

My name is Mike Spradling, owner of the Flying "G" Ranch. I am writing in strong opposition to the proposed gun range to be located just across our south and west boundary fences. As former President of Oklahoma Farm Bureau, former Board member of American Farm Bureau, member of American Farmers and Ranchers, trustee of Indian Electric Cooperative, former board member of Broken Arrow Farmers' Cooperative, member of Governor Fallon's Rural Economic Development Task Force, President of Oklahoma Pecan Growers Association, council member of the American Pecan Council, member of the U.S. Pecan Growers Council, Trustee of Tulsa County Public Facility Authority(Tulsa State Fair Board), I have spent most of my life representing rural Oklahoman's, their rural lifestyle and agricultural enterprises. This proposed gun range will negatively, affect my rural lifestyle and agriculture operations but my opposition isn't just about me and my family. My opposition is about all the individuals living adjacent and around the proposed gun range and how it will affect their rural lifestyle which, they have chosen by living here to raise their families---there once peaceful life will forever be changed by safety issues, noise, and a stressful environment.

As concerned parents we encourage our children to strive to make the most of their lives and futures. Our oldest daughter, having an interest in some form of working with horses for a career, chose to attend Steven's College, which is nationally known for their graduates in Equestrian Science being successful in the "horse" world. After graduation in 1996, she returned home and interned under Judy Laremore, a nationally known Arabian Horse Judge in the Glenpool area. After working in the industry for a couple years she decided to come back to the ranch and develop the Flying "G" Ranch Equestrian Center. She applied for a loan from Farm Credit of Eastern Oklahoma. Then as a young single woman, with degrees in Business and Equine science, a lot of courage(guts), and a note for a quarter of a million dollars, she built her equestrian complex. She and my wife and I are very fortunate that her grandparents, George and Garnett Campbell, chose the location for the Flying "G" Ranch where they did back in the late 1920's.

One can only imagine what life was like back in 1932 (when they registered the brand) living in such a remote area with rough terrain in western Tulsa County. The terrain was so rough and diverse the county chose to not divide this area into a rectangular quadrant system leaving each square mile surrounded by roads on all four sides. Back in 1932 this created challenges for travel from point A to B, but for a working ranch and equine facility today, it is the perfect setup for a successful agricultural enterprise.

Let's talk about one of those successful agricultural enterprises, the Flying "G" Ranch Equestrian complex. My daughter(Arron) has 40 plus students of which over 95 percent are female; of those females over 90 percent range in ages 6-16. Each year new students enroll in equine activities and disciplines, some for pleasure and hobby while others train for competition. The majority of the students are young girls, weighing less than a 100 pounds who are mounted on a 1000 pound plus horse, there are associated risks inherent when riding horses. Horses are animals of flight, meaning anything that startles, scares, or surprises the horse causes a natural reaction of survival, "Bolt and Run". Since the majority of the students are novice riders and young, any riding facility does everything they can to reduce stress on the horses who are being ridden. NO one in their right mind would send any rider, let along a young, novice, rider (children really) on a trail ride, lesson, or pleasure ride along side a gun range, which by their own admission will be in operation seven days a week, from sun up to sun down, and includes night shooting. If you are a parent, ask yourself, would you send your child, wife, or yourself on a ride on the back of an animal of flight along side of an active gun range? There are very few locations adjacent to the metro areas in Oklahoma with over 2000

acres of continuous diverse topography where "city" adults and children can experience the joys of horsemanship in a peaceful, safe environment. The development of this gun range along side my daughters equine facility could and very probably will put her out of business, thus denying individuals with an interest in riding of that opportunity--- as well as leaving her without a means of making a living.

My wife has for 45 years worked with the United States State Department in a program, Tulsa Global Alliance, which brings international visitors to Tulsa. This program brings people from all walks of life ranging from world leaders, Kings of African Tribes and Nations, Secretaries of Agriculture, Physicians, Journalists as well as Military Officers from all over the world to Tulsa.

The ranch, being very diverse and in close proximity to Tulsa has been honored to host hundreds of international visitors over the years to showcase Oklahomas' rural way of life. The most exciting part of their visit is to get on a horse, put the cowboy hat on for a picture and be "John Wayne" for just a moment. I would hate to think what world leaders would think of Oklahoma when their rural Oklahoma experience was interrupted by a constant barrage of gunfire! The Flying "G" Ranch is not only a working agricultural enterprise, but for decades has been an environment where men, women, boys and girls have an opportunity to experience and learn about Oklahoma agriculture--- farming and ranch life. Thousands of boys and girls, including Boy Scouts, Girl Scouts, Demolay's, Church groups, Schools,...(handicap and mentally challenged children), Future Farmers Of America(FFA), Young Farmers and Ranchers have enjoyed farm and ranch tours throughout the years.

Zoning is to protect, variance exposes what was to be protected by zoning. The granting of this variance, due to the increased liability caused by the possibility of injuries or death, could put my daughter out of business...20 years of hard work in jeopardy.

As I mentioned, the Flying "G" Ranch established in 1932, is the states' oldest registered Polled Hereford herd under continuous management. Gun fire not only causes stress on horses but cattle as well. Gun fire just across our fence, seven days a week, day and night, will cause economic hardship on our cattle operation as well as psychological stress on our livestock.

In addition to equine and livestock concerns; our private air strip, which has been registered with the FAA since the 1970's is located just across the fence from the proposed fun range. Through out the years Spartan School Of Aeronautics has used this airstrip for simulated emergency landings. We have had several planes make emergency landings there. We continue to use the air strip for our business and also, personal use.

Now that I have addressed my personal concerns let's talk about the concerns of hundreds of individuals choosing to establish a home in rural Tulsa County in order to enjoy the pleasures of country living. Just as you, most individuals have a five day work week. Imagine how your dream of living a quiet, laid back style of country living would be changed by living just across the fence from a gun range. There are hundres of individuals who will be negatively affected by the noise and NEVER ending concerns for the safety of their families and themselves.

There are many situations where the variance of zoning can be a benefit to all concerned and society as a whole; but, not a gun range nestled within housing additions, livestock operations, an equine complex, not to mention a playground of learning expercnces for thousands of people.

Your consideration of my community and me is greatly appreciated.

Concerned citizen working for a better rural lifestyle for those to live and others to enjoy.

Respectfully,

Mike Spradling
Flying "G" Ranch
19402 W. Hwy. 51
Sand Springs, OK 74063
mikespradling.fgr@gmail.com
918-237-0347

Ulmer, Amy

From: Missy P. Fuller <Missy.Fuller@okfb.com>
Sent: Tuesday, July 10, 2018 10:37 AM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674

Case Number: CBOA-2674

I am writing in regards to the above Case Number.

I would appreciate it if you gave a no vote to the Gun club.

I am not opposed to guns or to licensed citizens caring guns, but I do not want a gun range around livestock and neighborhoods.

Thank You
Missy Fuller

Disclaimer

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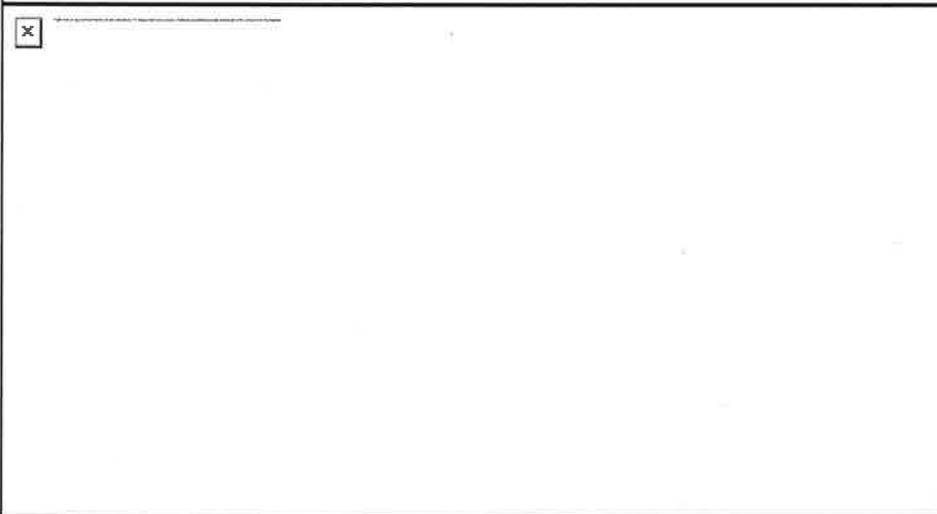
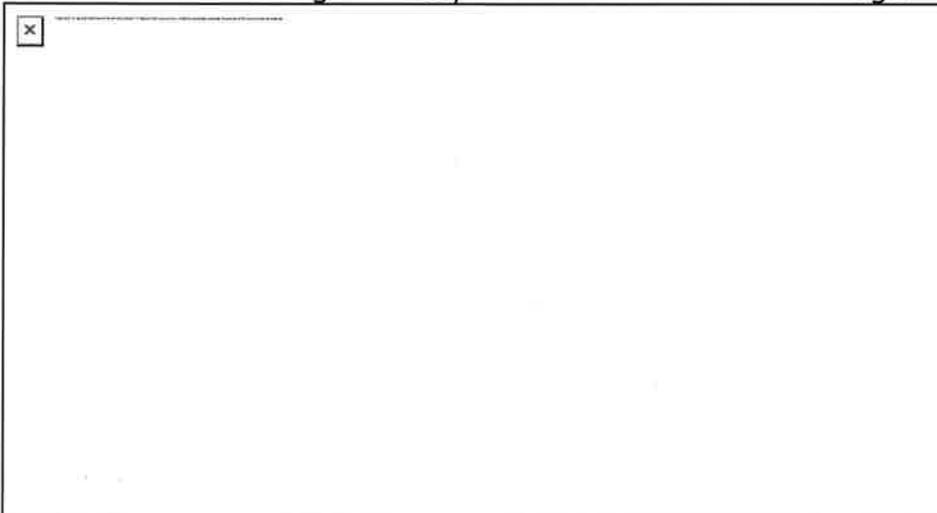
Ulmer, Amy

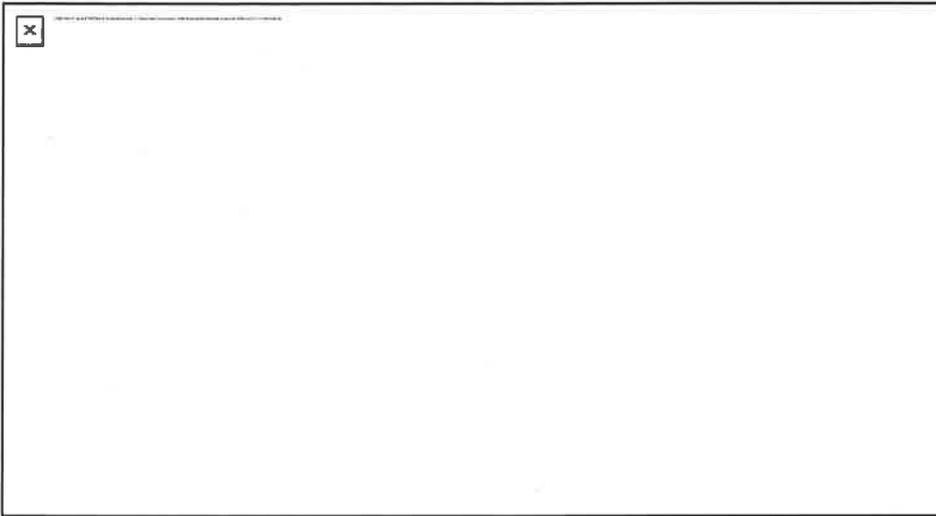
From: Cecil Sylvester <livin4christ2@gmail.com>
Sent: Tuesday, July 10, 2018 6:24 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: CBOA-2674

To whom it may concern,

Recently I learned about the proposal of Discovery Land gun range which borders the Flying G Ranch. This raises concern since my girls and I enjoy many riding activities at the ranch.

Second amendment of the United States Constitution defends my right to bear arms, however not the right to put the public in danger. We are Red Castle Gun Range members and believe gun safety education is a must, unfortunately not everyone shares this belief. According to the NRA, variations in barrel length, the velocity level of the load, bullet ballistic coefficient and more will affect the actual distance attained by a particular load in a particular gun under specific conditions. The NRA gun safety ammunition maximum range chart shows these figures:





A .450 caliber rifle bullet can have a maximum range of 7000 yards which is around 3/3.5 miles. One square mile equals 5820 ft² and 640 acres is one square mile. Discovery Land aka Okie Hopes 3 LLC owns 400/500 acres; based upon these facts you can see my concern with Discovery Land's proposed gun range. Please consider the safety of everyone within a five mile proximity.

Thank you,
Cecillia Sylvester

Ulmer, Amy

From: bo@flying-g-ranch.com
Sent: Tuesday, July 10, 2018 6:33 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Case #CBOA-2674

To Whom It May Concern-

Please accept this letter as my opposition to the proposed shooting range located at the property formally the site of Discoveryland.

My wife and I own and operate the Flying G Ranch Equestrian Canter. Which is directly adjacent to and North of the proposed shooting range. Our business consists of riding lessons, horse boarding and guided trail rides. This business has been established for over 20 years, as my wife started it after graduating college. We have touched the lives of many, many kids through the lesson program. Some of which could soon be sending thier children for lessons. Our boarding program is at capacity at the moment. This is because we offer the unique opportunity of riding on about 2,000 acres of trails in such a close proximity to Tulsa. Our trail rides are very popular with not only local people, but with people from across the globe. Once again, this being because we are so close to Tulsa.

My biggest concern with regards to the shooting range is the affect it will have on our livelihood. I'm sure parents will have concerns with their son/daughter taking a lesson with gunfire being so close. Our boarders will no longer be able to utilize the trails to the south for fear of their horse spooky because of the gunfire or the fear of being hit by a stray bullet. Trail ride reservations will deminish once people realize that we are located next to a gun range. With all this being said, it is clear that this proposed gun range will have a devastating affect on our livelyhood. One that we have built on hard work and honesty.

Please take all of this into consideration when making a decision on this case.

Sincerely,

Bo Naugle
Flying G Ranch Equestrian Center

Ulmer, Amy

From: Ymail <lkharrisok@yahoo.com>
Sent: Tuesday, July 10, 2018 6:46 PM
To: Ulmer, Amy
Subject: Case # CBOA-2674

Dear Ms. Ulmer,

As a homeowner within a mile of the proposed Discoveryland R&R is my wish to make you aware of my disapproval of the gun range plans.

We are on a 7 1/2 acre tract and enjoy all that country living has to offer. I have a herd of deer that water in my back yard morning and evenings. Wild turkeys, raccoons and birds all seek refuge on our property.

I feel that the peace and serenity we are accustomed to in our homestead is in jeopardy. I am quickly approaching retirement and have planned and prepared our home for comfort.

I plan to air my concerns in person at the Board of Adjustment Hearing on 7/17/18, Sincerely,

Linda Harris
18506 W Coyote Trail
Sand Springs, OK 74063

Sent from my iPad

Ulmer, Amy

From: cecil Sylvester <livin4christ2@gmail.com>
Sent: Tuesday, July 10, 2018 7:14 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Fwd: CBOA-2674

To whom it may concern,

Recently I learned about the proposal of Discovery Land gun range which borders the Flying G Ranch. This raises concern since my girls and I enjoy many riding activities at the ranch.

Second amendment of the United States Constitution defends my right to bear arms, however not the right to put the public in danger. We are Red Castle Gun Range members and believe gun safety education is a must, unfortunately not everyone shares this belief.

According to the NRA, variations in barrel length, the velocity level of the load, bullet ballistic coefficient and more will affect the actual distance attained by a particular load in a particular gun under specific conditions. The NRA gun safety ammunition maximum range chart shows a .450 caliber rifle bullet can have a maximum range of 7000 yards which is around 3/3.5 miles. One square mile equals 5820 ft² and 640 acres is one square mile. Discovery Land aka Okie Hopes 3 LLC owns 400/500 acres; based upon these facts you can see my concern with Discovery Land's proposed gun range.

Please consider the safety of everyone within a five mile proximity.

Thank you,

Cecillia Sylvester

PS please see attachment

Ulmer, Amy

From: arron@flying-g-ranch.com
Sent: Tuesday, July 10, 2018 7:47 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Case # CBOA-2674

To whom it may concern,

I am emailing in opposition to the gun range potentially going in at Discoveryland. My husband and I run the Flying G Ranch Equestrian Center where we Board around 25 horses for people, we have around 30 kids who ride with us on a weekly bases, and we take trail rides out for locals, out of state people, as well as people from all over the world. Our lessons and trail riders range from 6 years old and up. I have already heard concerns from many of my riders and boarders if such gun range is allowed to go in. Concerns such as gunfire spooking the horse while their child or themselves are on the horse, and of course stray bullets are a concern for them as well.

This being said, if we lose too many boarders and riders it could realistically put us out of business. A very successful business that I started right out of college and built from the ground up. I am in my late forties and my husband is 50. It would be devastating to be put out of business so late in life due to a new business starting up next to our existing business. Not to mention there are several gun ranges already in the area, but there is no place like ours that is shared with so many people. Our ranch has been here since the late 1920's, I am the 3rd generation trying to keep the family ranch going. We are a unique place this day in age, due to so many family ranches and farms being sold. We share our beautiful place with so many others because there are not many working cattle/horse ranches around anymore. Not only do we share all 2,000 acres with our boarders and riders, the Boy Scouts camp out at the ranch, we do farm tours for local schools, day cares, the Laura Dester Shelter kids have come out for several years, Day Springs Villa Shelter kids come every summer, the west side YMCA has a summer horse program here, we do tours for international guest from all over the world through Tulsa Global Alliance, the list goes on and on of people/organizations from all walks of life that the ranch has touched in a positive manner. Not only could this gun range going in potentially put us out of business, but it would be a huge loss for the immediate community, Tulsa, other surrounding cities and towns as well as around the world.

Nine years ago, my husband and I adopted 3 boys, all brothers. They were 5, 7 and 8 at the time. They are now 14, 16 and 17. Our boarding, lessons and trail rides have allowed us to raise them, feed them, clothe them, etc. Our plans have always been to put them through college, which at this point is right around the corner. If the gun range is allowed and we lose boarders and riders, their future is going to be affected as well which is sad considering where they came from and how well they are doing now. They have thrived living on the ranch. It's been a great place to raise them and it makes me sad to think that our kids, our niece and our nephews, which would be the 4th generation, and their kids (the 5th generation) would not be able to live here and make a good honest living as we have.

Thank you for taking the time to read this, and please help us to keep our family business going strong,

Arron Naugle
Flying -G- Ranch

Ulmer, Amy

From: Stephanie Emerald <semerald87@gmail.com>
Sent: Tuesday, July 10, 2018 8:04 PM
To: Ulmer, Amy
Subject: Discoveryland Gun Range

I do not approve of the gun range. We recently purchased land at 3424 S 177th W Ave to build our dream home. We want to live in a nice, quiet, and safe neighborhood. We have a young son and three dogs - I do not want their safety to be compromised by this gun range.

Ulmer, Amy

From: Natalie Hodges <natshell62@gmail.com>
Sent: Tuesday, July 10, 2018 9:02 PM
To: Ulmer, Amy
Subject: Proposed gun range

To Whom It May Concern,

I am writing to express my concern and opposition regarding a gun range at Discoveryland. For years, we have boarded our horse at the ranch that adjoins that property. My children, my grandchildren and I ride horses on that property along with lots of other children and adults. The danger inherent in putting a gun range adjoining that kind of facility is obvious. For the record, I have no objections to gun ranges in general but when weapons, possibly high powered weapons, are being fired, the only responsible option is to use the greatest care and responsibility regarding the location of the gun range. Right across a fence from a fairly frequented by children and adults on horseback is certainly not a responsible choice.

Natalie Hodges
19402 West HWY 51
Sand Springs, OK
74063

Ulmer, Amy

From: John Jarrett <jjarrett@JettaOperating.com>
Sent: Tuesday, July 10, 2018 9:34 PM
To: Ulmer, Amy
Subject: Fwd: July 17th Tulsa Co. Board of Adjustment Meeting - Case CBOA-2674

Hi, Amy. Please see my comments to Austin Chapman, below.

Please feel free to let me know if you would like to discuss this matter further with me. My phone number is 817-917-6424. Thank you for your consideration.

John Jarrett

Begin forwarded message:

From: <jjarrett@JettaOperating.com<mailto:jjarrett@JettaOperating.com>>
Date: July 10, 2018 at 8:49:45 PM CDT
To: <AChapman@incog.org<mailto:AChapman@incog.org>>
Subject: July 17th Tulsa Co. Board of Adjustment Meeting - Case CBOA-2674

Good evening, Austin. I know that it's been a while since we last communicated, but I would like for you to remember that you helped me with the variance to build my barn at 17001 West Coyote Trail West of Sand Springs. I have now built my barn and am enjoying the benefits with my children and grandchildren that live in Tulsa. I've now found myself challenged by a situation that I never, in my wildest imagination, would have thought possible. The idea of a full-on gun club immediately north of me is very disturbing. While I lived in Tulsa from 1976 to 2003 I belonged to Red Castle Gun Club on the Zink Ranch by Lake Skiatook. On that range there was a rifle range that had a very elaborate backstop and was limited to 1,000 yards. That range was very seldom used and the remainder of the club was entirely shut down when that range was being used. It was on THOUSANDS of acres with no developments for miles. As a point of reference, a 338 Lapua round (not even the 50 caliber BMG) has a velocity of 1,016 feet per second and 687 foot pounds of energy AT 2,000 YARDS! You can read about our Navy Seals making deadly kills at well over 2,500 yards. No matter what the level of supervision the club suggests they will have, it is IMPOSSIBLE to prevent an inadequately trained person from firing off a round in the air by accident, possibly causing a human casualty that could have been prevented by the correct action by the Board of Adjustments ... that is to REJECT this request.

There are ENTIRELY too many homes and people surrounding this proposed site. Indeed, they suggest that they are surrounded by property zoned AG. As we both know, all of my property (over 175 acres) is zoned residential. My property is immediately Southeast of their proposed site. I should not be prevented from building or developing on my 41st Street exposure because of the noise pollution that will occur from the continual discharge of firearms. I believe, but do not know for certain, that every bit of the property that was auctioned off at the same time that I purchased this property is also zoned Residential. From a cursory reading of their proposal, it appears that the developers of DLRR have drawn the conclusion that they are in the midst of LARGE parcels of property zoned AG. That is just not the case. As John Zink did when he envisioned Red Castle Gun Club, these people should be looking MUCH FARTHER out of town AND AT LEAST TWO SECTIONS OF UNINHABITED LAND in order for the effective range of modern ammunition to reach its effective limits.

For a point of reference, please google "Red Castle Gun Club" and open the map embedded in the site. You can see that it is North of Sand Springs on HWY 97. I'm not sure how far it is from the main gate to the actual shooting facility, but it MILES though uninhabited ranch land. This is what a long-range public/private shooting facility should look like. Actually, I would like to encourage those that are in a decision-making position on this matter to tour Red Castle Gun

Club before they make a final decision. Contrary to what appears to be an expensive proposition, Red Castle is VERY inexpensive and provides every form of firearm exercise that Tulsa and its surrounding communities might need for both sport and training.

I trust that the Board of Adjustments has been adequately apprised of the absolute lack of land mass for such an endeavor. I would very much appreciate your response to this email. Unfortunately, I will not be able to attend the meeting on the 17th, but would very much like the opportunity to voice my objection through the written word.

Thank you for your patience in reading this email. I can provide substantially more information on this topic if you believe that it would be persuasive. I grew up with firearms and have a reasonable amount of knowledge and experience in this matter.

Very truly yours,

John Jarrett

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Wednesday, July 11, 2018 7:55 AM
To: Ulmer, Amy
Subject: Fw: Resized_20180710_210132.jpeg CBOA 2674
Attachments: Resized_20180710_210132.jpeg

Ms Ulmer -

Please see below attached letter from Ms Hodges in opposition to the proposed gun club at Discoveryland.
Please enter into the record.

Regards, Judy Manno

----- Forwarded Message -----

From: Arron Naugle <arron@flying-g-ranch.com>
To: "judy.manno@yahoo.com" <judy.manno@yahoo.com>
Sent: Wednesday, July 11, 2018 07:48:58 AM
Subject: Resized_20180710_210132.jpeg

Arron Naugle
Flying -G- Ranch

Ulmer, Amy

From: Chapman, Austin
Sent: Wednesday, July 11, 2018 8:07 AM
To: John Jarrett
Cc: Ulmer, Amy; Sparger, Janet
Subject: RE: July 17th Tulsa Co. Board of Adjustment Meeting - Case CBOA-2674

Mr. Jarrett,

I will make sure your comments are received by the Board of Adjustment members. We as staff do not make recommendations on BOA applications but we can certainly make sure they will get this email and any other information you would like them to review. Thank you for your interest.

Amy or Janet,

Please add this to the packet for CBOA-2674.

Best,

Austin Chapman | Assistant Planner
2 West 2nd Street Suite 800 | Tulsa, Oklahoma 74103
ph: 918.579.9474 | fax: 918.579.9574
web: www.incog.org | email: achapman@incog.org

Determining compliance to zoning or building code requirements is not a function of this office. The Building Permits Division will address compliance upon application for a building permit or occupancy permit. {(918) 596-9456}

-----Original Message-----

From: John Jarrett [<mailto:jjarrett@JettaOperating.com>]
Sent: Tuesday, July 10, 2018 8:50 PM
To: Chapman, Austin <ACHapman@incog.org>
Subject: July 17th Tulsa Co. Board of Adjustment Meeting - Case CBOA-2674

Good evening, Austin. I know that it's been a while since we last communicated, but I would like for you to remember that you helped me with the variance to build my barn at 17001 West Coyote Trail West of Sand Springs. I have now built my barn and am enjoying the benefits with my children and grandchildren that live in Tulsa. I've now found myself challenged by a situation that I never, in my wildest imagination, would have thought possible. The idea of a full-on gun club immediately north of me is very disturbing. While I lived in Tulsa from 1976 to 2003 I belonged to Red Castle Gun Club on the Zink Ranch by Lake Skiatook. On that range there was a rifle range that had a very elaborate backstop and was limited to 1,000 yards. That range was very seldom used and the remainder of the club was entirely shut down when that range was being used. It was on THOUSANDS of acres with no developments for miles. As a point of reference, a 338 Lapua round (not even the 50 caliber BMG) has a velocity of 1,016 feet per second and 687 foot pounds of energy AT 2,000 YARDS! You can read about our Navy Seals making deadly kills at well over 2,500 yards. No matter what the level of supervision the club suggests they will have, it is IMPOSSIBLE to prevent an inadequately trained person from firing off a round in the air by accident, possibly causing a human casualty that could have been prevented by the correct action by the Board of Adjustments ... that is to REJECT this request.

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Thank you for your patience in reading this email. I can provide substantially more information on this topic if you believe that it would be persuasive. I grew up with firearms and have a reasonable amount of knowledge and experience in this matter.

Very truly yours,

John Jarrett

Ulmer, Amy

From: Debbie Maddux <dmaddux0372.dm@gmail.com>
Sent: Wednesday, July 11, 2018 8:11 AM
To: Ulmer, Amy
Subject: CBOA-2674

Dear Miss Ulmer,

Regarding: CBOA-2674

My name is Debborah D. Maddux I own property at 20011W. Hwy 51 and at 19812 W. Old Hwy 51 both are in Sands Springs and in Tulsa County.

I am in great opposition to the gun range that is attempting to open on Discoveryland property.

I am very concerned about the natural environment that this will affect. The wildlife we so greatly enjoy. The bald eagles come every year to nest on the river they are sanctioned there. You aren't allowed to even ride four wheelers at certain times of year in this area. They are beautiful to watch as they fly low above my home. They will leave if this happens.

The snakes and wild life will come in closer to our homes. These are safety issues.

We live in the country because we love the natural beauty and the quiet and peaceful sounds of nature. The rapid sounds of gunfire continuously throughout the day and night will affect our hearing as well as our peace and sleep.

This will affect the elderly, the children and babies and all of the people in between. These guns are very loud.

Our animals and stock are a livelihood for many people in the area. They can be hurt.

Our own lives can be put in danger if we are hit by stray bullets. Cars houses animals people are all in danger of being hit from a stray bullet. Our horses, cattle, dogs, etc. are not used to that type of noise and will spook and jump. The noise can cause them to get hurt trying to get away.

My horse runs free in my yard not in the pasture he can spook and someone can get hurt especially if I am riding on him.

I also am very concerned about the Flying G Ranch. Young children learning to ride and people who board and ride their horses or the ranch horses as well as people like myself who bring their horses there to ride. Inexperienced rider can easily be hurt fast. Not to mention it's not much of a pleasure to ride a horse into that kind of situation.

This is a very big concern.

Our property value will go down. We value our way of life here!! We have worked hard and enjoy the beauty the peace and the quiet We have in our community. We work hard and respect the land and the livestock and animals that are in our care. As well as the wildlife in our area. They won't stay with all that noise!!

Please help us to maintain our way of life.

Thank you!

Deborah D. Maddux

Ulmer, Amy

From: Michelle Spradling <lmsss96@yahoo.com>
Sent: Wednesday, July 11, 2018 8:34 AM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Fwd: neighbors United

Sent from my iPhone

Begin forwarded message:

From: "Spradling, Lotsee M" <Lotsee.Spradling@ascension.org>
Date: July 11, 2018 at 8:29:29 AM CDT
To: Michelle Spradling <lmsss96@yahoo.com>

To whom it may concern:

My daughter and I live at the Flying "G" Ranch located at 19402 W highway 51 in Sand Springs Ok. My daughter just turned 7 and has grown up riding horses at the Flying "G" Ranch. She currently takes riding lessons and enjoys trail riding. I am opposing case number CBOA-2674 (gun range) due to safety issues. I am very concerned for my daughter's safety and life as she is riding through the trails and shots are randomly fired. Horses are animals and you cannot tell them that at any given second, you could hear a loud gunshot so do not start bucking or take off running and throw me to the ground, possibly stomping on me. An average horse weighs about 1,000-1,200 pounds and is 56-64 inches. I am a registered nurse and have seen injuries caused by horses getting spooked, some that the end result has been death.

Another concern I have is for the therapy riders. I have seen some riders at the Flying "G" Ranch come out to ride with Downs Syndrome, ADHD, ADD, and PTSD. They come to the Flying "G" Ranch for a calm, peaceful, beautiful place to trail ride. I am very concerned with how the gun range, if approved, is going to effect the mental health, as well as physical, if there is an accident, of these individuals, with gun shots going off during their ride.

My final concern I have is for the wildlife and safety of the public. For years, Flying "G" Ranch has been the home to numerous wildlife, including deer. Multiple gunshots going off is going to run all the wildlife out of their homes. This would be unfortunate but also, it could cause more wrecks on the highway with deer being hit. So, public safety is another issue I have with the gun range, not to mention, there are plenty of news stories where another gun misfired and caused a fatality.

Michelle Spradling

19402 W highway 51

Sand Springs, Ok. 74063

<Outlook-vu042m0d.jpg>

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Ulmer, Amy

From: jeremy smith <jermnsher@att.net>
Sent: Wednesday, July 11, 2018 9:11 AM
To: Ulmer, Amy
Subject: Chia-2674

Good morning ,

My name is Sherry smith and we live at 4150 s 203rd West Ave . We received a letter in April for the gun range . My husband contacted Tim as it showed the archery range on our property . Time told us that the first hearing would be canceled and changed due to the issue I quickly learned at the second hearing that I attended that the hearing took place . Tim also told everyone that we supported the gun range . Our land is within the 300 feet and to my understanding I'm the only one that received the first letter which it got two days before the hearing . We still don't know that the archery range and land issue was fixed . We have some concerns with the range . First of all we all grew up hunting shooting skeet and archery competitions but I also have two young children who ride fourwheelers and hunt exactly where the archery range is marked on our property. I am worried about many of things . We purchased this land 4 years ago with plans to build in 2019 unfortunately we don't feel that's the best idea for us at this time for safety issues for our family and the value . Our land touches discoveryland over half of the ten acres . And unfortunately we have a night time worker that gets off six am daily and sleeps during the day being 300 feet within this is not only a safety issue but sound as well . We have had multiple fourwheelers riding our property over the last couple years without helmets with the current owners . There's a lot of concern for everyone out here including my family . Most of our neighbors are elders . We have purchased five different houses in sand springs and have been blessed to purchase this ten acres and now feel our dreams goals and everything we have ever wanted has a good chance of being taken from us. Again we are within 300 feet of their property. I have many more concerns with this and would be happy to discuss with whoever I need to . Stray bullets, safety , contamination, sound which we have already witnessed and the dishonesty in the matter , drinking and guns etc , and the traffic . I look forward to hearing and attending the meeting . Thanks for taking our letters of concern . Sherry smith 4150 s 203td West Ave. sand springs ok . Jermnsher@att.net 9188573916 ... one more think I'd like to mention as he has made it clear to offer to buy for fair market value and mine was 105,000 I personally have done lots of research and my house could list and sell for 186,000. -175,000 we purchased this hud and it was vandalized we had poured tons of money sweat tears into making this our home and have way more invested then the current offer made from Tim. I don't feel that's fair one bit and after speaking to lawyers we know what all can be offered etc . Moving was not in our future as we have worked for 20 years to purchase land in this area . Thank you again .

Sent from Yahoo Mail for iPhone

Ulmer, Amy

From: James Gilbert <james.gilbert1428@gmail.com>
Sent: Wednesday, July 11, 2018 9:46 AM
To: Ulmer, Amy
Subject: Case number CBOA-2674

To Whom it May Concern,

Hello, I do not live near the effected area of the proposed gun club, however, my family uses the area for our way of life. We use the flying G Ranch, 19402 West Hwy 51 Sand Springs, OK 74063, to ride horse and maintain a peaceful existence with the land God created. The noise created from a gun range in that area would significantly damage that area in which we use it for. Animals are inherently scared of the discharge of a firearm. The noise pollution would be deafening for the people involved and the animals. It is not hard to imagine my children on a horse getting spooked and injured from the sounds of the firearms.

Please understand that this opposition is not anti gun. I am a member of a local gun club and and avid shooter and hunter. I do so in a responsible manner. I believe that putting a gun club next to a business that has children riding horses is not a responsible action. Multiple firearms discharging around children and animals is the very antithesis of responsible behavior from gun owners. In this day and age gun owners do not need any more negative behavior or exposure and this gun club would unfortunately do that.

Thank you for you time.
James Gilbert

Ulmer, Amy

From: Michael Kelsey <mkelsey@okcattlemen.org>
Sent: Wednesday, July 11, 2018 9:47 AM
To: Ulmer, Amy
Subject: Case CBOA-2674 - reference letter
Attachments: Spradling - Tulsa Board of Adjustment - 2018.pdf

Please find attached a letter for submission to the Tulsa County Board of Adjustment in consideration of case CBOA-2674.

Thank you,

Michael Kelsey
Executive Vice President
Oklahoma Cattlemen's Association
405-235-4391 (office)
405-403-6097 (cell)
www.okcattlemen.org

Get Your Kicks

at the 66th Annual OCA
CONVENTION & TRADE SHOW

July 20 & 21, 2018
Embassy Suites, Norman, OK

Ulmer, Amy

From: Big Blast Corp <bbi@olp.net>
Sent: Wednesday, July 11, 2018 10:18 AM
To: Ulmer, Amy
Subject: RE: CBOA-2704

The gentleman that owns the lot moves the cars on and off, continuedly rotating. It is always cleared except the back north row when we occupy. This leaves us with ample parking with a clear enter and exit.

Sherry Barbour

Co Founder
Big Blast, Inc / Big Blast Fundraising
918-366-6468
bbi@olp.net

"Providing retail fireworks sales as a fundraising tool for nonprofit organizations"

From: Ulmer, Amy <aulmer@incog.org>
Sent: Wednesday, July 11, 2018 9:35 AM
To: bbi@olp.net
Subject: CBOA-2704

Hello,

I have a question regarding your County Board case. Is the lot, located at 1510 N. Vandalia Ave. E., currently vacant? It appears that there are cars on the lot. I just want to clarify for my staff report. Thank you.

Amy Ulmer | Land Development Planner
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9437
918.579.9537 fax
aulmer@incog.org



Ulmer, Amy

From: James Parker <JPARKER@amaxsign.com>
Sent: Wednesday, July 11, 2018 10:18 AM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674

Good morning,

By the Grace of God, I am the owner of an 80 acre farm located at 5104 S. 193rd W. Ave., Sand Springs, OK. I live there with the love of my life, and our two, young, special needs boys, where we relish the peacefulness of the area, and pleasure of having wonderful neighbors whom we all think of as extended family. Although I am a staunch defender of the 2nd Amendment, and advocate for personal freedoms, I do not want the noise, and the risk that would come with having a shooting range just down the street from my home. Please do NOT grant a special use allowance for the proposed gun range.

Respectfully,

James F. Parker, Jr.
5104 S. 193rd W. Ave.
Sand Springs, Ok. 74063
918-639-6902 Cell

Ulmer, Amy

From: Crane, Stacy B. <cranes@missouri.edu>
Sent: Wednesday, July 11, 2018 10:43 AM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com; flyinggranchss@aol.com
Subject: Case# CBOA-2674
Attachments: Case# CBOA-2674.pdf

Attached is a letter opposing the gun range being proposed on the Discovery Land property.

Thank you,
Stacy B. Crane

Ulmer, Amy

From: Marla Peek <Marla.PEEK@okfb.org>
Sent: Wednesday, July 11, 2018 10:49 AM
To: Ulmer, Amy
Subject: Fwd: Oklahoma Farm Bureau comments regarding Special Exception for Gun Range in Tulsa County
Attachments: OKFB letter opposing gun club location Tulsa County_07_11_18.pdf

Amy - I see I sent to an incorrect email. Here it is. Thank you! Marla

Marla R. Peek
Director of Regulatory Affairs
Oklahoma Farm Bureau
2501 N. Stiles Ave.
Oklahoma City, OK 73105
Office 405.523.2437
Cell 405.205.0064
Marla.PEEK@okfb.org

From: Marla Peek <marla.peek@okfb.org>
Sent: Wednesday, July 11, 2018 9:38 AM
To: aulmer@incog.gov
Cc: Rodd Moesel; Ron Justice; Thad Doye; CO72 Tulsa County; Ericka L. McPherson
Subject: Oklahoma Farm Bureau comments regarding Special Exception for Gun Range in Tulsa County

Dear Ms. Ulmer,

Please find attached comments submitted by the Oklahoma Farm Bureau regarding the Special Exception request that is under consideration. Please let me know if you have any questions.

Thanks so much!

Marla

Marla R. Peek
Director of Regulatory Affairs
Oklahoma Farm Bureau
2501 N. Stiles Ave.
Oklahoma City, OK 73105
405-523-2437 office
405-205-0064 cell
Marla.PEEK@okfb.org

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Ulmer, Amy

From: Cris Klinger <cris.klinger@yahoo.com>
Sent: Wednesday, July 11, 2018 10:46 AM
To: Ulmer, Amy
Cc: geklinger4@yahoo.com
Subject: opposition to proposed gun club in West Tulsa County

Ms. Aulmer,

I am a resident of West Tulsa County, Cris Lee Klinger, own and reside at 4336 South 249th West Avenue, Sand Springs , Oklahoma, 74063. Telephone 918 363 7254. I am sending this email as my official notice of my opposition to the proposed gun club to be located on the old Discovery Land Property on West 41st street , Sand Springs , Oklahoma, 74063. I oppose it based on quality of life for everyone surrounding the proposed site will deteriorate because the extreme sounds that it will potentially produce day and night , seven days a week, will greatly affect our peaceful enjoyment of our properties. I also am concerned about the safe operation of the proposed ranges. There has been zero details as to the sectors of fire from the ranges, how many firing points will be on the ranges, and will there be a range control that can shut down all ranges on a moments notice should errant rounds leave the property and impact on private properties surrounding the facility. Also what type of weapons will be fired on the facility and what decibel sound levels do they produce?

Respectively submitted

Cris Klinger

Ulmer, Amy

From: Cris Klinger <cris.klinger@yahoo.com>
Sent: Wednesday, July 11, 2018 10:52 AM
To: Ulmer, Amy
Cc: geklinger4@yahoo.com
Subject: Proposed gun club in West Tulsa County

Ms. Aulmer,

I am a resident of West Tulsa County, Cris Lee Klinger, own and reside at 4336 South 249th West Avenue, Sand Springs , Oklahoma, 74063. Telephone 918 363 7254. I am sending this email as my official notice of my opposition to the proposed gun club to be located on the old Discovery Land Property on West 41st street , Sand Springs , Oklahoma, 74063. I oppose it based on quality of life for everyone surrounding the proposed site will deteriorate because the extreme sounds that it will potentially produce day and night , seven days a week, will greatly affect our peaceful enjoyment of our properties. I also am concerned about the safe operation of the proposed ranges. There has been zero details as to the sectors of fire from the ranges, how many firing points will be on the ranges, and will there be a range control that can shut down all ranges on a moments notice should errant rounds leave the property and impact on private properties surrounding the facility. Also what type of weapons will be fired on the facility and what decibel sound levels do they produce?

Respectively submitted
Cris Klinger
Case number CBOA-26674

3.226

Ulmer, Amy

From: Kathleen Hoey <kathleen.hoey@gmail.com>
Sent: Wednesday, July 11, 2018 10:57 AM
To: Ulmer, Amy
Subject: Letters for July 17 Board meeting
Attachments: July gun range letter.docx; May gun range letter.docx

Amy,

I have attached a letter to be included in the BOA packet.

I didn't know if you added to the packet or started from scratch so I'm also attaching the letter I wrote in May. I need both in the packet since they address different issues.

Thanks,
Kathleen Hoey

Ulmer, Amy

From: Scott Pike <Scott@mikeclineinc.com>
Sent: Wednesday, July 11, 2018 11:27 AM
To: Ulmer, Amy
Attachments: doc00673420180711112056.pdf

3.228

Ulmer, Amy

From: Valerie O'Brien <valerieobrien1@gmail.com>
Sent: Wednesday, July 11, 2018 11:32 AM
To: Ulmer, Amy
Subject: Shooting range zoning request

Dear Ms. Ulmer,

I am writing in opposition to the request for a land use change for the property abutting the Flying G ranch along Avery Drive. The Flying G Ranch has been in commercial operation as a riding/boarding facility for a number of years. As a former horse owner and someone who enjoys the trail rides that Flying G offers customers, I am sure that this use will negatively affect the existing business and will potentially endanger people attempting to ride there.

Hearing gunshots in close range to wherever you are is unnerving, but having this occur where people, who are very frequently inexperienced riders or children (or both), are on the backs of horses or involved in their care is dangerous. Horses, even those that are well-trained and calm like the ones used for trail rides at Flying G, can be unpredictable in the best of circumstances, and having gunshot occur nearby could provoke spooking and injury to horses and people.

In addition to the safety issue, I believe that a gun range abutting the Flying G's business will cause them to lose boarders and trail riders, which is contrary to the mission of INCOG. Therefore, I encourage the board to vote against this request.

Sincerely yours,

Valerie O'Brien
2136 E. 17th Place
Tulsa, OK 74104
(918) 724-8108

Ulmer, Amy

From: John Olsen <olsenjm@gmail.com>
Sent: Wednesday, July 11, 2018 11:32 AM
To: Ulmer, Amy
Subject: CBOA-2674 Discoveryland Gun Range

RE: Case Number: CBOA-2674

Let me start by saying I agree that a shooting range is desirable and beneficial in the appropriate location. Also, I believe in our right as Americans to have guns, that everyone of appropriate age should know how to use a gun and practice regularly.

Concerning the development of a gun range at the Discoveryland location, I have to very respectful and kindly say "**This is the wrong location.**"

I feel for the parties who purchased the Discoveryland property. They began developing the property assuming it was a perfect place for their plans. When Discovery land was first built there were few residential homes in the area. However, since then, the Sand Springs and Tulsa metro area has expanded and the surrounding area has become very populated.

This is a peaceful place with many families living here. Having grown up in rural areas, it feels like living in a neighborhood suburb as I can see 7 houses from my 10 acres.

It would be irresponsible and dangerous to everyone involved to allow the gun range to operate. All people involved could become victims of Discovery land becoming a full-time shooting range.

Concerns of home owners:

- Possible injury and loss of life of people and livestock
- Danger to children waiting for and riding in school buses
- Lead poisoning in soil and water
- Noise pollution
- Decreased property values

Concerns developers should consider:

- Lawsuits
- Imprisonment for manslaughter
- Costs of toxic clean up

As a mother of five I am concerned about the very real possibility that a bullet could go off course. Why should we even consider chancing it?

Thank you,
Melinda Olsen

Ulmer, Amy

From: John Olsen <olsenjm@gmail.com>
Sent: Wednesday, July 11, 2018 11:36 AM
To: Ulmer, Amy
Subject: CBOA-2674 Discoveryland Gun Range

RE: Case Number: CBOA-2674

Let me start by saying I agree that a shooting range is desirable and beneficial in the appropriate location. Also, I believe in our right as Americans to have guns, that everyone of appropriate age should know how to use a gun and practice regularly.

Concerning the development of a gun range at the Discoveryland location, I have to very respectful and kindly say "**This is the wrong location.**"

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This is a peaceful place with many families living here. Having grown up in rural areas, it feels like living in a neighborhood suburb as I can see 7 houses from my 10 acres.

It would be irresponsible and dangerous to everyone involved to allow the gun range to operate. All people involved could become victims of Discovery land becoming a full-time shooting range.

Concerns of home owners:

- Possible injury and loss of life of people and livestock
- Danger to children waiting for and riding in school buses
- Lead poisoning in soil and water
- Noise pollution
- Decreased property values

Concerns developers should consider:

- **Lawsuits**
- Imprisonment for manslaughter
- Costs of toxic clean up

As a mother of five I am concerned about the very real possibility that a bullet could go off course. Why should we even consider chancing it?

Thank you,
Melinda Olsen
18133 W 35th St S
Sand Springs, OK 74063

Ulmer, Amy

From: Judy Manno <judy.manno@yahoo.com>
Sent: Wednesday, July 11, 2018 11:47 AM
To: Ulmer, Amy
Subject: Fw: Fwd: Gun range CBOA-2674
Attachments: image003.jpg; Spradling - Tulsa Board of Adjustment - 2018.pdf

Ms Ulmer:

Please see attached below a letter from the Oklahoma Cattlemen's Association in opposition to the proposed Gun Range on Discoveryland site. Please enter this into the record.

Thank You, Judy Manno

----- Forwarded Message -----

From: Arron Naugle <arron@flying-g-ranch.com>
To: "judy.manno@yahoo.com" <judy.manno@yahoo.com>
Sent: Wednesday, July 11, 2018 11:27:05 AM
Subject: Fwd: Gun range

Arron Naugle
Flying -G- Ranch

Begin forwarded message:

From: Mike Spradling <mikespradling.fgr@gmail.com>
Date: July 11, 2018 at 11:18:23 AM CDT
To: Arron Naugle <arron@flying-g-ranch.com>, Lotsee Spradling <flyinggranchss@aol.com>
Subject: Fwd: Gun range

Mike Spradling
Flying G Ranch
P. O. Box 434
19402 W. Hwy 51
Sand Springs, Okla. 74053
918-245-8854
918-245-3316
Cell:
918-237-0347
mikespradling.fgr@gmail

Begin forwarded message:

From: Michael Kelsey <mkelsey@okcattlemen.org>
Date: July 11, 2018 at 9:47:38 AM CDT
To: Mike Spradling <mikespradling.fgr@gmail.com>
Subject: RE: Gun range

3.232

Hi Mike –

Emailed the attached letter this morning. Good Luck.

Michael Kelsey

Executive Vice President

Oklahoma Cattlemen's Association

405-235-4391 (office)

405-403-6097 (cell)

www.okcattlemen.org

From: Mike Spradling [<mailto:mikespradling.fgr@gmail.com>]

Sent: Wednesday, July 11, 2018 7:06 AM

To: Michael Kelsey <mkelsey@okcattlemen.org>

Subject: Gun range

Mike,

Thanks for willing to submit a letter on our behalf. The deadline for the letters is today at 12:00 pm. If you have an opportunity would you send me a copy of the letter for the groups files. Thanks again, I really appreciate your help.

Mike

Mike Spradling

Flying G Ranch

P. O. Box 434

19402 W. Hwy 51

Sand Springs, Okla. 74053

918-245-8854

918-245-3316

Cell:

3.233

918-237-0347

[mikespradling.fgr@gmail](mailto:mikespradling.fgr@gmail.com)

Ulmer, Amy

From: CARLA SEGRAVES <carlasegraves@yahoo.com>
Sent: Wednesday, July 11, 2018 11:54 AM
To: Ulmer, Amy
Subject: Segraves letter regarding Case #CBOA-2674
Attachments: Case CBOA-2674.pdf

Attached is our letter in opposition.

Carla Segraves

Ulmer, Amy

From: G Pike <gpik4901@yahoo.com>
Sent: Wednesday, July 11, 2018 11:55 AM
To: Ulmer, Amy
Subject: CBOA-2674 - Proposed gun range at Discoveryland - Opposition

This email is in reference to the proposed gun range at the Discoveryland property in Sand Springs. I am opposed to this being approved. I sent you a letter back in May, outlining many concerns, and still stand behind that letter today.

My husband and I live very close to this property, and are very concerned about the noise from all the gunshots. With dozens or possibly hundreds of people shooting, the noise will be non-stop and will greatly impact our quality of life out here. We moved to our home 20 yrs ago for the peace and quiet, and would never have considered this area if there had been a gun range anywhere close. Yes, people in the country occasionally shoot guns that they own. You might need to kill a snake or a predator. But even when that happens, it's a few shots and then it stops. It's not the constant, repetitive, daily shooting that will happen if this gun range is approved.

We both work Monday-Friday, and we only have our evenings, weekends and holidays off work to enjoy some rest and relaxation, some peace and quiet, in the comfort of our home, and we were looking forward to retiring here. If this gun range is approved, we lose all of that. Our home is our main investment for retirement. If this gun range causes our property values to decrease, we do not have enough years to recoup that loss.

We do not believe the Discoveryland property is the proper area for a gun range to be built. There are too many families with children, pets and livestock, surrounding this property, some within yards of where the gun range will be.

The noise from gunshots is not the same as the noise from a loud car or truck going by your house. The car comes by and then is gone and is not repetitive, not continual. The daily, constant noise from all the gunshots will destroy any peace and quiet that we currently have and will devastate our quality of life.

If the gun range was here first, and I moved in next to it, I would have no right to complain about any noise, However in this case, the gun range is trying to impose into our lives and completely disrupt and destroy the peace and serenity we now enjoy.

In addition to the noise, there are also the issues of safety, lead contamination, and environmental impact on wildlife such as bald eagles.

I am asking you to please deny this application for the gun range.

Gay Pike
19014 W. Coyote Trail
Sand Springs, OK 74063

Ulmer, Amy

From: John Olsen <olsenjm@gmail.com>
Sent: Wednesday, July 11, 2018 11:56 AM
To: Ulmer, Amy
Subject: CBOA-2674 Discoveryland Gun Range

RE: Case Number: CBOA-2674

As a homeowner in the area adjacent to the proposed Discoveryland Gun Club, I oppose the development of the location for use as a gun range.

We have already experienced noise pollution from the location when they have run ATVs and had biker parties. Additional concerns include safety of our children and livestock from stray bullets, the impact to our quality of life, toxic soil and water due to lead and chemical waste, and lowering property values.

Thank you,
John Olsen
18133 W 35th St S
Sand Springs, OK 74063

Ulmer, Amy

From: dianne holsted <pdholsted@yahoo.com>
Sent: Wednesday, July 11, 2018 12:22 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com

To whom it may concern, my daughter has been riding at the Flying G Ranch since 2014 after the therapy Ranch she originally worked at closed. She has been dealing with social anxiety and ptsd, working with the horses has helped her tremendously, and I'm sure it's helped others too, the kids learned ranch work and how to work together. The Campbells are a very caring and loving family and a great benefit to the community.

Case number: CBOA-2674

Ulmer, Amy

From: Linda Gordon <msbluebird@gmail.com>
Sent: Wednesday, July 11, 2018 2:17 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: Case No. CBOA-2674 - Proposed Gun Range at Discoveryland

To whom it may concern,

I'm opposed to a gun range at Discoveryland.

I am very concerned about the safety of everyone that lives around and near Discoveryland, Not only that, I am also concerned about the safety of the all livestock and businesses in the same surrounding area.

Cars travel night and day on every road near Discoveryland and this should also be a major safety concern of everyone.

I am not opposed to guns but I am opposed to this gun range.

Thank you,

Linda Gordon

Ulmer, Amy

From: art.ashcroft@gmail.com
Sent: Wednesday, July 11, 2018 4:23 PM
To: Ulmer, Amy
Subject: Case CBOA-2674 July 17, 2018
Attachments: Ashrcroft Letter to CBOA-2674 -071118.PDF

Dear Ms. Ulmer,

Please find the attached letter regarding our position on CBOA-2674, and include it in the agenda packet for the July 17th Tulsa County Board of Adjustment.

Thank you,
Arthur Ashcroft
918-384-5425

Ulmer, Amy

From: Stephen Day <stephend12345@gmail.com>
Sent: Wednesday, July 11, 2018 6:09 PM
To: Ulmer, Amy
Cc: Stephen Day; jennyproehlday@gmail.com
Subject: Case Number: CBOA-2674

Ms. Ulmer,

I am writing you in regards to Case Number: CBOA-2674 Discoverland Range and Resort (Gun Range) located on W 41st St in Sand Springs.

My wife and I own land at 18204 W 41st St, Sand Springs, OK. My driveway is approximately 0.5 miles east from the Discoveryland driveway. We purchased our land a little over two years ago and have plans to build our forever home there but if this project is approved we will be selling the land and not building on our property. I have great concerns about the affect a gun range and resort would have on my property value and quality of life if I were to build a home as and for the existing community in the surrounding area.

The last version of proposed project I saw had 3 long range rifle ranges, 3 hand gun ranges, a skeet/clay shoot range, a helicopter pad, concert stage, and a large lodge. My concerns are 1. noise from the gun fire, 2. the noise from the helicopters landing at the site, 3. affects on wildlife, 4. all of the added traffic on W 41st St., and 5. reduced property values.

1. Shooting Range noise.

I saw a report from the folks wanting to build this facility and they had 12 people firing a variety of caliber of guns and decibel readings were taken around their property and off the property. They stated the decibel reading increases by around 10-11 decibels over ambient noise. This is not a good representation of what will actually be happening at this rifle range on a busy day. They are stating they will be spending \$20 million on this project. There is no way they would be able to stay in business after spending that much money with only 12 paying customers at a time. I have been to multiple shooting ranges that are a fraction of the size this place will be. Happy Hollow is an example of one of these places and on a slow day I've seen them have around 5 shooters at a time but on a busy day they had well over 50 people all shooting their guns at the same time and it is very loud, even a ways away from the property. If the applicant for this project is trying to show what the decibel reading would be they should have at a minimum 75% capacity of all of the ranges all shooting simultaneously to show what the noise level actually will be. I don't gamble but I bet the decibel level would be much much higher than the 10-11 decibel increase from their test of 12 shooters.

During a clay/skeet shooting event there can be over 100 people participating. There are generally 30+ stations setup with each station having multiple people shooting shotguns simultaneously. This along with the 6 other ranges will be extremely loud.

This area is a valley and sound echos for miles. I have been on my property and heard people talking that sounded like they were very near me. They were not close at all. I walked around to find where the voices were coming from and I found them. The voices were coming from over 500 yards away. The people were talking not yelling or shouting. I have also been on my land hunting during rifle season and it sounds like a war zone from all of the rifle shots. The sound of these shots travel for miles. During hunting season I am sure that the decibel level is not high enough to cause any sound level safety issues but it is noisy and a bit of a when nuisance. This not an issue for me because I do hunt out there and it is only for 14 days out of the year. Not 363 days a year like this facility will be open.

2. Helicopters

Having helicopters coming and going would be a huge increase in noise. It would scare pets, livestock, and wildlife as well as disturb all of the families in the area.

3. Affects on wildlife

This is a beautiful part of Tulsa County and there is a nice sized population of deer, birds, and many other animals. The noise from the range, helicopters, and added traffic would cause the animals to move to a different area. This takes away the ability for us to hunt on our own property and takes away one of the most beautiful experiences you can have, seeing wildlife in the woods or out of the window from your home.

4. Added traffic

W 41st St is an old 2 lane hilly road that is in very poor shape, and has no shoulders or turning lanes. I have not seen a traffic study to see how much traffic is projected to be added to an already busy road. But again, if this \$20 million facility is going to be profitable it will have to be a lot of traffic coming and going. The added traffic would cause an increase to the ambient sound level in the area. So increased ambient sound level coupled with the rifle and gun ranges would make it a miserable place to spend any time outside.

This increased traffic will result in more traffic accidents. There could be several cars coming to the facility all at once to attend shooting competitions and clay/skeet shooting tournaments.

The resort will most likely have a bar in the lodge which would add a whole group of people drinking and driving on W 41st St when they head home after a day of shooting and drinking (After being done shooting, I am not insinuating that any shooters would be allowed to drink while handling a fire arm.)

5. Reduced Property Values

Property values in the Sand Springs area have been increasing quite quickly over the past decade and are projected to continue because of all of the great improvements and future plans for the city. The noise and traffic will cause financial harm to all people that live or own property within hearing distance of the proposed Discoverland Range and Resort. So not only will the community loss the gains in property value that the rest of the area will enjoy, but we will likely suffer a decrease in property value.

As I have already said if this project is approved I will sell my land. If I have to go this route I will possibly already be impacted due to the public knowing of this project. This could cause me difficulty in selling and I may have to sell the property at a loss so someone is willing to buy it.

I do not want to sell my land. I want to build my forever home there. I want to raise my children there. I want to be able to have family gatherings, BBQs, parties, etc. on my land without hearing constant gunfire, noise from helicopters, and added traffic noise. These would all ruin these types of events for my family as well as all of the many many other families that live in the community.

Please do not grant the applicants permission to build the Discoverland Range and Resort. It will ruin this land and community.

Best regards,
Stephen Day

3.243

Ulmer, Amy

From: meadowlakeranch <meadowlakeranch@cox.net>
Sent: Wednesday, July 11, 2018 7:46 PM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674

To: Amy Ulmer

Re: Gun Club

Dear Ms. Ulmer,

I would like to express my opposition to the proposed Gun Club at Discoveryland. It would be a travesty to allow the peace and quiet of this lovely area to be perpetually disrupted and would adversely impact the land values of our entire community. No one in this area would be able to sell their homes for any amount approaching their current value if the Gun Club is approved. The peace and tranquility of our beautiful area would be ruined forever. Businesses in the area such as mine would be adversely impacted and churches, homes, businesses and every person in the area would be at constant risk.

Please note my adamant opposition to this proposal. I am profoundly pro-gun, but for the above reasons am anti-Discoveryland Gun Club.

Tom & Sue Lynn Warren
Meadow Lake Ranch

Ulmer, Amy

From: Eric Keeler <erickeeler2@gmail.com>
Sent: Wednesday, July 11, 2018 10:17 PM
To: Ulmer, Amy
Subject: Cboa-2674

I want to log a complaint on the proposed gun range that is being slated to be put into my area. This has great concerns on my part because of the noise, I have an arena for my daughter to ride her horse and they are an animal of flight. This is a major concern of mine that my daughter could be severely injured. And I assure if anything happens I will be more than diligent in going after the people that are responsible for any injuries or fatality that my daughter Incurs.

Ulmer, Amy

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Wednesday, July 11, 2018 4:55 PM
To: Ulmer, Amy
Subject: CBOA-2674
Attachments: 18.0711.Manno Letter.pdf

Dear Miss Ulmer,

Please find attached a letter which I desire to submit to the BOA in connection with the above referenced matter.

Thanks for your assistance.

Have a good night.

Sincerely,

Nick Manno

SULZER CONFIDENTIAL

CONFIDENTIALITY NOTICE

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Ulmer, Amy

From: Betty O'Brian <obrian.betty@gmail.com>
Sent: Monday, July 09, 2018 6:31 PM
To: Ulmer, Amy
Subject: CBOA-2674

Amy Ulmer,

My name is Betty O'Brian and I currently reside at 17342 West Highway 51 in Sand Springs. I have many concerns about the plans for the property that was know previously as Discoveryland, but in order to keep this short I want to express one of my biggest concerns I have not heard anyone else express. Not only do I live in the zone considered most affected by the gun range, but I also have an uncle that lives approximately one half mile away. My uncle is a Vietnam veteran that suffers from PTSD. My concerns for his mental and physical well being run very deep. I can only assume he is not only veteran in the area that constant, loud gun fire will affect. Please take the concerns for the mental health of the men and women that have fought for our country into consideration when making your decision.

Thank you,
Betty O'Brian

Sent from my iPhone

Ulmer, Amy

From: Janny Simpson <pinklady@isp.com>
Sent: Monday, July 09, 2018 8:51 PM
To: Ulmer, Amy
Subject: Discoveryland Gun Range

July 9, 2018

RE: Case CBOA-2674

I think the gun range will be very dangerous to everyone out here. We already have a BIG issue with gun control. A lot of the people who have guns also are felons. We all know it is against the law but nothing is being done about it. The Gun Range will draw them in. We need to keep our area safe.

Donna Danley
22016 W 50th St
Sand Springs, OK 74063

Ulmer, Amy

From: Janny Simpson <pinklady@isp.com>
Sent: Monday, July 09, 2018 8:57 PM
To: Ulmer, Amy
Subject: Gun Range at Discoveryland

July 9, 2018

Case No: CBOA-2674

There is already enough crime in this area, and the law does nothing about it. They act like they care but seeing is believing. A gun range will add to it. I am sure the buying and selling of guns will be going on as well. It is not a safe site for any type of gun range. **Nobody** knows how many stray shots will happen or how far they will travel! **Nobody**! I say **NO WAY!**

Ernest Danley
22016 W 50th St So
Sand Springs, Ok 74063

Ulmer, Amy

From: Janny Simpson <pinklady@isp.com>
Sent: Monday, July 09, 2018 9:02 PM
To: Ulmer, Amy
Subject: Gun Range

July 9, 2018

Case # CBOA-2674

We do not want to see a gun range!

We travel 41st street a lot and there are already a lot of problems with that area. We don't need people shooting on that busy 41st street.

Naomi Eubanks
4515 S 261st W Ave
Sand Springs, Ok 74063

Ulmer, Amy

From: Paula Bartovick <pbartovick@yahoo.com>
Sent: Monday, July 09, 2018 11:59 PM
To: Ulmer, Amy
Cc: judy.manno@yahoo.com
Subject: CBOA-2674

To Whom it May Concern,

I am writing to express my concerns about the proposed gun range. I will start by saying I am a gun owner and enjoy shooting. I have concerns as I do board horses at the Flying G ranch, I do ride along the south fence and it is very upsetting and scary listening to all of the gun fire:

- 1) you never know when the gunfire will spook a horse and either hurt himself and /or me.
- 2) we had a large trail ride in that area just 2 days ago luckily there was no shooting because we had some young children with little experience, some bareback riders, some older riders. Even on gentle broke horses you never know if gunfire starts what horse will spook and bolt throwing a rider off. If this person gets hurt is the gun range going to help pay medical or vet bills?
- 3) this could potentially hurt a very established business such as the Flying G Ranch.
- 4) I do have concerns fo stray bullets things happen and it is ver scary.
- 5) I can see where it will hurt property values from a decreased quality of life from all day and into the night shooting.

Thank you for your time,
Paula Bartovick
A happy boarder at the Flying G

Sparger, Janet

From: Chapman, Austin
Sent: Wednesday, July 11, 2018 8:07 AM
To: John Jarrett
Cc: Ulmer, Amy; Sparger, Janet
Subject: RE: July 17th Tulsa Co. Board of Adjustment Meeting - Case CBOA-2674

Mr. Jarrett,

I will make sure your comments are received by the Board of Adjustment members. We as staff do not make recommendations on BOA applications but we can certainly make sure they will get this email and any other information you would like them to review. Thank you for your interest.

Amy or Janet,

Please add this to the packet for CBOA-2674.

Best,

Austin Chapman | Assistant Planner
2 West 2nd Street Suite 800 | Tulsa, Oklahoma 74103
ph: 918.579.9474 | fax: 918.579.9574
web: www.incog.org | email: achapman@incog.org

Determining compliance to zoning or building code requirements is not a function of this office. The Building Permits Division will address compliance upon application for a building permit or occupancy permit. {{918} 596-9456}

-----Original Message-----

From: John Jarrett [mailto:jjarrett@JettaOperating.com]
Sent: Tuesday, July 10, 2018 8:50 PM
To: Chapman, Austin <ACHapman@incog.org>
Subject: July 17th Tulsa Co. Board of Adjustment Meeting - Case CBOA-2674

Good evening, Austin. I know that it's been a while since we last communicated, but I would like for you to remember that you helped me with the variance to build my barn at 17001 West Coyote Trail West of Sand Springs. I have now built my barn and am enjoying the benefits with my children and grandchildren that live in Tulsa. I've now found myself challenged by a situation that I never, in my wildest imagination, would have thought possible. The idea of a full-on gun club immediately north of me is very disturbing. While I lived in Tulsa from 1976 to 2003 I belonged to Red Castle Gun Club on the Zink Ranch by Lake Skiatook. On that range there was a rifle range that had a very elaborate backstop and was limited to 1,000 yards. That range was very seldom used and the remainder of the club was entirely shut down when that range was being used. It was on THOUSANDS of acres with no developments for miles. As a point of reference, a 338 Lapua round (not even the 50 caliber BMG) has a velocity of 1,016 feet per second and 687 foot pounds of energy AT 2,000 YARDS! You can read about our Navy Seals making deadly kills at well over 2,500 yards. No matter what the level of supervision the club suggests they will have, it is IMPOSSIBLE to prevent an inadequately trained person from firing off a round in the air by accident, possibly causing a human casualty that could have been prevented by the correct action by the Board of Adjustments ... that is to REJECT this request.

3.252

There are ENTIRELY too many homes and people surrounding this proposed site. Indeed, they suggest that they are surrounded by property zoned AG. As we both know, all of my property (over 175 acres) is zoned residential. My property is immediately Southeast of their proposed site. I should not be prevented from building or developing on my 41st Street exposure because of the noise pollution that will occur from the continual discharge of firearms. I believe, but do not know for certain, that every bit of the property that was auctioned off at the same time that I purchased this property is also zoned Residential. From a cursory reading of their proposal, it appears that the developers of DLRR have drawn the conclusion that they are in the midst of LARGE parcels of property zoned AG. That is just not the case. As John Zink did when he envisioned Red Castle Gun Club, these people should be looking MUCH FARTHER out of town AND AT LEAST TWO SECTIONS OF UNINHABITED LAND in order for the effective range of modern ammunition to reach its effective limits.

For a point of reference, please google "Red Castle Gun Club" and open the map embedded in the site. You can see that it is North of Sand Springs on HWY 97. I'm not sure how far it is from the main gate to the actual shooting facility, but it MILES though uninhabited ranch land. This is what a long-range public/private shooting facility should look like. Actually, I would like to encourage those that are in a decision-making position on this matter to tour Red Castle Gun Club before they make a final decision. Contrary to what appears to be an expensive proposition, Red Castle is VERY inexpensive and provides every form of firearm exercise that Tulsa and its surrounding communities might need for both sport and training.

I trust that the Board of Adjustments has been adequately apprised of the absolute lack of land mass for such an endeavor. I would very much appreciate your response to this email. Unfortunately, I will not be able to attend the meeting on the 17th, but would very much like the opportunity to voice my objection through the written word.

Thank you for your patience in reading this email. I can provide substantially more information on this topic if you believe that it would be persuasive. I grew up with firearms and have a reasonable amount of knowledge and experience in this matter.

Very truly yours,

John Jarrett

To: Members of the Tulsa County Board of Adjustment

2 West Second Street, Suite 800

Tulsa, OK 74103

From: Superintendent Sherry Durkee, Sand Springs Public Schools

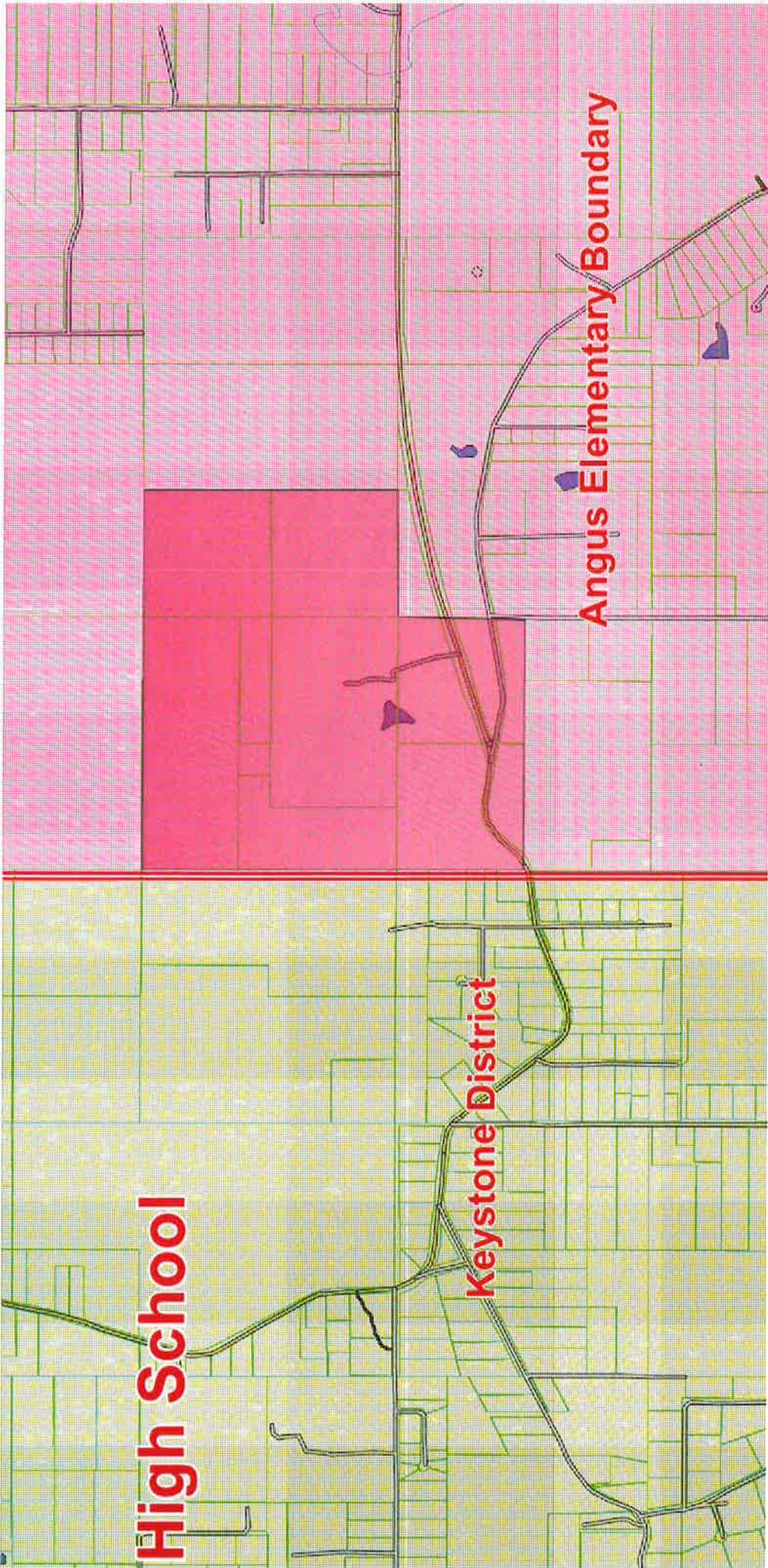
Date: July 10, 2018

Re: Application No. **2674—Timothy Borgne**

Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District. **LOCATION:** 19501 West 41st Street Exhibit

I have been made aware of this application and understand that the Board of Adjustment must consider matters of public safety when deciding if an application for a Special Exception should be granted. Please be advised that this school district operates three student transportation routes that pass through the applicant's property. While the district does not have expertise concerning the operation and safety of a rifle and skeet range gun club it does have a duty to assure the safety of its students and I request that this memo and the enclosed transportation route maps be considered and made part of your record in this matter.

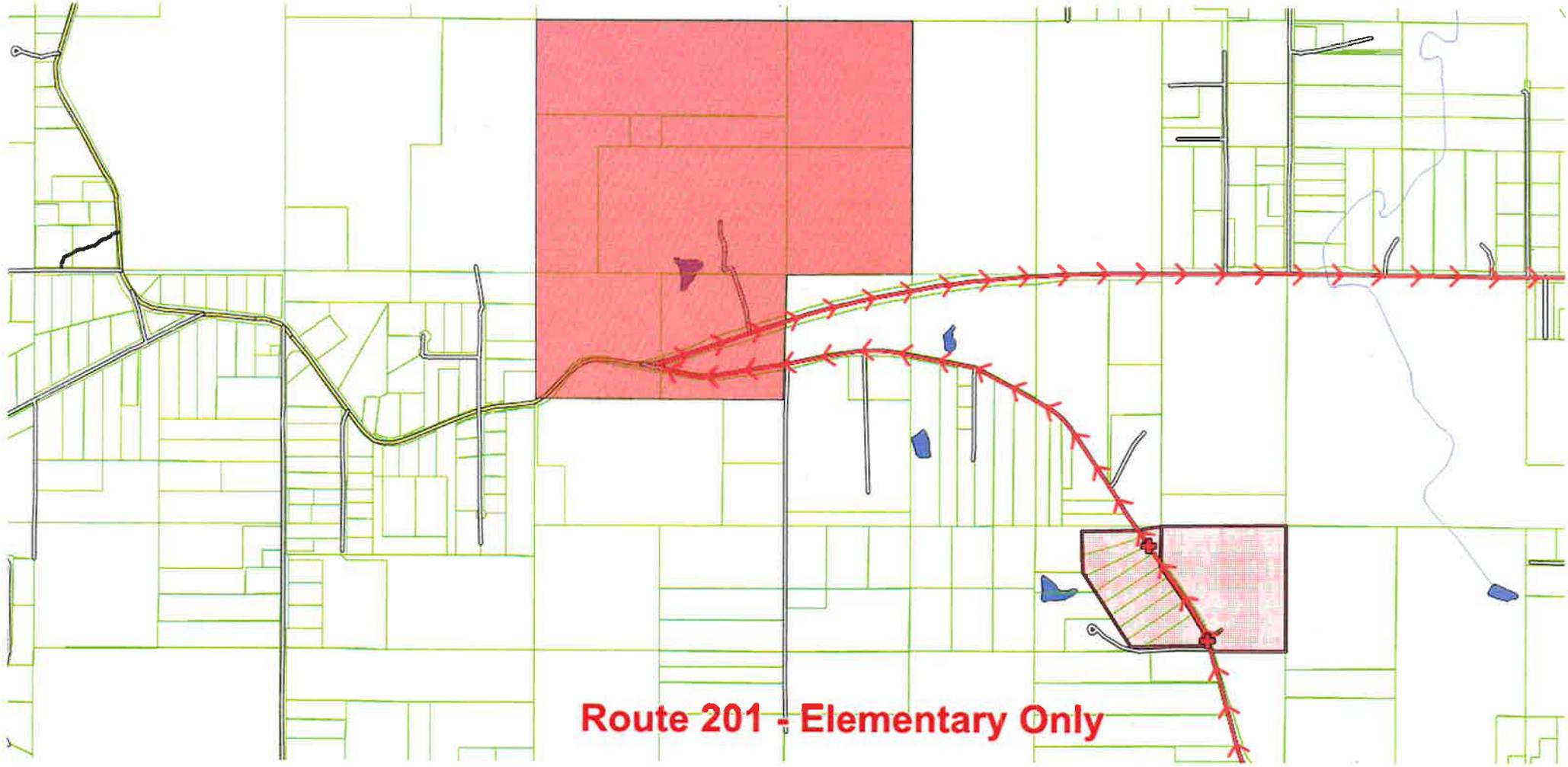
3.254



High School

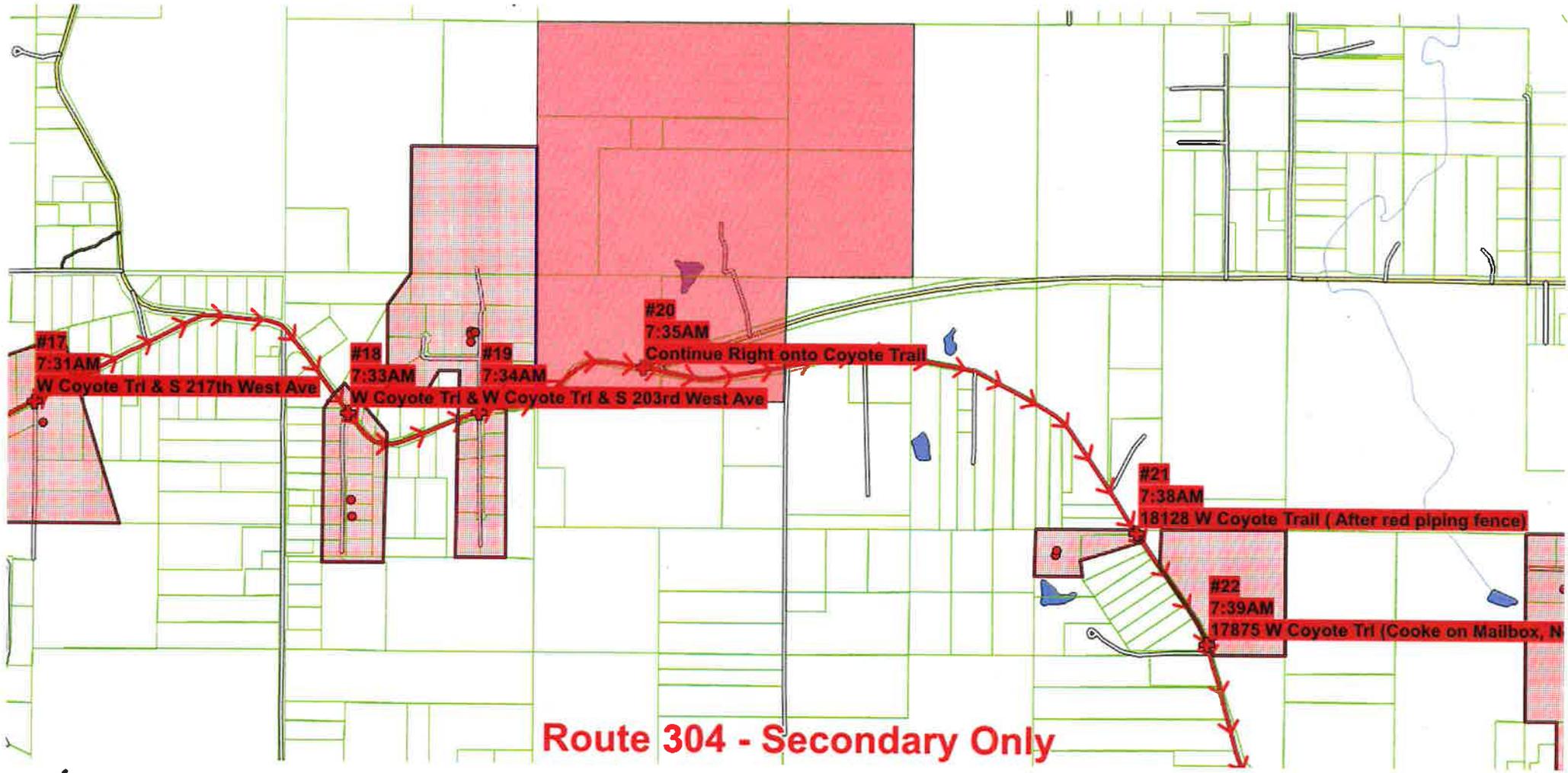
Keystone District

Angus Elementary Boundary



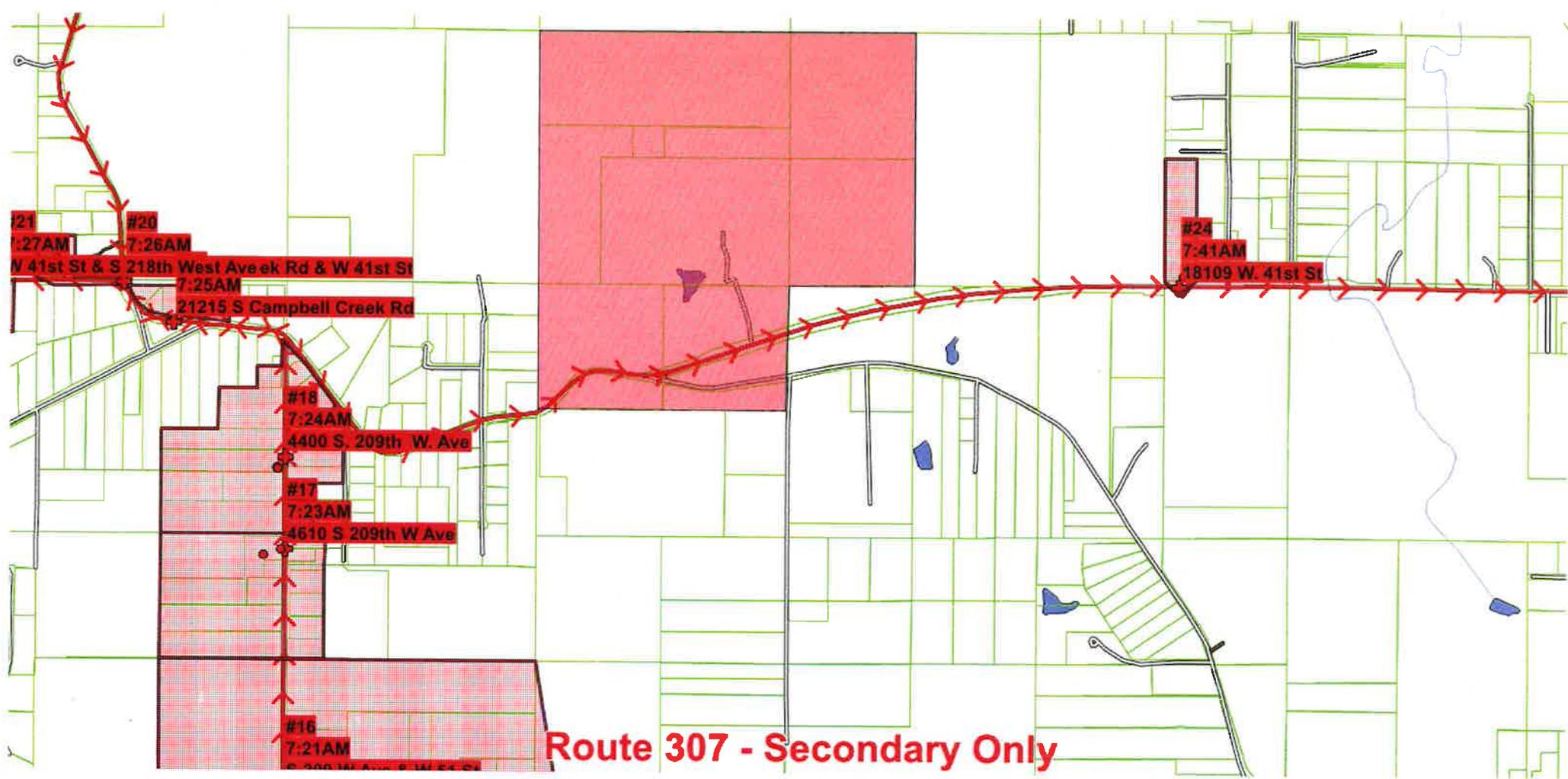
Route 201 - Elementary Only

3.256



Route 304 - Secondary Only

3.257



3.258

SUBJECT TRACT

CS

75

AG

AG

75

CG

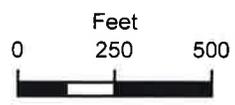
W 201st ST S

AG

CG

AG

LEGEND
Glenpool Corporate Limits



CBOA-2686

4.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:6210

Case Number: CBOA-2686

CZM:70

PD:

HEARING DATE: 07/17/2018 1:30 PM (continued from 06/19/2018)

APPLICANT: Nathan Cross

ACTION REQUESTED: Use variance to allow a warehousing use (Use Unit 23) in an AG District (Section 310).

LOCATION: 2409 W 201 ST S

ZONED: AG

PRESENT USE: Materials Storage

TRACT SIZE: Overall Parcel: 134.14
acres
Subject Area: ± 16.86 acres

LEGAL DESCRIPTION: SE LESS 4.83AC E/2 E/2 SE FOR RD & LESS TR BEG 275E SWC SE TH N957 E957 S957 W957 TO POB SEC 10 16 12 134.14ACS (overall parcel legal description)

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-1745; on 6.20.00 the Board **denied** a *variance* to allow a trucking establishment in an AG district.

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted by AG zoned lots on the north, west and south; AG and CG zoned parcels about the subject lot on the east.

STAFF COMMENTS:

The applicant is requesting a Use Variance to allow a Warehousing (Use Unit 23) in the AG district (Section 310, Table 1). The applicant submitted a document describing a hardship statement, the history of the property, and the use that is attached to this case report.

According to the submitted survey the applicant is proposing to use ± 16.86 acres of the overall 134.14 parcel for warehousing/ storage of steel that is held for future transport. The request is limited to the area depicted on the survey submitted by the applicant. A Use Variance is required as warehousing (Use Unit 23) is not a use permitted in the AG district due to potential adverse effects.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use of the land is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a Use variance to allow a warehousing use (Use Unit 23) in an AG District (Section 310).

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

Case No. 1744 (continued)

Comments and Questions:

Mr. Alberty asked if there are any improvements on the easement right now. Ms. Cardilicchio replied that there are not. They plan to haul gravel in for the road. He asked also if the neighbor is aware that a road will be put in. She replied that they were aware. He asked if it was put in the neighbor's deed. She responded that the deeds have not been recorded yet.

Protestants:

None.

Board Action:

On **MOTION** of **Looney**, the Board voted 4-0-0 (Walker, Alberty, Looney and Tyndall "aye"; no "nays"; no "abstentions"; Dillard "absent") to **APPROVE** a **Variance** of Section 207 requiring 30' of frontage on a public street to 0' in an AG district, subject to an easement being filed of record providing a drive to the property, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

The S/2 of NW/4 SE/4 NE/4 plus a 30' easement along the S line of S/2 NE/4 SE/4 NE/4 of Section 6, T-21-N, R-13-E of the IBM, Tulsa County, State of Oklahoma.

Case No. 1745

Action Requested:

Use Variance to allow a trucking establishment in an AG district. SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS – Use Unit 17 and 23, located at 19800 South Highway 75.

Presentation:

The applicant, **Geralyn Crenshaw**, 2403 W. 201st St. S., Mounds, OK, stated they would like to move their trucking company to the property where they live. She stated that they have 25 trucks, of which 90% are over-the-road trucks and are gone for two to three weeks at a time. The other 10% of the trucks have local daily routes and return in the evening. She provided a site plan (Exhibit C-1) to the Board.

Comments and Questions:

Mr. Walker asked about proposed signage. She stated that they planned to use the sign they are now using, a 10' x 4' sign with no lighting. She then stated that a nightlight had been added to it. Mr. Walker asked about the plans for the metal building. She responded that would be office space for herself, her husband and two employees. He asked if there would be any mechanic work done there. She replied there would not. She pointed out the two bays, to be used for tire changes, and replacement of lights on the trucks. He asked about the size of the property,

06:20:00:241(9)

4.4

Case No. 1745 (continued)

estimating the five-acre range. She replied in the affirmative.

Protestants:

Mike McLaughlin, 2408 W. 201st St., stated he resides directly across from the Crenshaw home. He submitted a petition and photographs (Exhibits C-2 and C-3). Total value of three homes shown in pictures, including the Crenshaw's and his own, which have been built in the last two years is approximately \$1.7 million. He stated that there has been a tremendous investment made in that area. He listed concerns of: the proximity of the proposed site in relationship to the value of the homes that have been built, non-compliance with relationship to the residential precedence that has been set, the ingress/egress of trucks to Highway 75 because of the size of the truck/trailers, the proximity to the junction with W. 201st St. S. and the hill on Highway 75.

Tuan Nguyen, 2130 W. 201st St. S., Mounds, stated he moved into his house a month ago. His concern is the loss of property value, City of Tulsa would lose tax money, and City of Glenpool will also lose.

Richard Schaum, 1611 W. 201st St. S., stated he lives on the corner of Highway 75 and 201st. He stated his concern about the traffic, noise, and expansion of business. His wife, **Pauline**, added that there have been numerous traffic accidents with serious injuries and deaths at that location.

Gary Schaum, 1511 W. 201st St. S., emphasized to the Board the fact that there have been a number of fatalities, the high rate of speed on the highway, and no lanes to move over.

Applicant's Rebuttal:

Ms. Crenshaw stated the property is 1200' from the corner of 201st Street S. She suggested that a turning lane could be constructed out of the median.

Comments and Questions:

Mr. Alberty commented that the photographs indicated that improvements have already begun, with new gravel laid. Ms. Crenshaw responded in the affirmative. He pointed out the gate and driveway cut, to which Ms. Crenshaw replied that the driveway and gate were already in place when they purchased the property in 1992.

Board Action:

On **MOTION** of **Alberty**, the Board voted 4-0-0 (Walker, Alberty, Looney and Tyndall "aye"; no "nays"; no "abstentions"; Dillard "absent") to **DENY** the **Variance** to allow a trucking establishment in an AG district, finding this to be an inappropriate use for a tract this size, and that it would cause detriment to the

06:20:00:241(10)

4.5

Case No. 1745 (continued)

public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.

There being no further business, the meeting was adjourned at 2:48 p.m.

Date approved:

7/18/00
Robert L. Walker
Chair

CBOA-1745

AG

AG



S OKMULGEE EXWY W

(75 HWY)

W 201 ST S

AG

AG



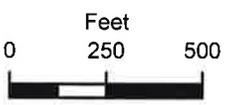
4.7



W 201st ST S

75

75



Subject Tract

CBOA-2686

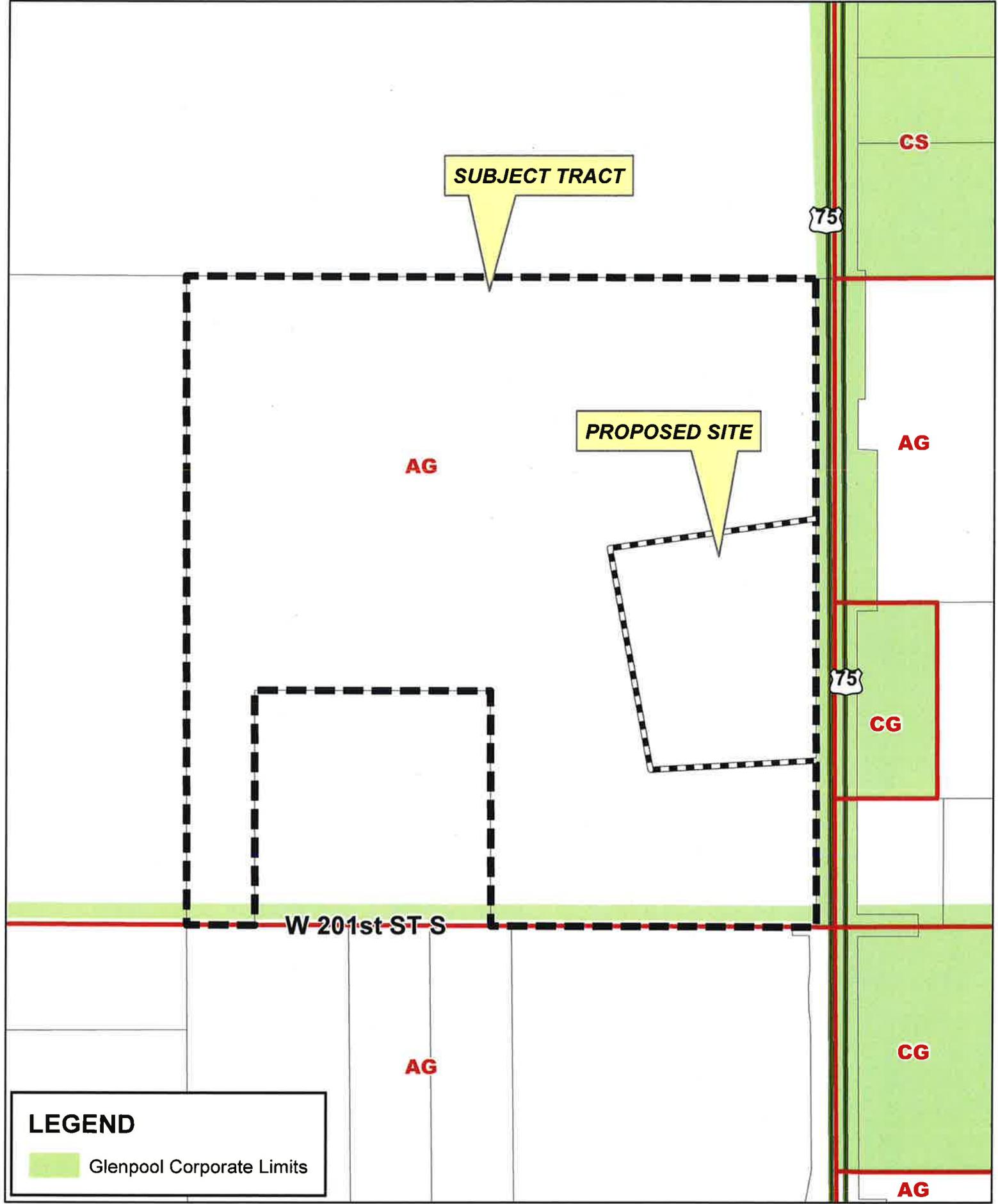
16-12 10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

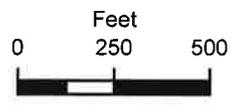
4.8





LEGEND
Glenpool Corporate Limits

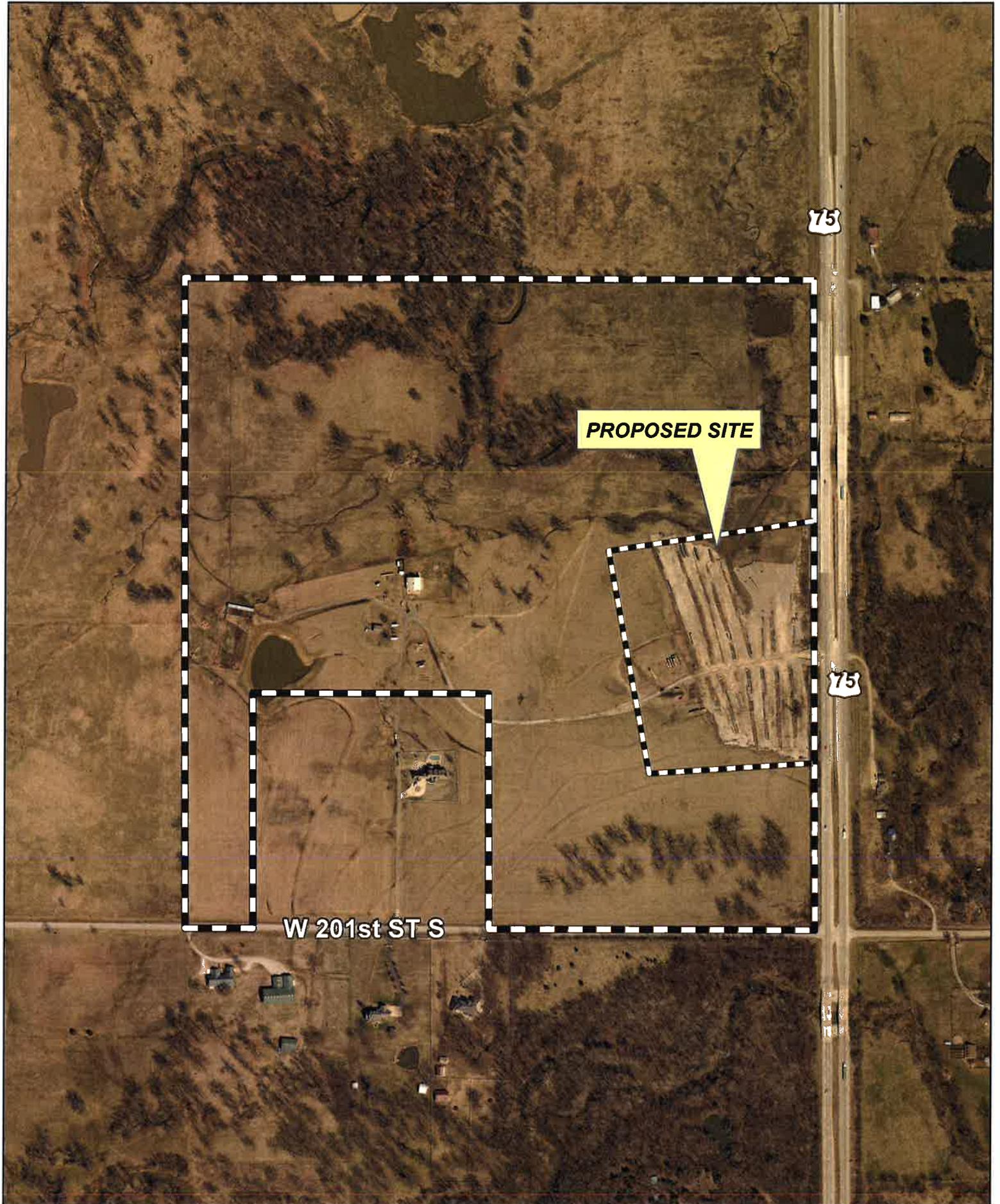
CBOA-2686



16-12 10

4.9





PROPOSED SITE

W 201st ST S

75

75



 **Subject Tract**

CBOA-2686

16-12 10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

4.10



Plat of Survey
of Part of
The SE/4 of Sec 10, T-16-N, R-12-E
Tulsa County, State of Oklahoma

Notes

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!!)
4. THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED.

Legal Description

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, T-16-N, R-12-E, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE N89°31'55"W ALONG THE SOUTH LINE OF SAID SECTION 10, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 75; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE N00°23'45"W, FOR A DISTANCE OF 663.47 FEET TO THE POINT OF BEGINNING; THENCE S86°56'01"W, FOR A DISTANCE OF 667.57 FEET; THENCE N13°44'16"W, FOR A DISTANCE OF 907.03 FEET; THENCE N79°45'39"E, FOR A DISTANCE OF 889.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 75; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE S00°23'45"E, FOR A DISTANCE OF 459.12 FEET; THENCE S13°38'25"W, FOR A DISTANCE OF 41.23 FEET; THENCE S00°23'45"E, FOR A DISTANCE OF 210.00 FEET; THENCE S11°42'21"E, FOR A DISTANCE OF 50.99 FEET; THENCE S00°23'45"E, FOR A DISTANCE OF 244.34 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 734,554 SQUARE FEET, OR 16.86 ACRES, MORE OR LESS.

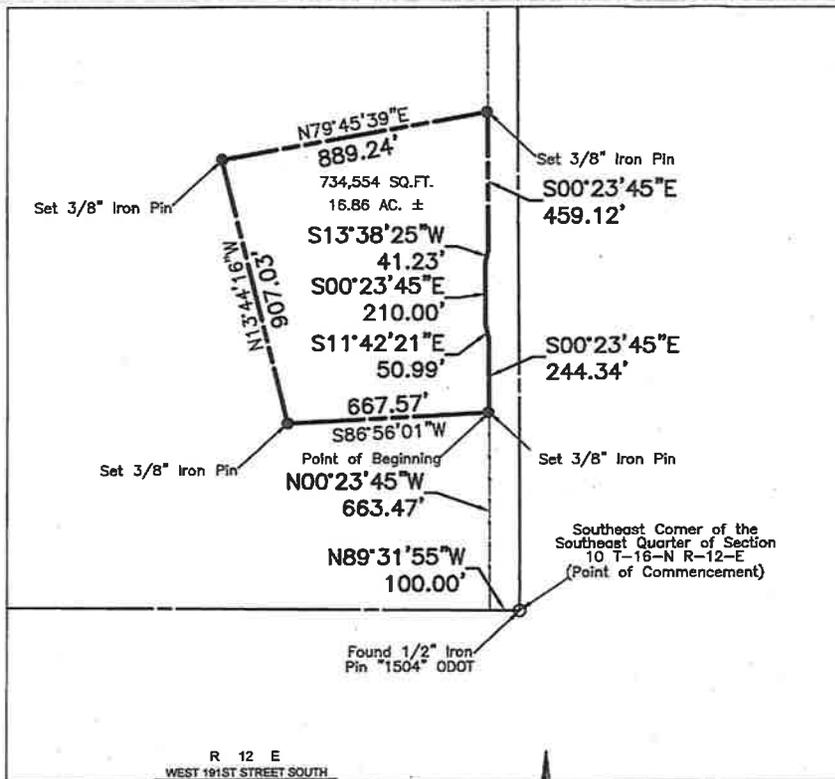
LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 15TH, 2018 BY R. WADE BENNETT, PLS #1556.

Surveyor's Statement

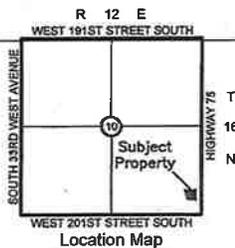
I, R. WADE BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF MARCH, 2013.

BY: *R. Wade Bennett*
R. WADE BENNETT, R.P.L.S. No.1556
FEBRUARY 15, 2018
DATE OF STATEMENT



- Legend**
- AC ACRE
 - COR. CORNER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PROP. PROPERTY
 - SEC. SECTION
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - FOUND SURVEY MONUMENT
 - SET SURVEY MONUMENT



Scale: 1"=400'

No.	REVISION	DATE	BY
-	-	-	-
SURVEY BY: GQI			
BOOK: PAGE:			
SURVEY DATE: 2/14/18			

BENNETT
SURVEYING, INC.

P.O. BOX 846, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7465
C.A. No: 4522 EXP. DATE: 8/30/2018

SCALE:	1"=400'
DRAWN BY:	CAH
DRAWING:	180830PS.dwg
JOB:	180830 FILE: 1812.10
PREPARED FOR RICK CRENSHAW	

4.11

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, T-16-N, R-12-E, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE N89°31'55"W ALONG THE SOUTH LINE OF SAID SECTION 10, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 75; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE N00°23'45"W, FOR A DISTANCE OF 663.47 FEET TO THE POINT OF BEGINNING; THENCE S86°56'01"W, FOR A DISTANCE OF 667.57 FEET; THENCE N13°44'16"W, FOR A DISTANCE OF 907.03 FEET; THENCE N79°45'39"E, FOR A DISTANCE OF 889.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 75; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE S00°23'45"E, FOR A DISTANCE OF 459.12 FEET; THENCE S13°38'25"W, FOR A DISTANCE OF 41.23 FEET; THENCE S00°23'45"E, FOR A DISTANCE OF 210.00 FEET; THENCE S11°42'21"E, FOR A DISTANCE OF 50.99 FEET; THENCE S00°23'45"E, FOR A DISTANCE OF 244.34 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 734,554 SQUARE FEET, OR 16.86 ACRES, MORE OR LESS.

EXHIBIT "B"

HISTORY OF THE PROPERTY

The Property Owners purchased a large piece of land at Northwest corner of Highway 75 and W 201st Street South in 1994 for the purpose of constructing a single-family home for themselves. Subsequently, the Property Owners constructed a home on the the parcel and moved to the property. Following construction of the home, the Property Owners began using some vacant space on the on the property (the "Subject Property") as a storage area for material that is held for future transport for their business, JD Specialized Transport. The Property Owner's current primary facility is located in Creek County and they have elected to move part of that facility to this location because of the ease of access to I-75. As a result of that decision, the Property Owners have improved the Subject Property and began conducting operations on the Subject Property in or around 2014. From and since that time, the Property Owners have utilized the Subject Property for storage of steel to be shipped to all parts of the country on behalf of the Applicant's clients.

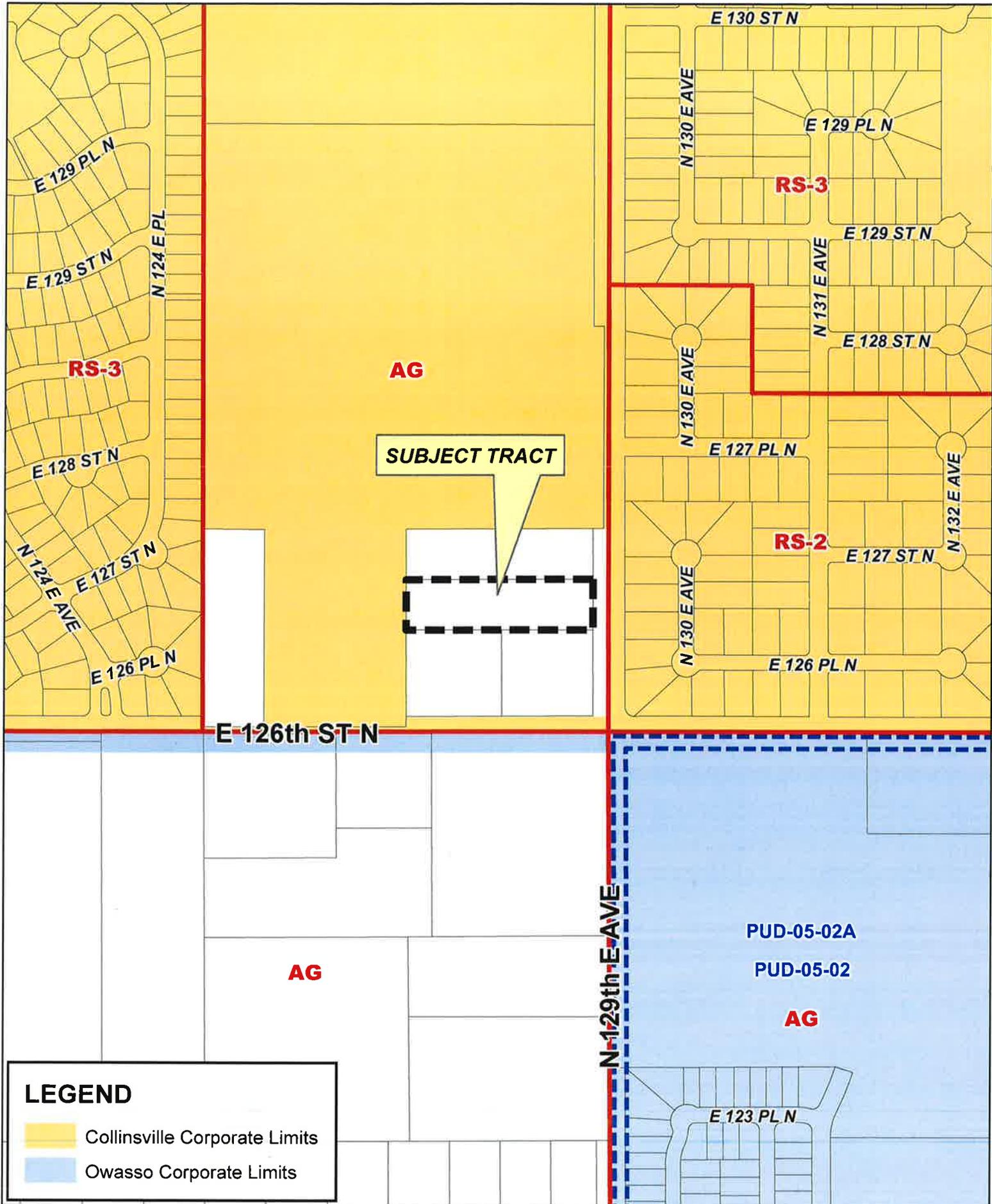
SITE USE

The Subject Property is currently used for storage only of steel with no manufacturing, fabrication, repair, customization or direct sales. The Property Owner has already improved the property and has no plans to make further improvements. As such, there are no plans to construct any structures on the Subject Property. The Property Owner's development concept is to continue to operate its facility on the Subject Property as it has done since at least 2014. The Property Owner's use is consistent with other uses along this corridor of I-75 including multiple industrial and high density commercial uses. This Subject Property is a portion of existing property owned by the Property Owners and, as such, the Subject Property is bounded on three sides by property owned by the Property Owners and by I-75 on the East side.

VARIANCE REQUEST

The Applicant is requesting a Use Variance to allow the warehousing use that has been in place on the property since at least 2014. The request is limited to the area depicted on the survey submitted with the Application. The unique location of the Subject Property and its connection to Highway 75 make it a candidate for uses similar to the Property Owner's use. It is bounded on three sides by the Property Owner's own property and has direct access to the highway. Concerns have been raised, however, about rezoning the property as a rezoning would open up the site to a wide range of uses. The Property Owners have no intent to use the site as anything except the current use and are happy to accept a use variance restricting the use on the Subject Property to the current use and preventing other future uses. The Applicant requests that a Use Variance be granted allowing solely the Warehousing, NEC classification of use and restricting said use the area depicted on the survey attached to the Application.

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LEGEND

- Collinsville Corporate Limits
- Owasso Corporate Limits



CBOA-2687

5.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:2432

Case Number: CBOA-2687

CZM:75

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Mark Nosich

ACTION REQUESTED: Variance of the required lot area and the required land area per dwelling unit in the AG district. (Section 330); Variance to allow 0' of frontage on a public street in the AG district. (Section 207)

LOCATION: 12620 N 129 AV E

ZONED: AG

PRESENT USE: Residential

TRACT SIZE: 2.31 acres

LEGAL DESCRIPTION: S/2 N/2 SE SE SE LESS E50 THEREOF FOR RD SEC 32 22 14 2.311ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA 1447; on 08.20.96 the Board **approved** a *variance* of the required lot width to permit a lot-split.

Surrounding Property:

CBOA 2180; on 11.15.05 the Board **approved** a *variance* of the required lot area in the AG district; **denied** a *variance* of the required setback for an accessory building. Located; south of the subject property.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoned properties to the north and south; the subject property abuts Collinsville Corporate limits to the east and west.

STAFF COMMENTS:

According to the attached survey the existing site does have frontage onto N. 129th E. Ave.. (a public street). The Code requires owners of land utilized for residential purposes to maintain 30 feet of frontage on a public street maintained by Tulsa County. The applicant is proposing to split the existing tract into 2 tracts; *Tract "A"* will have 0ft of frontage. To permit the proposed lot-split on the site the applicant is before the Board requesting a **Variance** of the minimum frontage requirement on a public street or dedicated right of way from 30 ft. to 0 ft for *Tract "A"*.

As show on the attached exhibit, *Tract "A"* will be \pm 1.18 acres and *Tract "B"* will be \pm 1.32 acres. The minimum lot area requirement for an AG district is 2 acres; the minimum land area per dwelling unit requirement is 2.1 acres in an AG district. The applicant has also requested **variance** of the required lot area and the required land area per dwelling unit in the AG district for both tracts.

5.2

Sample Motion:

"Move to _____ (approve/deny) a **Variance** of the required lot area and the required land area per dwelling unit in the AG district for both tracts. (Section 330); **Variance** to allow 0' of frontage on a public street in the AG district for *Tract "A"*. (Section 207)

- Finding the hardship(s) to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 306
Tuesday, November 15, 2005, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Hutson, Chair	Dillard, Secretary	Butler	West, Co. Inspector
Charney, Vice Chair		Cuthbertson	
Tyndall			
Walker			

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Wednesday, November 9, 2005 at 2:04 p.m., as well as in the Office of INCOG, 201 W. 5th St., Suite 600.

After declaring a quorum present, Chair Hutson called the meeting to order at 1:30 p.m.

MINUTES

On **MOTION** of **Tyndall**, the Board voted 3-0-1 (Walker, Tyndall, Hutson "aye"; no "nays"; Charney "abstained"; Dillard "absent") to **APPROVE** the Minutes of October 18, 2005 (No. 305).

NEW APPLICATIONS

Case No. 2180

Action Requested:

Variance of the required lot area in AG district from 2.0 acres to 1.92 acres (Section 330) and a variance of the required setback for an accessory building in an AG district from 40 feet to 6 feet (Section 330) for a lot split (19894), located: 12614 North 129th East Avenue.

Presentation:

Blake Tice, 12614 North 126th Street, Collinsville, Oklahoma, informed the Board that recently they bought the subject property. At that time it was a five-acre tract. When the County acquired the right-of-way it diminished the property to less than five acres. They proposed to split the land, which would leave a 2.0 acre western

tract and a 1.92 acre eastern tract. They planned to build a home on the western tract and they want to keep the barn if possible.

Comments and Questions:

In response to questions from the Board Mr. Tice stated the barn is 10' X 30'. **Melissa Tice** explained to the Board that when the County took the right-of-way it left them with 3.92 acres and that is the hardship.

Mr. Charney recused himself from this case.

Mr. Walker noted this request would not be out of character for the neighborhood. He considered it an area in transition. He expressed concern about the setback for the barn.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion of Walker**, the Board voted 3-0-1 (Walker, Tyndall, Hutson, "aye"; no "nays"; Charney "abstained"; Dillard "absent") to **APPROVE** a **Variance** of the required lot area in AG district from 2.0 acres to 1.92 acres (Section 330); and **DENY** a **Variance** of the required setback for an accessory building in an AG district from 40 feet to 6 feet (Section 330) for a lot split (19894), with condition that the barn be moved, finding it would not be out of character for the neighborhood and it appeared to be an area in transition, on the following described property:

S/2 SE SE SE LESS S50 THEREOF FOR RD & LESS E50 THEREOF FOR RD
SEC 32 22 14 3.921ACS, Tulsa County, State of Oklahoma

Case No. 2181

Action Requested:

Variance of the maximum permitted square footage for an accessory building from 750 sq. ft. to 1200 sq. ft. (Section 240.2.E), located: 916 West 4th Street.

Presentation:

Marvin Gramm, 914 West 4th Street, submitted a plat (Exhibit A-1). He stated he built a pole barn without a permit. It was almost finished when he was informed of the need for a building permit. He asked for the variance to increase the square footage. He explained it would be used for personal storage and would be well-built with doors and guttering. Photographs were provided (Exhibit A-2).

Comments and Questions:

Additional Comments (continued)

Mr. Walker asked Mr. Higgins if you can put more than one antenna on a tower? He answered affirmatively. He stated the towers already in existence may not be strong enough to hold but maybe one other customer. He explained Southwestern Bell had to improve the One Com towers to accommodate their equipment. He further explained that One Com is at 900 MHz and Southwestern Bell is at 1900 GHz, so there is no problem with being on the same tower.

Mr. Walker suggested that the Board could require that any towers erected, should be built sound enough that they can share with other companies.

Case No. 1447

Action Requested:

Variance of required lot width, lot area, land area to permit a lot split. **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** - Use Unit 6, located NW/c 129th East Avenue and 126th Street North.

Presentation:

The applicant, **Jerry B. Haywood**, 12624 North 129th East Avenue, submitted a site plan (Exhibit I-1) and stated he owns 5 acres, which he would like to split. He further stated he would like to retain 1 1/4 acres for his home and sell the rest of his property.

Comments and Questions:

Mr. Walker stated in order to grant a variance the Board requires a hardship and that hardship needs to be based upon some physical features. Mr. Haywood stated the lot width is 330' wide at the front with the access and in order to do a lot split there must be 200' of frontage for each lot.

Mr. Gardner stated that if the applicant split his property east and west down the middle, each lot would have a minimum of 2 acres or 2.2 land area, but he wouldn't meet the 200' frontage requirement. The only necessary variance would be the frontage.

Mr. Alberty asked the applicant if his intent is not to create more than two lots? He answered he only wants two lots.

Mr. Alberty stated the hardship is in fact the zoning itself. He further stated if the subject property was zoned RS, which it is across the street, the lot split could be done if the zoning was changed.

In response to Mr. Alberty's statement, Mr. Haywood stated he would like to keep his land zoned AG.

Case No. 1447 (continued)

Mr. Haywood stated there can never be more than two lots because the land will not perc and the sewer line is across the street that would require a hook-up. He explained the land in the back end of the property could never have a home occupying it because the sewer line hook-up is too far away.

Board Action:

On **MOTION** of **ALBERTY**, the Board voted 4-0-0 (Alberty, Eller, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Looney "absent") to **APPROVE Variance** of the required lot width to permit a lot split. **SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** - Use Unit 6, subject to splitting land into two lots with each having 165' frontage; finding that the property has only 330 feet of frontage, that this split would meet lot and land area requirements and finding that the owner would like to remain under AG zoning; finding that the approval of this request will not be injurious to the area, nor harmful to the spirit and intent of the Code, on the following described property:

N/2, SE, SE, SE, Sec. 32, T-22-N, R-14-E, Tulsa County, Oklahoma.

Case No. 1448

Action Requested:

Variance of 30' required frontage on a public street to 0' to allow a 20 acre tract to be split. **SECTION 207. STREET FRONTAGE REQUIRED**, located East of South 129th East Avenue & South of 181st Street South.

Presentation:

The applicant, **Allen Locke**, 13222 East 183rd Circle, Bixby, submitted a site plan (Exhibit J-1) and stated Lot 25 is adjacent to the twenty (20) acres that he would like to split. He further stated he had a buyer who would like to buy eight (8) acres and there is a dedicated easement for the people who own land behind the subject property. He explained 400 acres was sold at auction behind the subject property. He commented there is a right of way against his home and two other neighbors to the west, which abuts the back of their properties and to meet the county requirements he would have to clear the 60 acres and put in a county road with bar ditches. He stated right now there will only be one house or at the most three homes. He indicated he would like to divide the land into 8, 5 & 7 acre tracts. He further stated he will probably keep the 7 acres next to his home. He would like to install a private drive to service the one home for the eight (8) acres. He stated the lots will have covenant requirements requiring 3,000 SF minimum and he will have to extend the water line from Bixby.

**BOARD OF ADJUSTMENT
CASE REPORT**

ATLAS 0
STR 3224
CZM 75

NO. 1447
PD 14

HEARING DATE: August 20, 1996

APPLICANT: Jerry B. Haywood

ACTION REQUESTED: Variance of required lot width, lot area, land area to permit a lot split. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS - Use Unit 6

LOCATION: NW/c 129th E. Ave. & 126th St. N.

PRESENT USE: Vacant

ZONED: AG

TRACT SIZE: 202' x 647'

LEGAL DESCRIPTION: N/2, SE, SE, SE, Sec. 32, T-22-N, R-14-E, Tulsa County, Oklahoma

PREVIOUS ACTIONS:

CBOA 0581, 8/20/85 - The Board approved a Variance to permit three mobile homes on one lot of record in an AG district located at 11601 E. 126th St. N.

CBOA 0848, 11/15/88 - The Board approved the storage of inoperable vehicles in an IM zoned district located N. of the NE/c 126th St. N. and U.S. 169.

CBOA 1009, 3/19/91 - The Board approved a Variance to permit two dwelling units on one lot of record in an AG zoned district located at 11621 E. 126th St. N.

STAFF EVALUATION

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted on the north, west and south by AG zoning, and on the east by RS-2 zoning.

STAFF COMMENTS:

The total tract is five acres. The site plan submitted shows the proposed split would create two lots of 1 1/4 acres each with frontage on 129th E. Ave. and one lot of 2 1/2 acres which has no frontage. The lot split application has not been filed in this office and would not be approved without a Variance of the frontage requirement for the 2 1/2 acre lot.

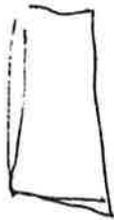
Staff is unaware of a hardship to support this request.

1/4 Acre

126 ST N

5

129 E AVE



TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 1447
OFFICIAL RECORD: EXHIBIT F-1
ENTERED IN THE 8-20-96
MINUTES OF THE TULSA COUNTY BOARD OF
ADJUSTMENT.

200 FT

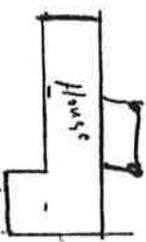
1/4 AC

150 FT

File By 5-16-96

300 FT

2 1/2 AC



1/4 AC

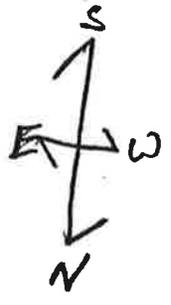
150 FT

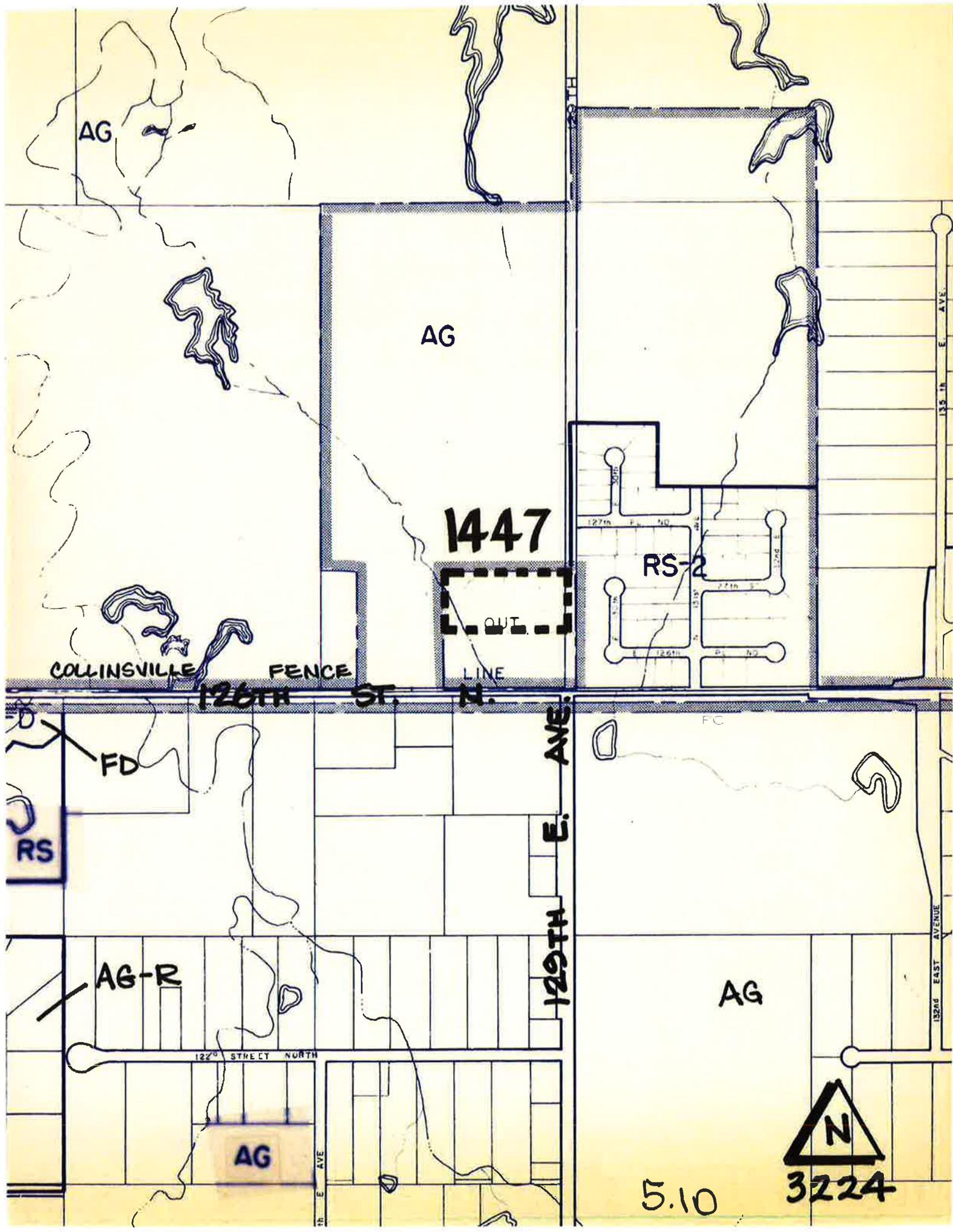
260 FT

\$ 125 To File

12624 N 129TH E Ave Collinsville OK 74021

The N/2 of the S.E 1/4 of the S.E 1/4 of the S.E 1/4
of Sec 32 Township. 22 N, Range 14 E of the
I.B.M. Tulsa City





AG

AG

1447

OUTLINE

RS-2

COLLINSVILLE FENCE

126TH ST. N.

129TH E. AVE.

FD

RS

AG-R

AG

122ND STREET NORTH

AG



5.10

3224

135TH E. AVE.

132ND EAST AVENUE



N 129th E AVE

E 126th ST N



Subject Tract

CBOA-2687

22-14 32

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

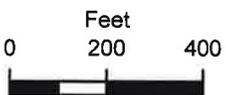


S.11



E 126th ST N

N 129th E AVE



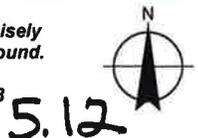
Subject Tract

CBOA-2687

22-14 32

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



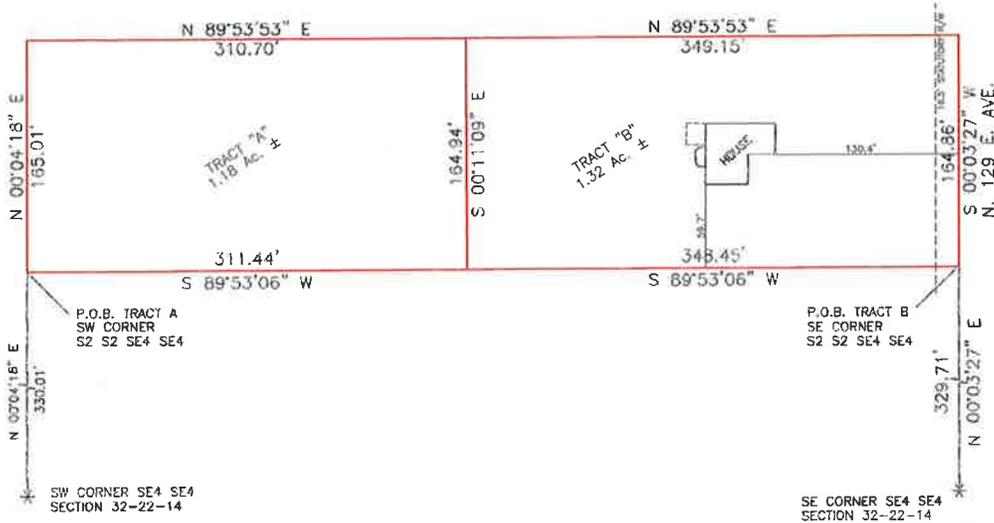
PLAT OF SURVEY FOR LOT SPLIT

PREPARED FOR MARK NDSICH

BASIS OF BEARINGS:
GEODETIC NORTH



NTS



LEGAL DESCRIPTIONS

TRACT "A"

A tract of land situated in the S2 N2 SE4 SE4 of Section 32, T22N, R14E, I.B.&M., Tulsa County, Oklahoma, described as follows: Commencing at the SW corner of the SE4 SE4 of said Section; thence N 00°04'18" E along the West line of said SE4 SE4 a distance of 330.01 feet to the POINT OF BEGINNING; thence continue N 00°04'18" E a distance of 165.01 feet thence N 89°53'53" E a distance of 310.70 feet; thence S 00°11'09" E a distance of 164.94 feet; thence S 89°53'06" W a distance of 311.44 feet to the POINT OF BEGINNING, Containing 1.18 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316, May 21, 2018

TRACT "B"

A tract of land situated in the S2 N2 SE4 SE4 of Section 32, T22N, R14E, I.B.&M., Tulsa County, Oklahoma, described as follows: Commencing at the SE corner of the SE4 SE4 of said Section; thence N 00°03'27" E along the East line of said SE4 SE4 a distance of 329.71 feet to the POINT OF BEGINNING; thence S 89°53'06" W a distance of 348.45 feet; thence N 00°11'09" W a distance of 164.94 feet; thence N 89°53'53" E a distance of 349.15 feet to the East line of SE4 SE4; thence S 00°03'27" W along said East line a distance of 164.86 feet to the POINT OF BEGINNING, Containing 1.32 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316, May 21, 2018

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS IS NOT A LAND OR BOUNDARY SURVEY AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY OTHER EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

THIS PLAT WAS PREPARED FOR LOT SPLIT PURPOSES ONLY.

WITNESS MY HAND AND SEAL THIS 21 DAY OF MAY, 2018

DANIEL S. GOSS P.L.S. NO. 1316



D. GOSS & ASSOCIATES

12347 HEYWOOD HILL ROAD
SAPULPA, OK 74066

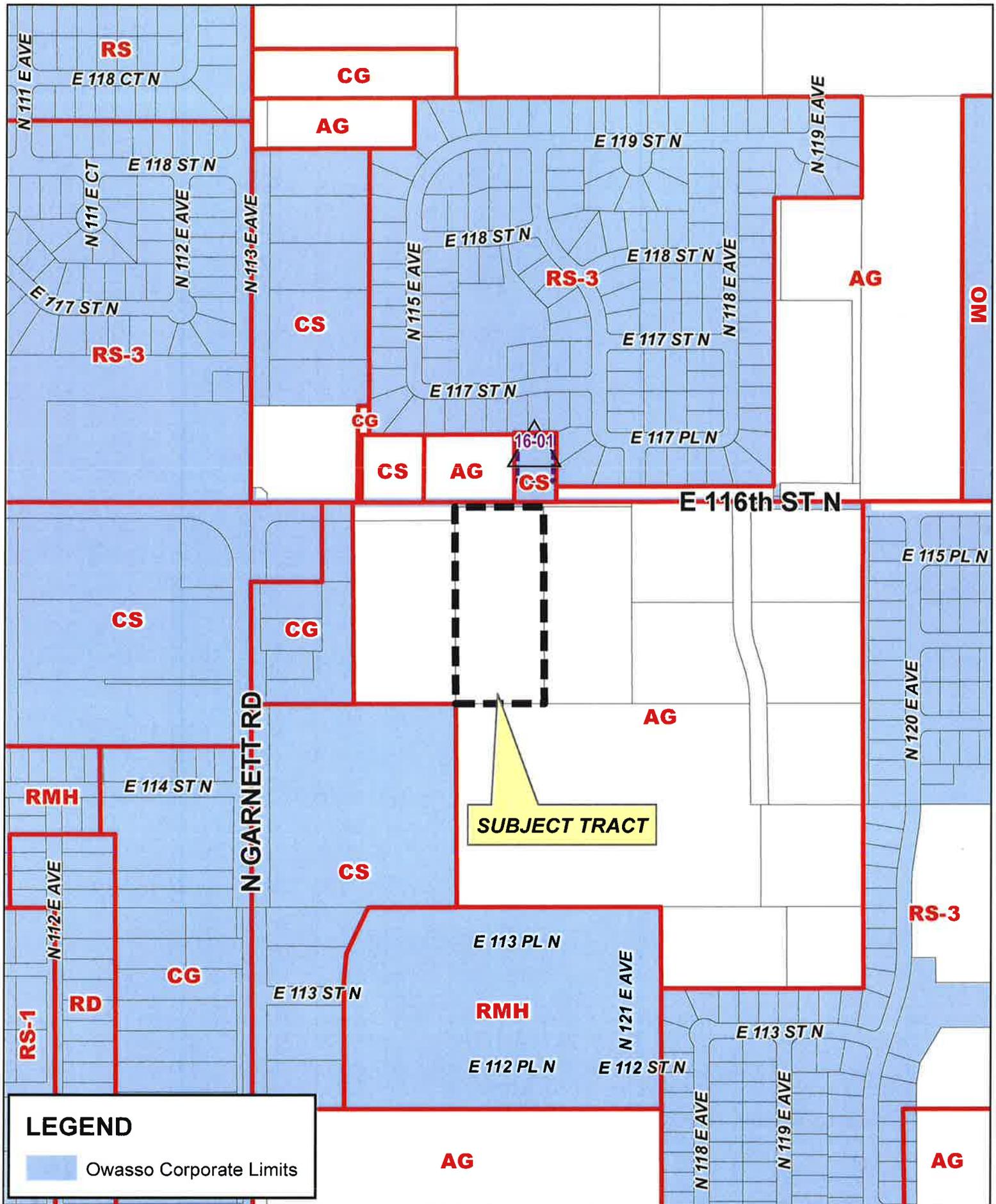
PH. (918)371-0096 FAX (918)371-7750

DATE: 05/21/18

DRAWN BY: CJ

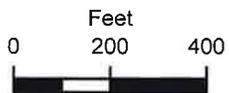
JOB # 13291

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LEGEND

Owasso Corporate Limits



CBOA-2688

21-14 08

6.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:1408

Case Number: CBOA-2688

CZM:12

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Heartland Fireworks, LLC

ACTION REQUESTED: Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310)

LOCATION: 11508 E 116 ST N

ZONED: AG

PRESENT USE: residential

TRACT SIZE: 4.21 acres

LEGAL DESCRIPTION: W285.2 NE NW NW LESS N16.5 THEREOF SEC 8 21 14 4.213ACS, HOPE CHAPEL, FBC OWASSO MISSION

RELEVANT HISTORY”

Surrounding Property:

CBOA-2517; on 11.18.14 the Board approved the Board **approved** a *special exception* to allow a fireworks stand in the AG district with a 5-year time limit. Located: immediately west of the subject site.

CBOA-2464; on 5/21/13, the Board **approved** a *special exception* to allow a fireworks stand in the AG district with conditions that the firework stand be removed by July 10, 2013. Located: immediately west of the subject site.

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted by AG zoning on the east, west, and south; CS and AG zoning to the north.

STAFF COMMENTS:

The site plan submitted with the application proposes a 20' x 40' fireworks tent/stand on the west portion of the AG zoned property. The AG zoned property appears to currently contain a residential use.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant has not submitted hours of operations or the dates the fireworks stand will be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

6.2

Sample Motion:

Move to _____ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

to permit gravel parking (Section 1340.D), subject to a five year time limit of operation until November 2019; for the following property:

E/2 BEG NWC SE TH E353 S1271.73 NWLY360.9 N1197.13 POB LESS S50 FOR RD SEC 7 19 11 4.869ACS, RIVER VALLEY ESTATES AMD, OF TULSA COUNTY, STATE OF OKLAHOMA

2517—Jake's Fireworks, Inc.

FILE COPY

Action Requested:

Special Exception to permit a temporary fireworks stand in the AG District (Section 310). **LOCATION:** 11400 East 116th Street North, Owasso

Presentation:

Jason Marietta, 1500 East 27th Terrace, Pittsburg, Kansas; no formal presentation was made but the applicant was available for any questions.

Mr. Charney asked Mr. Marietta exactly where the fireworks stand is located. Mr. Marietta stated is at German Corner.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **DILLARD**, the Board voted 3-0-0 (Charney, Dillard, Hutchinson "aye"; no "nays"; no "abstentions"; Walker "absent") to **APPROVE** the request for a Special Exception to permit a temporary fireworks stand in the AG District (Section 310), subject to a five year time limit of operation until November 2019; for the following property:

LT 1 BLK 1, HOPE CHAPEL, OF TULSA COUNTY, STATE OF OKLAHOMA

2518—Amanda Marks

Action Requested:

Variance to increase the permitted building height to 43 feet in an AG District (Section 330, Table 3). **LOCATION:** 1923 West 4th Street

Presentation:

Amanda Marks, 1956 North 177th West Avenue, Tulsa, OK; stated she is building a new home and is about 80% complete. The inspector just realized the height of the house is above the allowable height of 36 feet so she is before the Board to request a

UNFINISHED BUSINESS

NEW APPLICATIONS

FILE COPY

Case No. 2464—Jake's Fireworks

Action Requested:

Special Exception to allow a firework's stand (Use Unit 2) in an AG District (Section 310, Table 1). **Location:** 11400 East 116th Street North (Owasso, OK)

Presentation:

Jason Marietta, 1500 East 27th Terrace, Pittsburg, KS; stated the International Church of the Four Square Gospel would like to operate a fireworks stand for the 4th of July holiday. The church is located in Owasso at German Corner.

Mr. Charney asked Mr. Marietta if he contacted the surrounding neighbors. Mr. Marietta stated that he had and only one person had called. The man that called asked if the church was operating the fireworks stand and Mr. Marietta told him yes. The caller stated he had no opposition then and hung up.

Mr. Draper asked Mr. Marietta where the stand would be placed. Mr. Marietta stated the stand would be placed in front of the church, on the 116th Street North side of the church.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

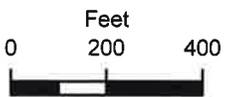
Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Dillard, Draper, Osborne, Walker "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a Special Exception to allow a firework's stand (Use Unit 2) in an AG District (Section 310, Table 1). The days of operation are to be June 24, 2013 through July 4, 2013. The hours of operation are to be 9:00 A.M. to 9:00 P.M., June 24th through July 1st, then the hours of operation to be 9:00 A.M. through 11:00 P.M., July 2nd, July 3rd, and July 4th. The fireworks stand is to be removed no later than July 10, 2013; for the following property:

LT 1 BLK 1, HOPE CHAPEL, OF TULSA COUNTY, STATE OF OKLAHOMA

05/21/2013/#396 (2)

6.5



Subject
Tract

CBOA-2688

21-14 08

Note: Graphic overlays may not precisely align with physical features on the ground.

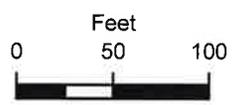
Aerial Photo Date: February 2018

6.6





E 116th ST N



Subject Tract

CBOA-2688

21-14 08

Note: Graphic overlays may not precisely align with physical features on the ground.

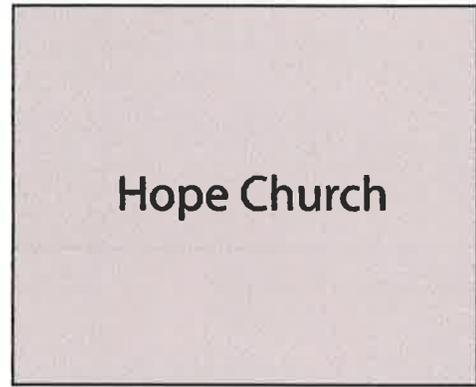
Aerial Photo Date: February 2018

6.7



↓
seperate Lot

20x40 Fireworks tent



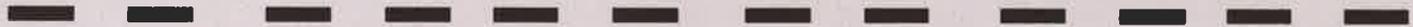
Hope Church

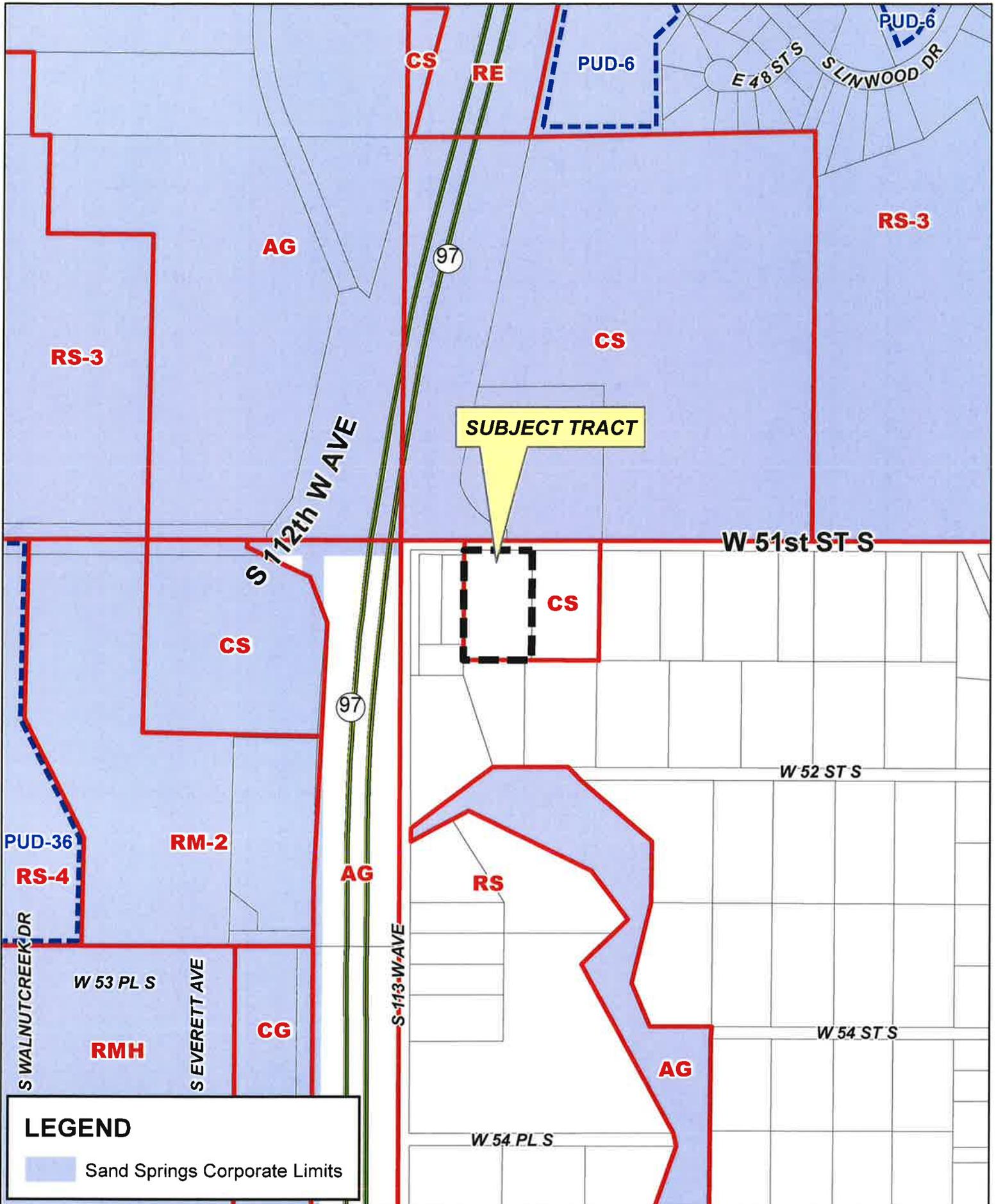


Concrete Parking Lot

11508 E 116th ST
Owasso, OK

116th St. N Owasso, OK

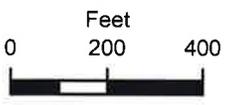




SUBJECT TRACT

LEGEND

 Sand Springs Corporate Limits



CBOA-2689

7.1

19-11 35



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9135

Case Number: CBOA-2689

CZM:44

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Heartland Fireworks, LLC

ACTION REQUESTED: Special Exception to permit a fireworks stand (Use Unit 2) in an CS district (Sec. 710)

LOCATION: 11290 W 51 ST S

ZONED: CS

PRESENT USE: vacant/restaurant

TRACT SIZE: 1.79 acres

LEGAL DESCRIPTION: LOT 8 BLK 2, BUFORD COLONY SECOND ADDN

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA- 1186; on 08.17.93 the Board **approved** a *variance* of the screening requirement; a *variance* of the all-weather surface requirement for off-street parking.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts RS zoned lots to the west and south; a vacant CS zoned lot to the east; Sand Springs Corporate limits abut the subject property to the north.

STAFF COMMENTS:

The site plan submitted with the application proposes a 20' x 40' fireworks tent/stand on the west portion of the CS zoned property. The CS zoned property appears to currently contain a vacant commercial building.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the CS district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant has not submitted proposed hours of operations or the dates the fireworks stand will be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

7.2

Sample Motion:

Move to _____ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an CS district (Sec. 710).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Case No. 1186

Action Requested:

Special Exception to permit a drive-in restaurant in a CS zoned district, a variance of the screening requirement and a variance of the all-weather surface requirement for off-street parking - **Section 710. - PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS, Section 1218.3 Use Conditions and Section 1350.C. DESIGN STANDARDS - Use Unit 18, located 11290 West 51st Street South.**

Presentation:

The applicant, **Jerry Holt**, 3232 South 73rd East Avenue, requested permission to operate a drive-in restaurant on the property in question. He informed that the existing building will be removed and a new building will be constructed at the same location.

Comments and Questions:

In response to Mr. Tyndall, the applicant stated that there will be fluorescent lighting on the front of the building and a security light at the back door.

Mr. Walker stated that he is familiar with the property, and the proposed use is compatible with the surrounding area.

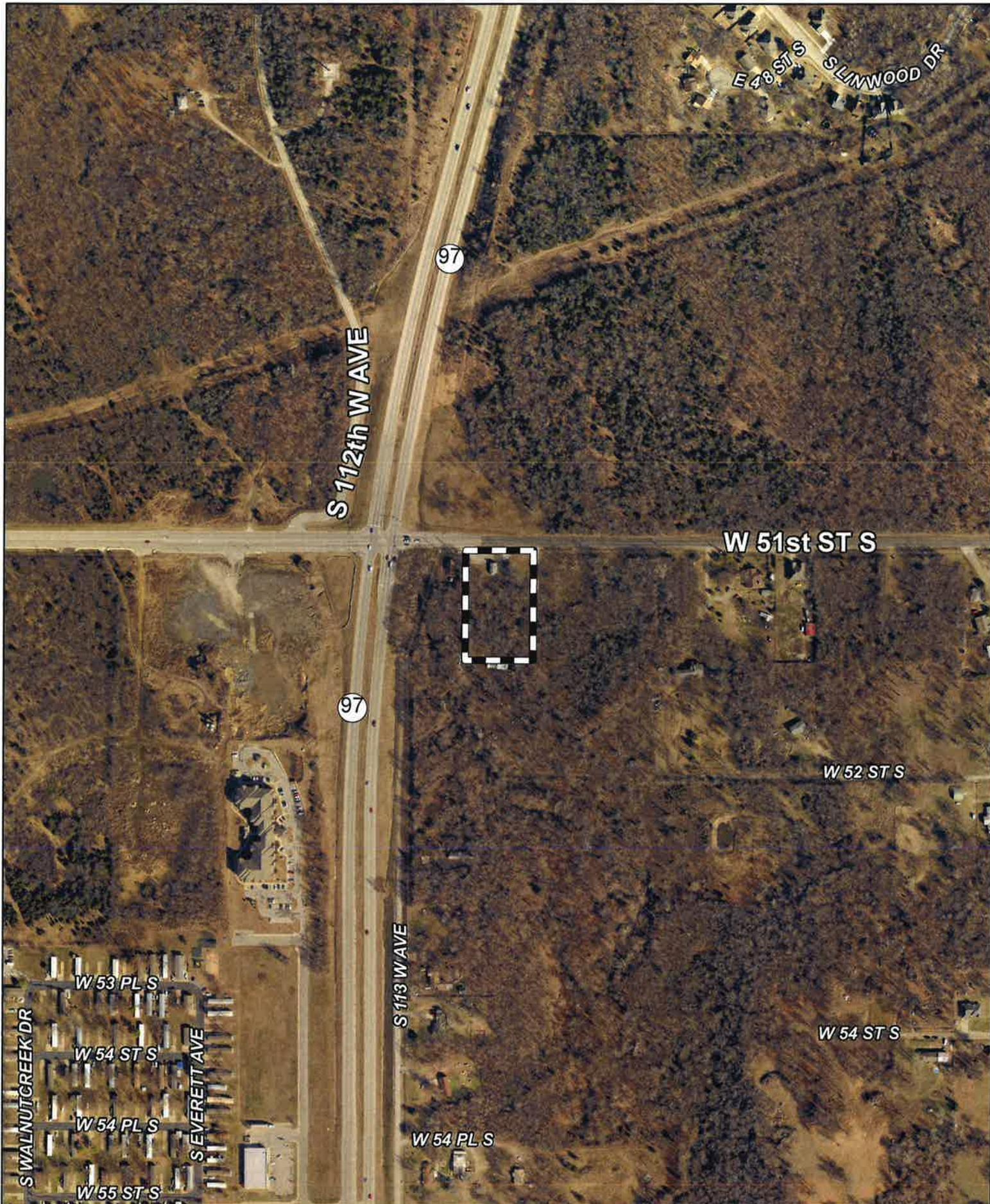
Interested Parties:

Etta Cole stated that she lives next door to the proposed use and is supportive of the application.

Board Action:

On **MOTION** of **TYNDALL**, the Board voted 3-0-0 (Eller, Walker, Tyndall, "aye"; no "nays"; no "abstentions"; Alberty, Looney, "absent") to **APPROVE** a **Special Exception** to permit a drive-in restaurant in a CS zoned district, a **variance** of the screening requirement for **5 years** only, and a **variance** of the all-weather surface requirement for off-street parking for **5 years** only - **Section 710. - PRINCIPAL USES PERMITTED IN THE COMMERCIAL DISTRICTS, Section 1218.3 Use Conditions and Section 1350.C. DESIGN STANDARDS - Unit 18; subject to compliance with all County requirements; finding the use to be compatible with the surrounding area; and finding that the screening and gravel parking will be reviewed in 5 years to determine future compatibility; on the following described property:**

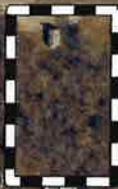
Lot 8, Block 2, Buford Colony 2nd Addition, Tulsa County, Oklahoma.



S 112th W AVE

97

W 51st ST S



97

W 52 ST S

S 113 W AVE

W 54 ST S

S WALNUTCREEK DR

W 53 PL S

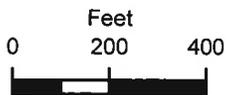
W 54 ST S

W 54 PL S

W 55 ST S

S SEVERITT AVE

W 54 PL S



Subject Tract

CBOA-2689

19-11 35

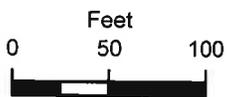
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



97

W 51st ST S



Subject Tract

CBOA-2689

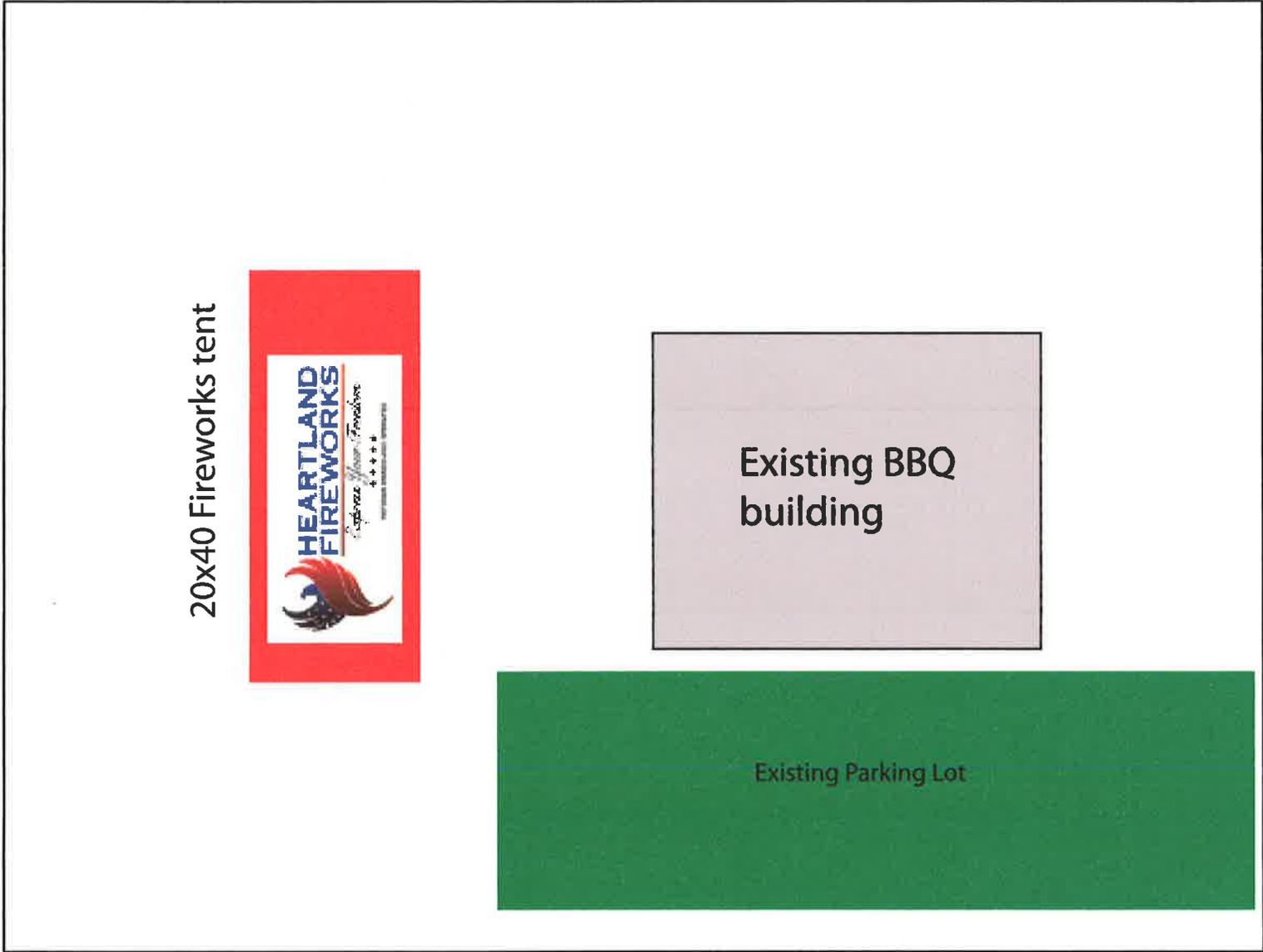
19-11 35

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

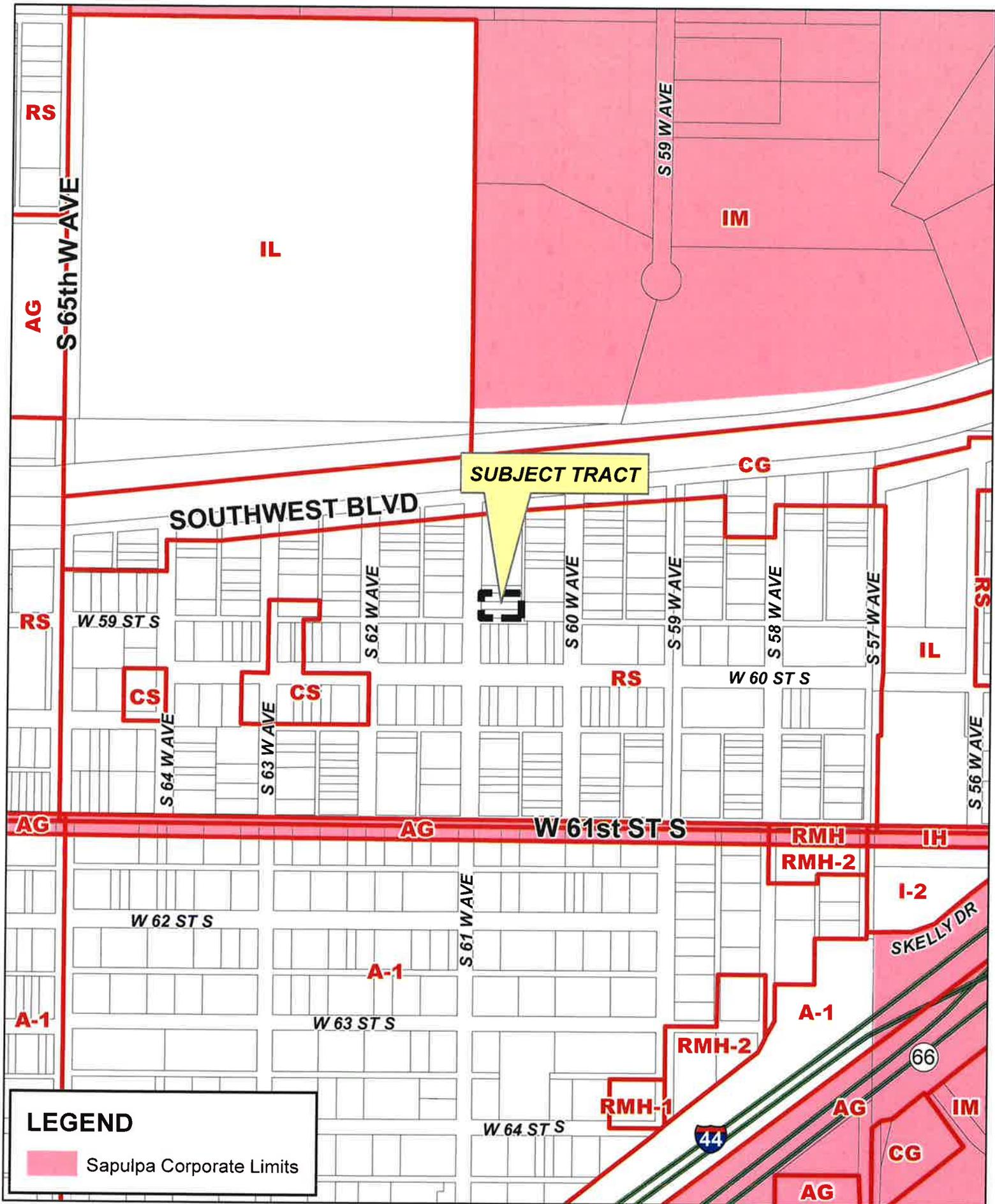


11290 W 51st St. S
Sand Springs, OK



51st St. S Sand Springs, OK

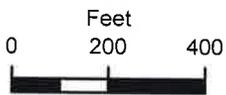
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SUBJECT TRACT

LEGEND

Sapulpa Corporate Limits



CBOA-2691

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**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9232

Case Number: CBOA-2691

CZM:45

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Gene Williams

ACTION REQUESTED: Special Exception to allow a single-wide mobile home in a RS District (Section 410); Variance of the minimum side setback requirements (Section 430); Special Exception permit a fence to exceed 4ft in height in the front yard setback (section 240.2).

LOCATION: 5845 S 61 AV W

ZONED: RS

PRESENT USE: vacant

TRACT SIZE: 0.24 acres

LEGAL DESCRIPTION: LT-12-BLK-2; LT-10-BLK-2; LT-11-BLK-2, NEW TANEHA

RELEVANT PREVIOUS ACTIONS:

Subject property:

CBOA-372; on 7.15.83 the Board approved a special exception to allow a mobile home in an RS district. Located; Lot 11, Blk 2, New Taneha (not entire subject property; see attached case map)

Surrounding property:

BOA-10784; on 11.29.79 the Board approved an exception to allow a mobile home in an RS-3 district. Located; NE/c of 61st W. Ave.

BOA-10062; on 08.03.78 the Board approved an exception to allow a mobile home in an RS-3 district. Located; 611 W. 60th St.

ANALYSIS OF SURROUNDING AREA: The subject tract is

STAFF COMMENTS:

The applicant is before the Board requesting a **Special Exception** to allow a single-wide mobile home in a RS District (Section 410). A Special Exception is required as the mobile home is a use which is not permitted by right in the RS district;

If inclined to approve, the Board may consider ensuring that all parking surfaces are paved with a dust free all-weather surface. The Board may also consider requiring the mobile home to be skirted and tied down. The Board may apply any other conditions to the use or site it deems necessary and reasonably related to the request.

As shown in the attached site plan and statement, it appears the applicant intends to construct a 5 ft. fence along the property line; within the required 35 ft. street setback of the lot. The Code limits fence and wall heights in the required front yard setback to 4 ft. However, the Code permits the Board of Adjustment to modify the height limitation through **special exception** approval (Section 240.2) The

8.2

intent of the Code's fence height restrictions is to maintain a minimal level of transparency or connection between a house and the surrounding neighborhood.

Per the attached site exhibit, the mobile home is within 3ft from the side yard property line. The Code requires a minimum side setback distance of 5ft. The applicant is also requesting a **Variance** of the minimum side setback requirements (Section 430).

Sample Motion

Move to _____ (approve/deny) a to allow a single-wide mobile home in a RS District (Section 410); Variance of the minimum side setback requirements (Section 430); Special Exception permit a fence to exceed 4ft in height in the front yard setback (section 240.2).

- Finding the hardship to be _____.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

Case No. 269 (continued)

in an RS District, for a one-year period, subject to Tulsa City-County Health Department approval, on the following described property:

Lot 1, Block 3, Stebbins Resubdivision, Tulsa County, Oklahoma.

Case No. 372

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Use Unit 1209 - Section 440.6 - Request to permit a mobile home in an RS District, located north of the NE corner of South 61st West Avenue and West 59th Street South.

Presentation:

Melvin Martin, P. O. Box 151, Oakhurst, Oklahoma, 74050, was present and requested permission to place a mobile home on the subject property. The mobile home which will be located on Lot 11 will be occupied by Mr. Martin's daughter, who can care for her grandmother who lives in a mobile home on Lot 12. There are other mobile homes in the area.

Protestants: None.

Board Action:

On MOTION of MARTIN and SECOND by WINES, the Board voted 4-0-0 (Martin, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Alberty, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts - Under the Provisions of Use Unit 1209 and Section 440.6) to permit a mobile home in an RS District, subject to Tulsa City-County Health Department approval, on the following described property:

Lot 11, Block 2, New Taneha Addition, Tulsa County, Oklahoma.

There being no further business, the meeting was adjourned at 10:10 a.m.

Date Approved _____

Chairman

10782 (continued)

The Rooney Real Estate Company occupies a portion of the same building; the Rooney Company has an existing sign near Harvard and also one sign on the building.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 4-0-0 (Lewis, Purser, Smith, Wait "aye"; no "nays"; no "abstentions"; Thompson "absent") to approve a Variance (Section 620 (d) 1 - Accessory Uses Permitted in the Office Districts - Under the Provisions of Section 1670 - Variances) which would allow an additional 32 sq. ft. sign on Harvard Avenue (in addition to the existing Rooney sign) on the building, on the following described tract:

Lot 1, Block 1, Villa Grove Subdivision; a Resub of Lots 1, 2, 3 and 4, Block 1, Villa Grove Subdivision to the City of Tulsa, Oklahoma.

10784

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes) for permission to locate a mobile home in an RS-3 District at the NE corner of 61st West Avenue.

Presentation:

Edith Martin, 6210 West 61st Street, advised she plans to live in the mobile home at the proposed location. There are other mobile homes in the area.

Protests: None.

Board Action:

On MOTION of LEWIS, the Board voted 4-0-0 (Lewis, Purser, Smith, Wait "aye"; no "nays"; no "abstentions"; Thompson "absent") to approve an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440.6 - Mobile Homes) to locate a mobile home in an RS-3 District, for a period of one year, removal bond required, on the following described tract:

Lot 10, Block 2, New Taneha Addition to the City of Tulsa, Oklahoma.

10785

Action Requested:

Exception (Section 610 - Principal Uses Permitted in the Office Districts - Section 640 (8) - Special Exception Uses in Office Districts) for permission to operate a beauty shop in an OL District at 1519 South Utica Avenue.

Presentation:

Dottie Severson, representing the applicant, advised that the proposed beauty shop would be adjacent to a hardware store and a nursery. The proposed location is currently being utilized as a store which sells wood burning stoves. There is a graveled parking lot nearby which will

11.29.79:299(13)

8.6

10054 (continued)

Bob Gardner, TMAPC Staff, gave the definition of a horticulture nursery as described in Use Unit 4 as the storage and growing of plants. He referenced the interpretation by the Legal Department in regards to a landscape contractor, not merely the growing and storage of plants, such as the storage of equipment, etc., and in the past the Board has not permitted retail sales on the land designated as a horticultural nursery. A short discussion followed regarding the difference in a landscape contractor and a horticultural nursery.

Ms. Stalder spoke to the Board again stating that a portable building was on the premises for two months and had been told by employees that this would be a permanent storage shed.

The Board asked what type of equipment was being stored on the property and was informed that there was a hydromulch machine, dump truck, winch truck, trailer and pick-ups at various times.

Lee Thurman, 6535 East 10th, owner of the lot to the east was present and stated that the property before being purchased by Mr. Leighty was grown up in weeds and several fires occurred on this property. It was his opinion that the present owners had improved the property.

Board Action:

On MOTION of JOLLY, the Board 4-0 (Jolly, Purser, Smith and Walden "aye"; Lewis "absent") upheld the decision of the Building Inspector, and denied the request for an exception, on the following described property:

Lots 16, 17, 18 and 19, Block 28, Sheridan Hills Addition
to the City of Tulsa, Oklahoma.

10062

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts Section 440 (6) - Mobile Homes) request for permission to locate a mobile home in an RS-3 District located at 6111 West 60th Street.

Presentation:

Everette Smith, applicant, was present and stated that the lot was given to him by his grandmother. The lot previously had a cafe on it which had been torn down and it was his intent to place a mobile home on the lot for the purpose of being close to his grandmother to care for her. He also stated that there were other mobile homes within a couple of blocks of this lot.

Angeline Coward, the grandmother, was also present requesting permission to locate the mobile home on the lot.

Protests: None.

8.3.78:266(7)

10062 (continued)

Board Action:

On MOTION of JOLLY, the Board 4-0 (Jolly, Purser, Smith and Walden "aye"; Lewis Absent") approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 440 (6) - Mobile Homes) for permission to locate a mobile home in an RS-3 District for a period of one year, with removal bond required on the following described tract:

Lot 6, Block 2, New Taneha Addition, Tulsa County, Oklahoma.

10063

Action Requested:

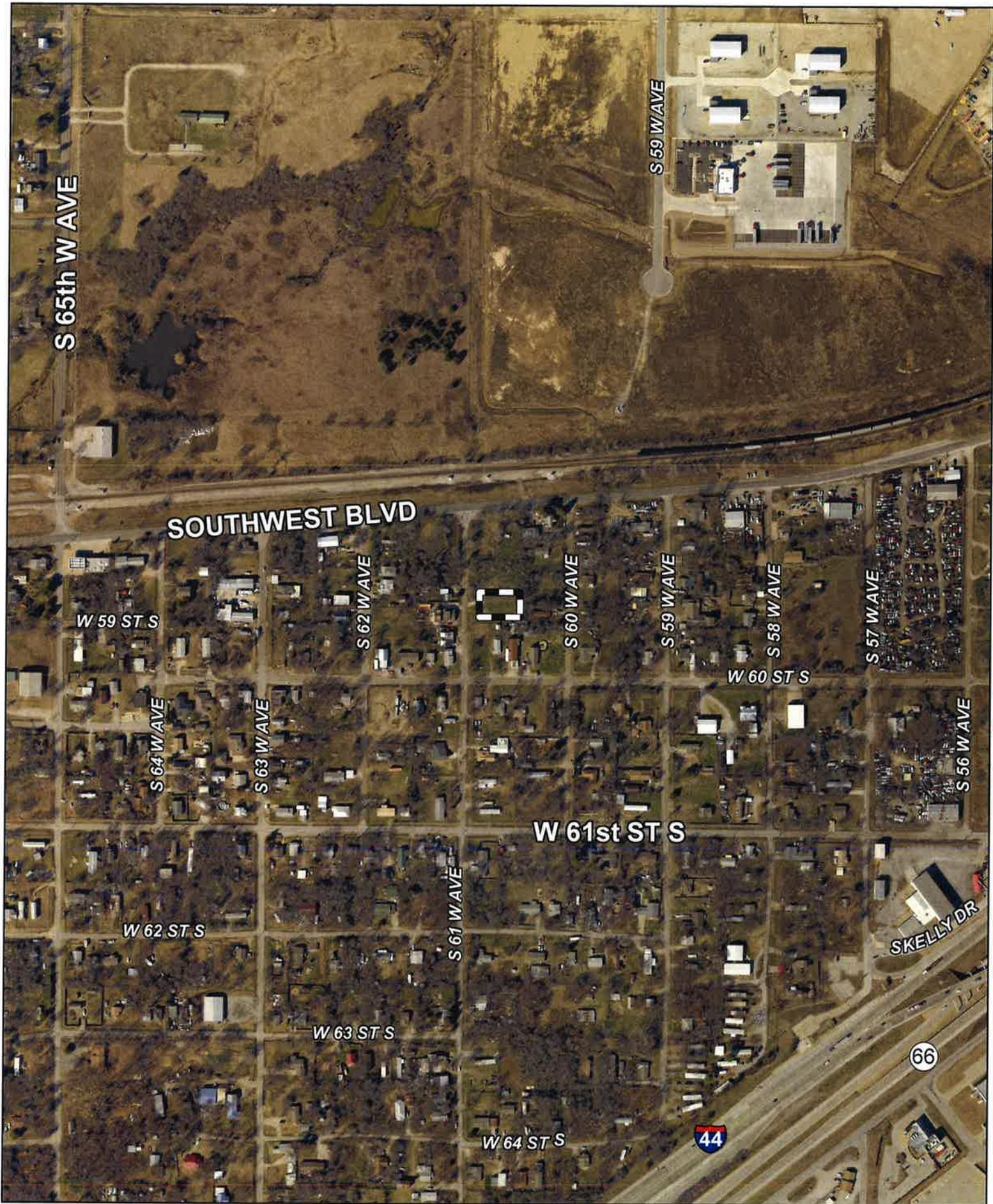
Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1204 - Public Protection and Utility Facilities and Temporary Open Air Uses) for permission to permit Southwestern Bell Telephone Company to expand the present exchange building with related off-street parking on the southwest corner of 36th Street and Lewis Place; and for permission to establish off-street parking on the northeast corner of 36th Place and Lewis Avenue; and a Variance (Section 430 - Bulk and Area Requirements in Residential Districts - Under the Provisions of Section 1630 - Minor Variances) for permission to build across lot lines located southeast of 36th Street and Lewis Avenue.

Presentation:

Mr. Charles Gotwalls, 2410 First National Bank Building, attorney for Southwestern Bell Telephone Company, was present and stated that the Telephone Company under the State Statutes is not required to appear before the Board on this exception, but wanted the Board to be aware of the construction proposed for this area. The construction will take place on the property adjacent to the present exchange building with only two residences remaining on that particular block. (The Plot Plan (Exhibit "C-1") was submitted to the Board.) He briefly described the type of structure that is proposed as being a on-story structure extension to the east, on 36th Street, and will be without windows on the south and east. The only windows on the extended portion will be on the 36th Street side. The building on the south will not be expanded. Parking is planned on the property that has been acquired and will be screened on the south as has been done in the past. The existing building will be removed and the contractor has been instructed to preserve all trees and vegetation as possible. He further stated there are only two entry-ways to the property. Ben Ball, architect for Southwestern Bell, was present and placed an architectural drawing of the proposed facility on the wall for the Board's review.

Mr. Jolly stated that the plot plan submitted is "Preliminary - Not for Construction" and asked if the plans are firm enough at the present to abide by the plot plan and was assured by Mr. Gotwalls that the layout was firm, the only area that is not firm is the trees may not all be left, but they are hoping to retain as many of the trees as possible.

8.3.78:266(8)



S 65th W AVE

S 59 W AVE

SOUTHWEST BLVD

W 59 ST S

S 62 W AVE

S 60 W AVE

S 59 W AVE

S 58 W AVE

S 57 W AVE

W 60 ST S

S 64 W AVE

S 63 W AVE

S 56 W AVE

W 61st ST S

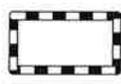
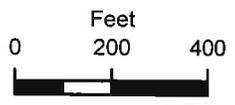
W 62 ST S

S 61 W AVE

SKELLY DR

W 63 ST S

W 64 ST S



Subject Tract

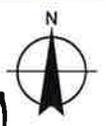
CBOA-2691

19-12 32

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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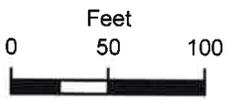
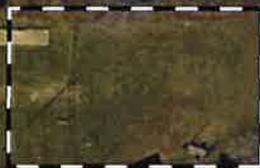


SOUTHWEST BLVD

S 60 WAVE

S 61 WAVE

W 60 STS



Subject Tract

CBOA-2691

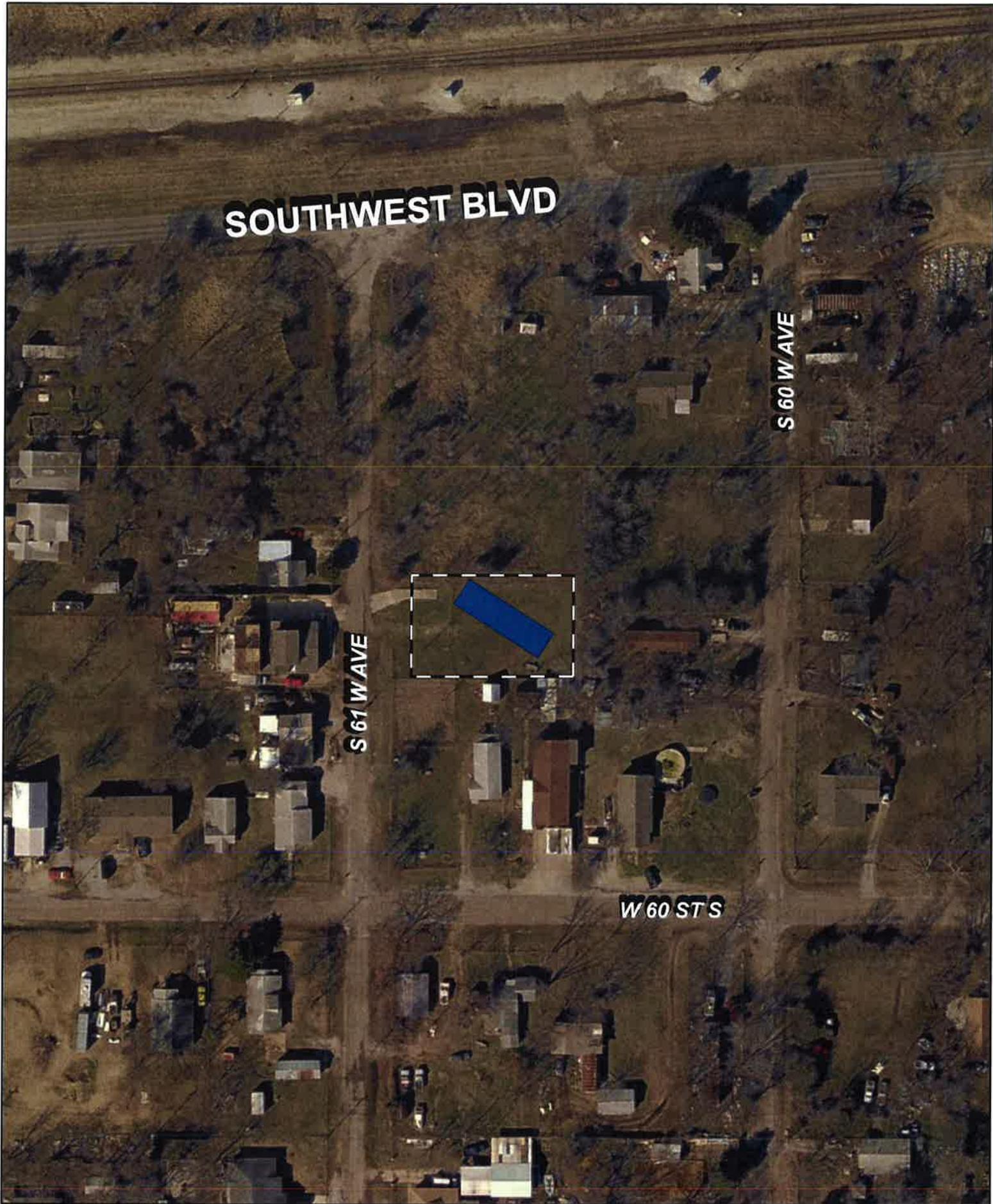
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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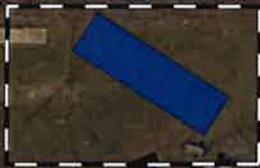


SOUTHWEST BLVD

S 60 W AVE

S 61 W AVE

W 60 ST S



Subject Tract

CBOA-2691

19-12 32

Note: Graphic overlays may not precisely align with physical features on the ground.

8.11 **O**

Ulmer, Amy

From: julie.jalbert <julie.jalbert@yahoo.com>
Sent: Monday, June 25, 2018 9:40 AM
To: Ulmer, Amy
Subject: RE: Additional site plan requirement
Attachments: CBOA-2691(ac).docx

I added approximately where the mobile sits on the property. The black and white lined area is where the 5 ft chain link fence is.

Please let me know if there is anything else needed.

Julie

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Ulmer, Amy" <aulmer@incog.org>
Date: 6/25/18 9:21 AM (GMT-06:00)
To: "julie.jalbert" <julie.jalbert@yahoo.com>
Subject: RE: Additional site plan requirement

Good morning,

It does not have to be professionally done. If you could indicate on the attached aerial photo where the mobile home will be I think that would be helpful to the Board members. I will also add the drawing you sent to your file. Thank you.

Amy Ulmer | Land Development Planner

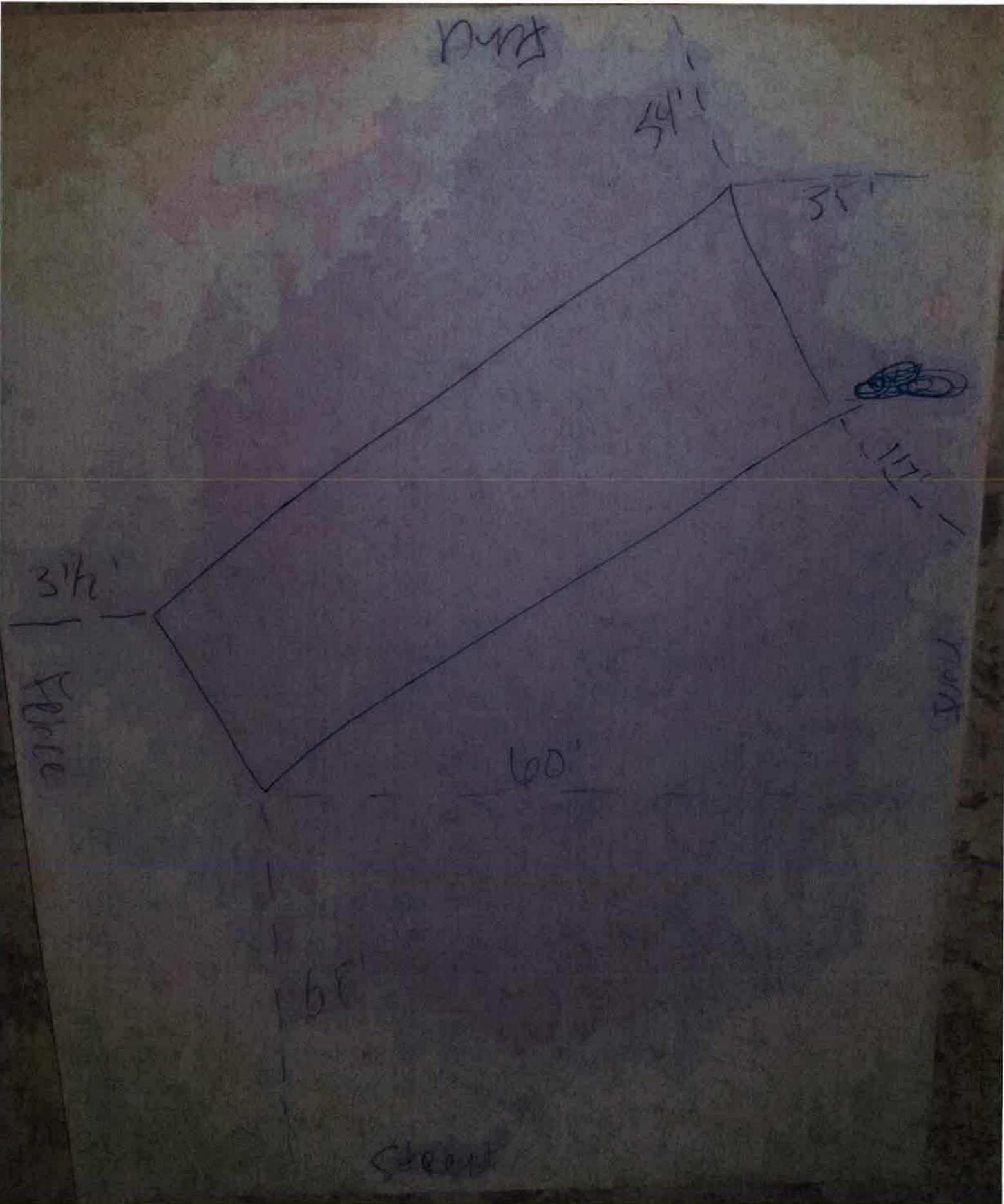
2 West Second Street, Suite 800

Tulsa, OK 74103

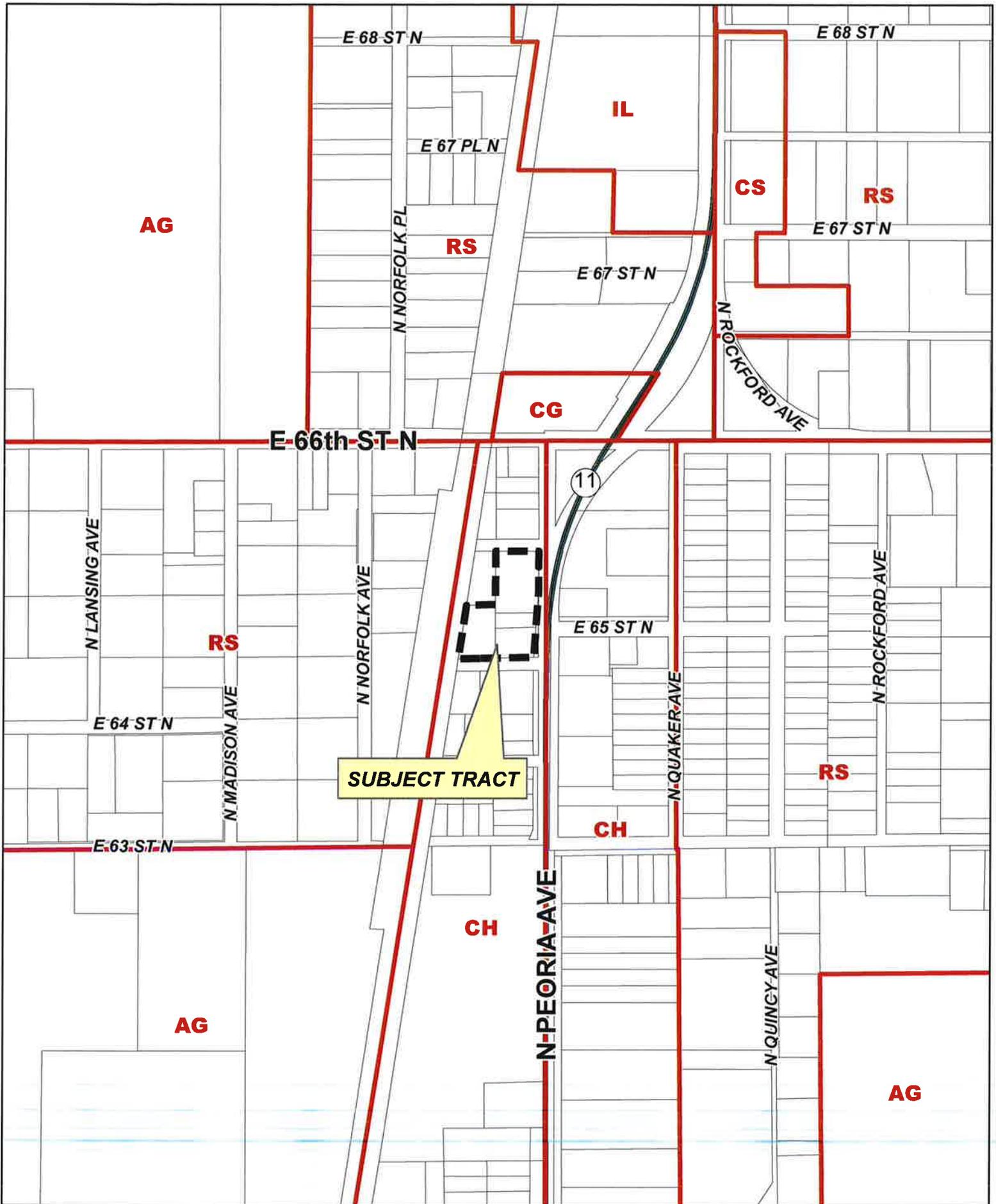
918.579.9437

918.579.9537 fax

aulmer@incog.org



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SUBJECT TRACT

CBOA-2692

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20-12 01



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:129

Case Number: CBOA-2692

CZM:21

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Alan Betchan

ACTION REQUESTED: Variance to reduce the number of required parking spaces in the CH district (Section 1213.4) to allow for a Retail Trade & Service Establishment (Use Unit 13) .

LOCATION: 6510 N PEORIA AV E; 6528 N PEORIA AV E; 6506 N PEORIA AV E; 6506 N PEORIA AV E
ZONED: CH

PRESENT USE: Commercial Property

TRACT SIZE: 1.49 acres

LEGAL DESCRIPTION: LT 5 LESS BEG SECR TH W9 NLY50.1 E6 S50 POB BLK 2; LTS 1 THRU 4 LESS PRT LTS 3 & 4 BEG SECR LT 4 TH W6 NELY70.3 S70 POB BLK 2; LTS 6 & 7 LESS BEG SECR LT 7 TH W13 NLY95.1 E9 S95 POB BLK 2; LTS 8 9 BLK 2, NORTH TURLEY ADDN

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by CH zoned property to the north, south, and east; RS zoned parcels to the west.

STAFF COMMENTS:

Section 1213.4 states that there must be 1 off-street parking spaces per 225 sq. ft. of floor area for a Retail Trade and Service Establishment use (Use Unit 13). The proposed Dollar general has a total square footage of 10,640 sq. ft. and per the Code would require 48 off-street parking spaces. As shown on the attached site plan the applicant is proposing 29 off-street parking spaces. To permit the parking area as submitted the applicant is requesting a **Variance** to reduce the number of required parking spaces in the CH district (Section 1213.4) to allow for a Retail Trade & Service Establishment (Use Unit 13) .

Sample Motion:

"Move to _____ (approve/deny) Variance from the all-weather parking surface requirement (Section 1340.D).

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that

9.2

the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



E 68 ST N

E 68 ST N

E 67 PL N

E 67 ST N

N NORFOLK PL

E 67 ST N

N ROCKFORD AVE

E 66th ST N

11

N LANSING AVE

N NORFOLK AVE

E 65 ST N

N ROCKFORD AVE

E 64 ST N

N MADISON AVE

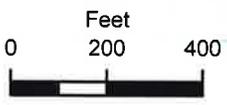
E 64 ST N

N QUAKER AVE

E 63 ST N

N PEORIA AVE

N QUINCY AVE



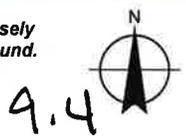
 Subject Tract

CBOA-2692

Note: Graphic overlays may not precisely align with physical features on the ground.

20-12 01

Aerial Photo Date: February 2018

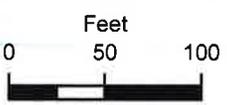




11

E 65 ST N

N PEORIA AVE



Subject Tract

CBOA-2692

20-12 01

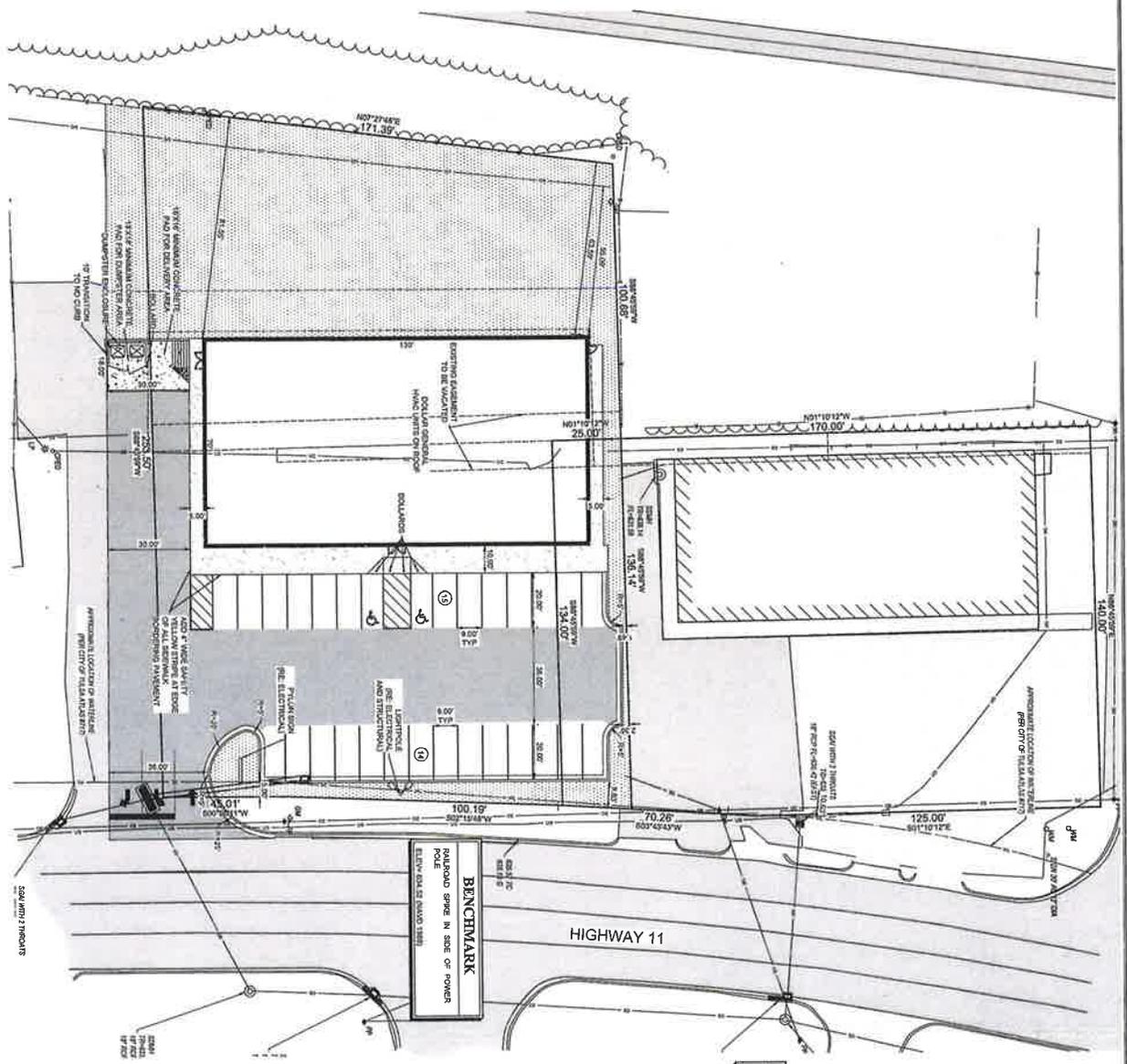
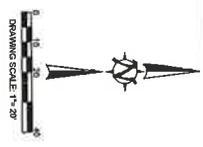
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Aerial Photo Date: February 2018

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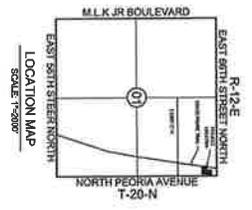
9.6



AAB Engineering, LLC
Engineers-Surveyors-Land Planning
1000 N. 10th Street, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-1111 Fax: (918) 438-1112

PARKING SPACE SUMMARY

Handicapped	2
Standard	18
Total	20



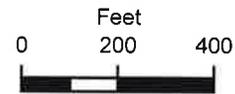
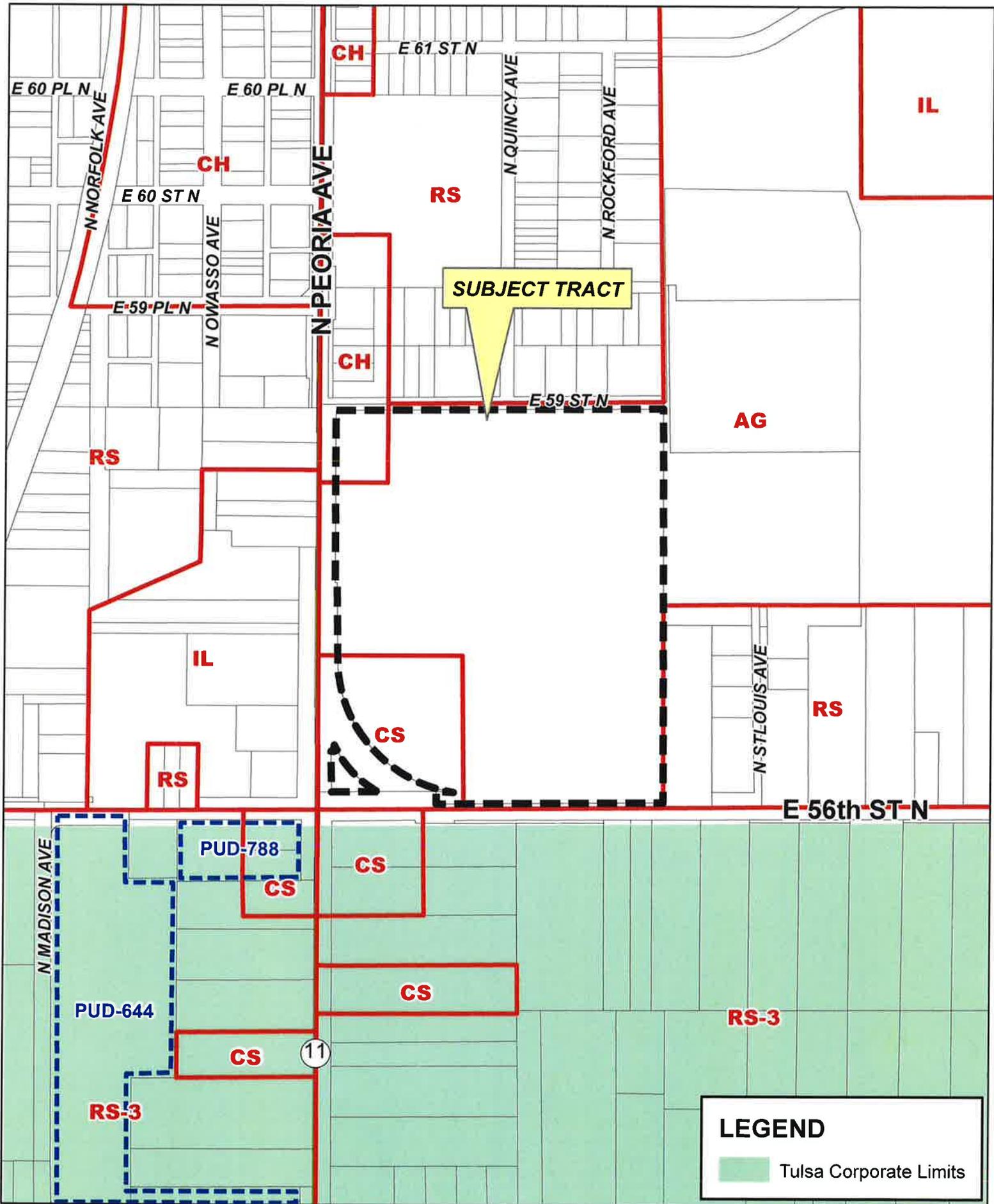
C1

DOLLAR GENERAL
BLDG: 76'-0" X 140'-0" / 10,640 SF

STORE #:04221
HIGHWAY 11 AND EAST
65TH STREET NORTH,
TULSA, OKLAHOMA



REVISIONS



CBOA-2693

20-13 06

LEGEND

Tulsa Corporate Limits



10.1

**BOARD OF ADJUSTMENT
CASE REPORT**

STR:198

Case Number: CBOA-2693

CZM:22

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Vernon Bearden

ACTION REQUESTED: Special Exception to allow fireworks stands in a CS and AG zoned district. (Use Unit 2 ;Section 1202.2); Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: NE/c of N. Peoria Ave. E. & E. 56th St. N.

ZONED: CH,AG,CS

PRESENT USE: vacant - agricultural

TRACT SIZE: 29.63 acres

LEGAL DESCRIPTION: SW SW OR GOV LT 7 LESS S58 W388 THEREOF & LESS S16.5 E710 THEREOF & LESS BEG 58N SWC SW TH E40 N192 E10 N1130 TO PT ON NL SW SW W50 S1264 POB & LESS N20 SW SW LESS W50 THEREOF & LESS STRIP 50 EITHER SIDE CL BEG 759.7W SECR GOV LT 7 TH NWLY CRV RT788.,

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts Ch and RS zoned lots to the north; AG and RS zoned lots to the east; and IL zoned lots to the west; the site abuts Tulsa City limits to the south.

STAFF COMMENTS

The site plan submitted with the application proposes two firework stands on the southwest corner of the large vacant lot. The overall lot consists of three separate zoning designations (CH, CS, & AG). As shown on the site plan, the fireworks stands will be located in the CS zoned portion.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the CS district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

The existing parking area appear to consist of both unpaved gravel and grass. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider

10.2

any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

Move to _____ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an CS district (Sec.701); Variance of the all-weather surface material requirement for parking (Sec.1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



Subject Tract

CBOA-2693

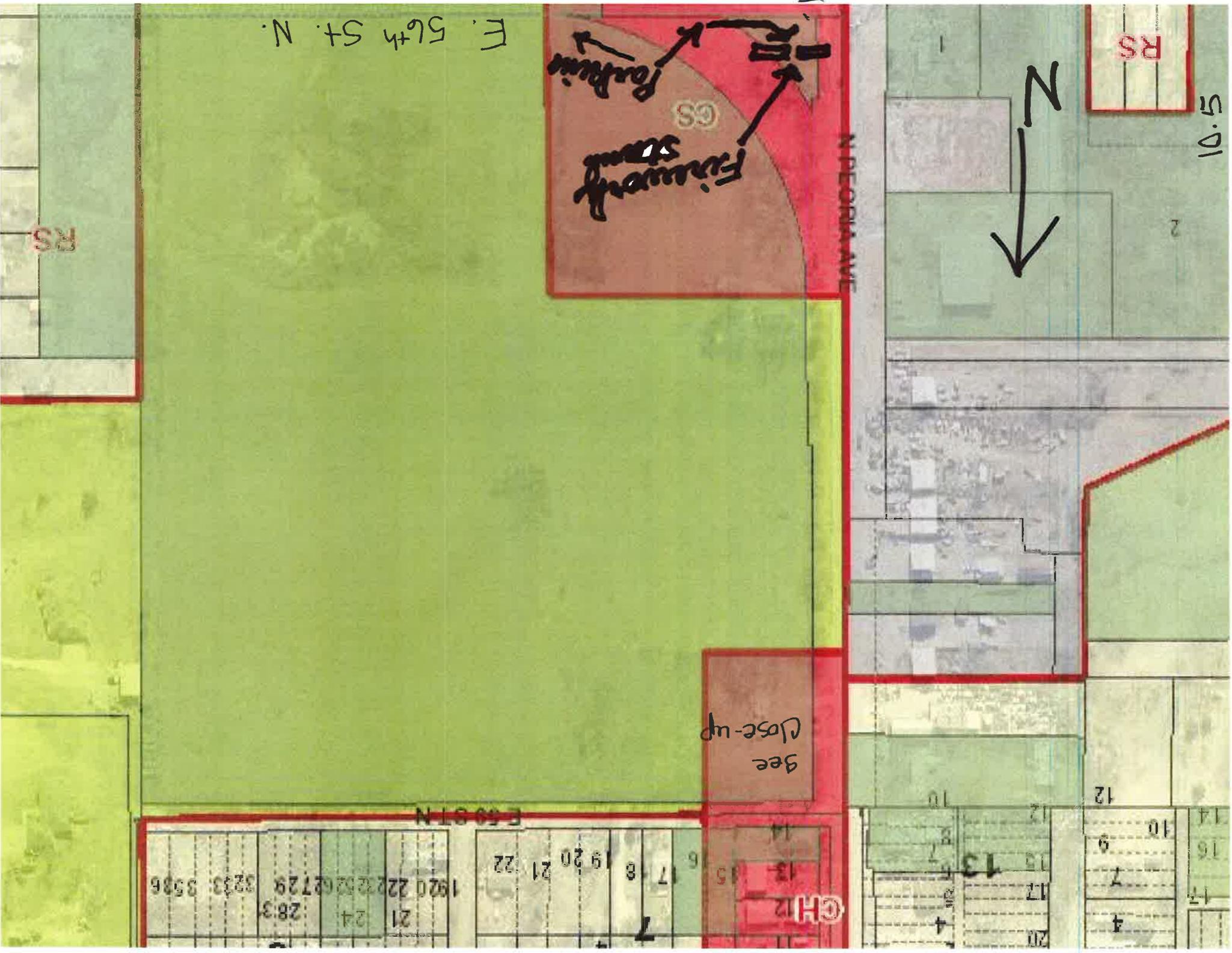
20-13 06

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

10.4





E. 56th St. N.

GS
Furniture store
Furniture

N PEORIA AVE

RS

10.5



RS

see close-up

E 59 ST N

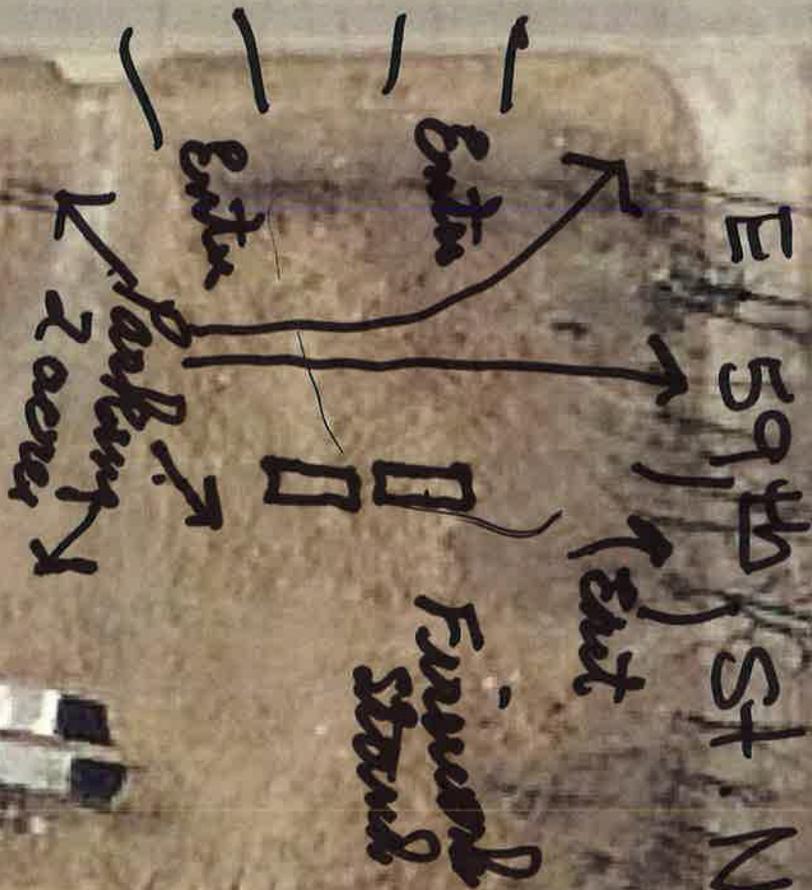
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12	13	14	15	16	17	18	19	20	21
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10	11	12	13	14	15	16	17	18	19
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7	8	9	10	11	12	13	14	15	16
6	7	8	9	10	11	12	13	14	15
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4	5	6	7	8	9	10	11	12	13
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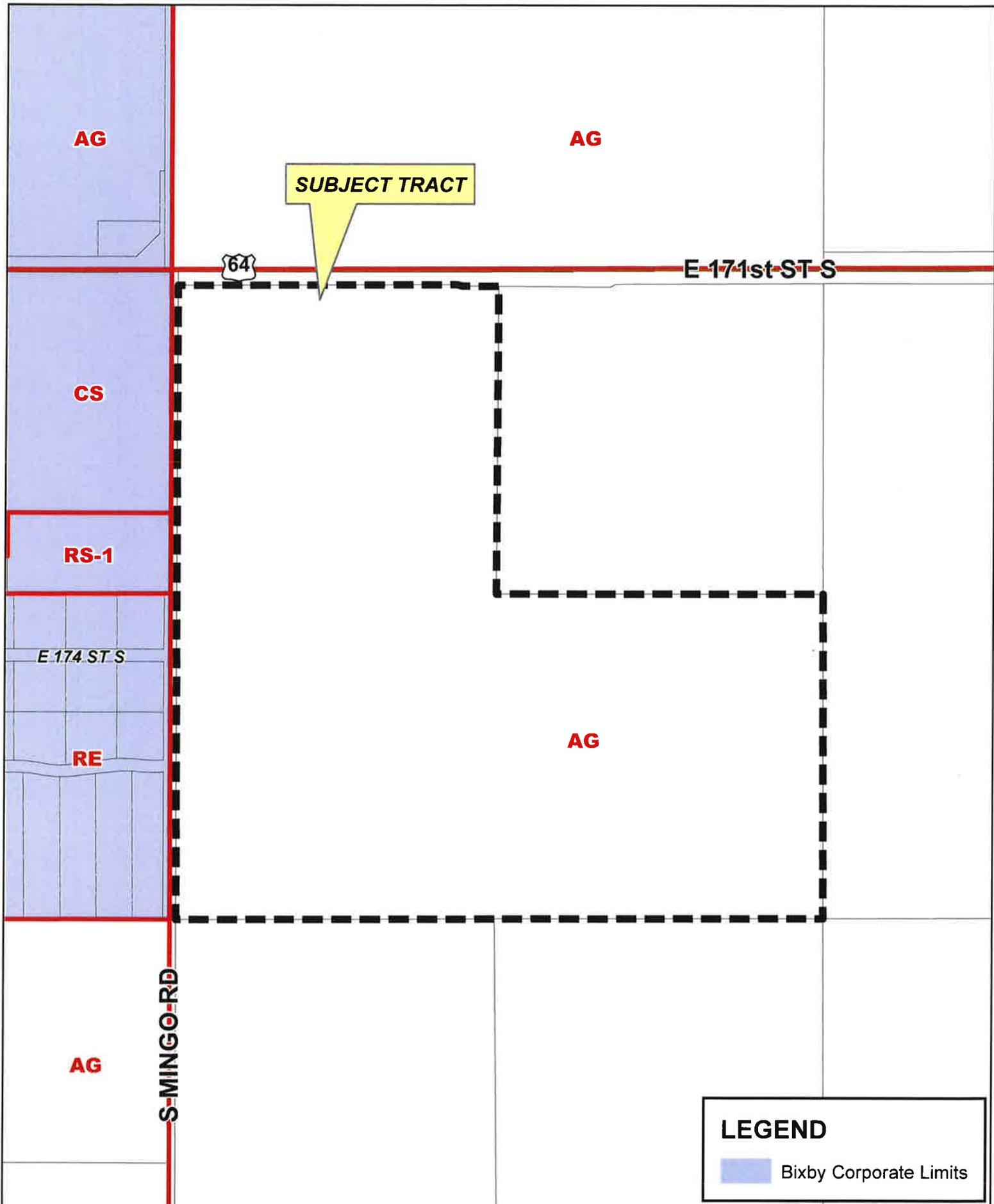
GH2

9.01



N. Peoria Ave





SUBJECT TRACT

64

E 171st ST S

AG

AG

CS

RS-1

E 174 ST S

RE

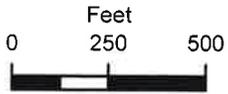
AG

S MINGO RD

AG

LEGEND

 Bixby Corporate Limits



CBOA-2694

11.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:7431

Case Number: CBOA-2694

CZM:68

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Vernon Bearden

ACTION REQUESTED: Special Exception to allow fireworks stands in AG zoned district. (Use Unit 2 Section;1202.2); Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: SE/c of S. Mingo Rd. & E.171st St. S.

ZONED: AG

PRESENT USE: agriculture

TRACT SIZE: 116.38 acres

LEGAL DESCRIPTION: W/2 NW & SE NW LESS BEG NWC NW TH S65 E1155.3 SE20.6 E130 N70 W TO POB & LESS W24.75 FOR RD SEC 31 17 14 116.380ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA- 2001; on 07.17.02 the Board **approved** a *use variance* to allow retail sales of produce on an AG tract.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts Bixby Corporate limits to the west; large AG zoned tracts abut the property to the north, south, and west.

STAFF COMMENTS

The site plan submitted with the application proposes two firework stands on the northwest corner of the lot, along E. 171st St. S. & S. Mingo Rd. The large AG zoned lot appears to have an existing commercial building located near the proposed firework stands.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the AG district because of potential adverse effect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

A portion of the existing parking lot is an unpaved gravel area. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider

11.2

any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

Move to _____ (approve/deny) Special Exception to allow fireworks stands in AG zoned district. (Use Unit 2 Section;1202.2); Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”

PT NE NE Beg. 331.64' W NE/c NE, thence W 990.00' S to PT, thence NE 329.35' N 130.00' E 330.83' S 200.00' NE to POB, Section 18, T-19-N, R-10-E; AND Road Easement: A strip of land in a part of the NE/4 NE/4 of Section 18, T-19-N, R-10-E; for the purpose of a 30' road easement, 15' on each side of the following described centerline; Said centerline is more particularly described as follows, to-wit: Commencing at the NE/c NE/4 of Section 18 T-19-N R-10-E; thence N 89°51'07" W along the N line of said NE/4 a distance of 329.66'; thence along the following Corps of Engineers' boundary line as follows, to-wit: S 45°06'41" W a distance of 465.88'; thence S 00°17'16" W a distance of 764.68' to a point of the N right-of-way line of State Hwy No. 51; thence S 86°36'46" W along said N right-of-way line a distance of 446.92' to the centerline of an existing gravel road and the POB; thence N 19°29'56" E a distance of 54.26'; thence N 20°08'28" E a distance of 53.57'; thence N 11°03'37" E a distance of 53.10'; thence N 03°58'26" E a distance of 53.92'; thence N 02°52'56" E a distance of 53.40'; thence N 05°26'07" E a distance of 55.50'; thence N 13°59'56" E a distance of 43.81' to a point on the S right-of-way line of the Burlington-Northern railroad and the end of road easement; AND Beg. at a point 661.64' W and 260.00' S of the NE/c Section 18, T-19-N R-10-E; thence W a distance of 330.82' to a point; thence S a distance of 166.38' to a point; thence NEly along the N right-of-way line of the St. Louis-San Francisco Railway Company, a distance of 332.62' to a point, thence N a distance of 131.87' to the POB; AND Beg. 661.64' W and 130.00' S NE/c NE, thence W 330.82' S 130.00' E 330.82' N 130.00' POB, Section 18, T-19-N, R-10-E; AND PT NE NE, Beg. 661.64' W 260.00' S 330.20' W NE/c NE, thence S 166.37' SW 339.30' N 185.31' NE 329.35' to POB, Section 18, T-19-N, R-10-E, all of Tulsa County, State of Oklahoma.

Case No. 2001

Action Requested:

Use Variance to allow retail sales of produce on an AG tract (some produce is grown on subject tract and some is purchased from other source). SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT – Use Unit 3 / 14, located 17137 S. Mingo.

Presentation:

Don Carmichael, 13102 E. 171st St. S., proposes to sell produce on his property, and build a barn for storage. He has obtained a permit to build the barn. A site plan (Exhibit D-1) was provided.

Comments and Questions:

Mr. Alberty stated the Board has received a letter from the Woodland Acres Homeowners' Association (Exhibit D-2). They specified conditions to have the barn to the north of the Baptist Church, and no disposal of unused or rotting produce on the land. Mr. Carmichael responded that the barn would be to the

north and they dispose of any unsold produce in a dumpster. He added that they feed the cattle some produce occasionally.

Interested Parties:

Bud Waldron, 9608 E. 175th St., stated he was representing the homeowners in Woodland Acres. The homeowners are not opposed to the retail sales on the north side of the property. A petition was provided (Exhibit D-3).

Board Action:

On **MOTION** of **Hutson**, the Board voted 4-0-0 (Alberty, Walker, Dillard, Hutson "aye"; no "nays"; no "abstentions"; Tyndall "absent") to **APPROVE a Use Variance** to allow retail sales of produce on an AG tract (some produce is grown on subject tract and some is purchased from other sources), limited to area indicated on site plan, per plan, on the following described property:

W/2 NW and SE NW less Beg. NW/c, thence S 65.00' E 1155.30' SE 20.60' E 130.00' N 70.00' W to POB and less W 24.75' for road, Section 31; T-17-N, R-14-E, Tulsa County, State of Oklahoma.

Case No. 2002

Action Requested:

Special Exception to permit a 190' monopole telecommunications tower in an RE district. SECTION 1204.3. USE UNIT 4. PUBLIC PROTECTION AND UTILITY FACILITIES, Use Conditions, located 17926 E. 101st St.

Presentation:

Audrey Blank, 522 Colcord Dr., Oklahoma City, Oklahoma, representing Sprint PCS submitted a packet of information to the Board (Exhibit E-1). She reviewed the eleven factors the Board must consider for a communications tower and gave the information regarding this tower, as it was available in the agenda packet. She stated the tower would provide better services to the customers in this area. The proposed tower would be a galvanized monopole-type tower, 190' plus the height of the foundation relief, antenna mounting structures and lightning rod. It meets the 110% requirement. The nearest residential structure would be 767.49' to the north, which is the property owner's residence. The primary use of the parent tract and surrounding tracts is agricultural. The area is zoned RE. The topography consists of relatively flat terrain gradually sloping upward toward the northwest. There is heavy tree cover to the east, southeast, and south.

Mr. Alberty called a brief recess at 2:35 p.m. and called the meeting to order again at 2:47 p.m.

Ms. Blank continued her presentation:



64

E 171st ST S

E 174 ST S

E 175 ST S

S MINGO RD



Subject Tract

CBOA-2694

17-14 31

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



11.6



E. 171st St. S.

Firework stands



← Parking

S. Mingo Rd.

~~S. Mingo~~



11.7

E. 171st St. S.

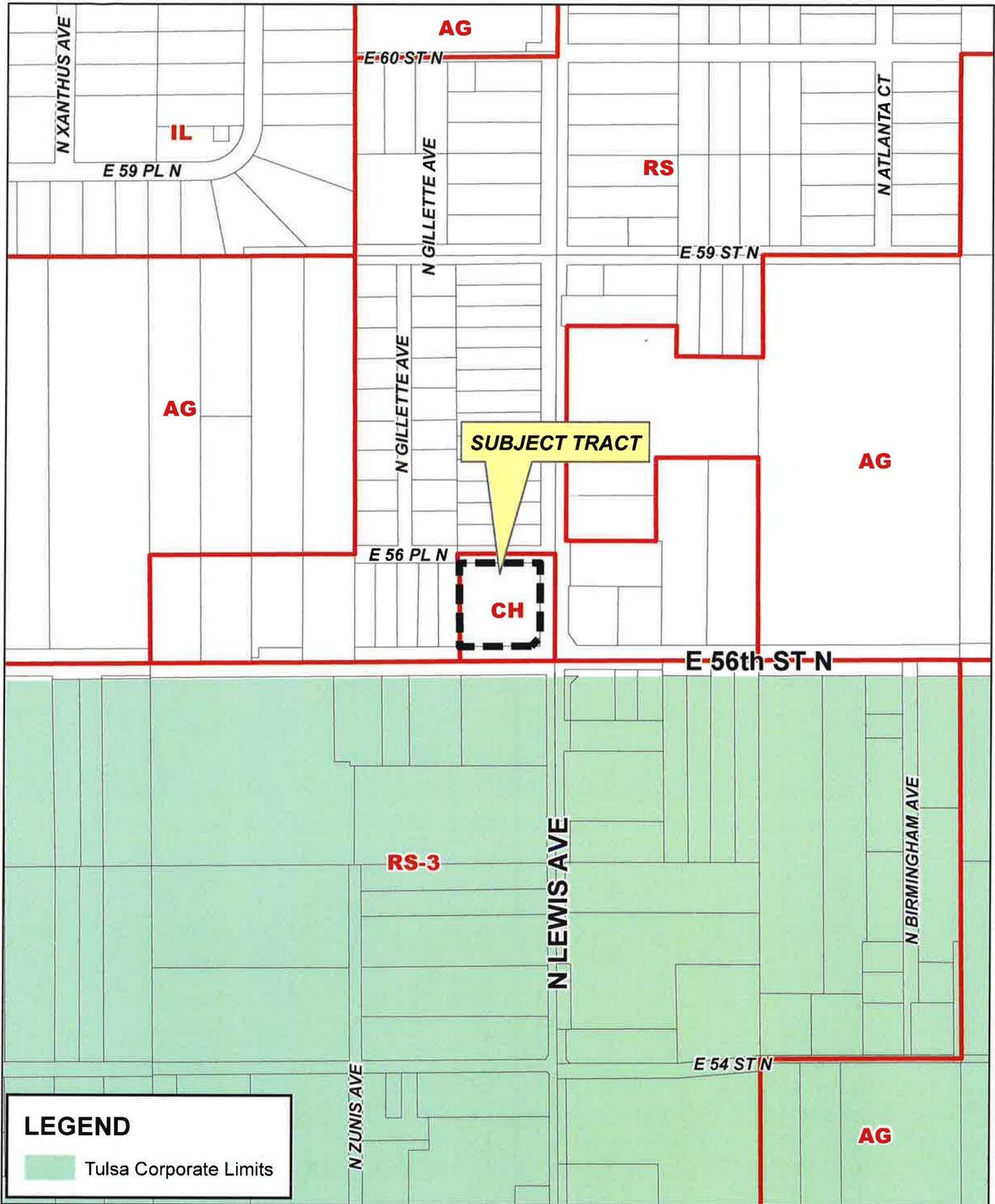


Fireworks
Stands

Banking

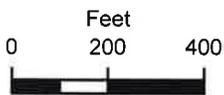
S. Mingo Rd.





CBOA-2695

12.1



20-13 06



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:198
CZM:22
PD:

Case Number: CBOA-2695

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Wayne Buckley

ACTION REQUESTED: Special Exception to allow a fireworks stand in an CH zoned district. (Use Unit 2; Section 1202.2); Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: NW/c of E. 56th St. N. & N. Lewis Ave.

ZONED: CH

PRESENT USE: vacant

TRACT SIZE: 1.6 acres

LEGAL DESCRIPTION: LT 1 LESS BEG SECR LT 1 TH W28 NE39.78 S28 POB FOR RD BLK 2, BELFLOWER HGTS

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS zoned residences to the north, east, and west; Tulsa Corporate limits abut the property to the south.

STAFF COMMENTS

The site plan submitted with the application proposes firework stands on the southeast corner of the lot, along E. 56th St. N. & N. Lewis Ave. A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the CH district because of potential adverse effect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

The existing parking lot is an unpaved gravel area. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

12.2

Sample Motion:

Move to _____ (approve/deny) a Special Exception to allow a fireworks stand in an CH zoned district. (Use Unit 2;Section 1202.2); a Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”

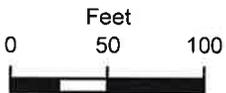


N GILLETTE AVE

E 56 PL N

N LEWIS AVE

E 56th ST N



Subject Tract

CBOA-2695

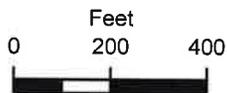
20-13 06

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



12.4



Subject
Tract

CBOA-2695

20-13 06

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



5602 N Lewis Ave

private
Fence

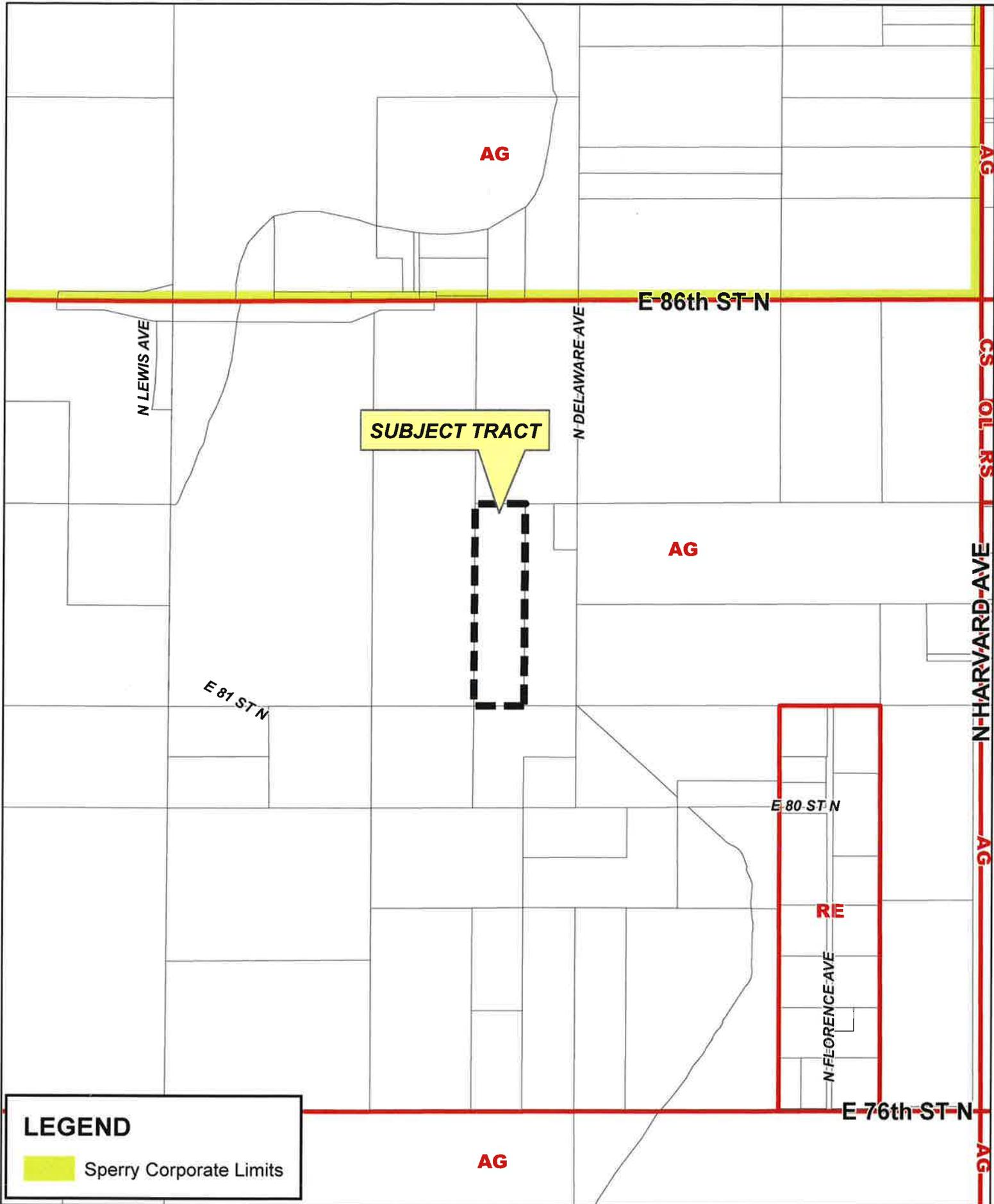
N. Lewis Ave

Firewood
STAND

PARKING

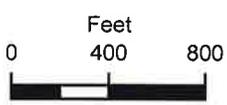
E. 56th St. N.





LEGEND

 Sperry Corporate Limits



CBOA-2696

13.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:1329

Case Number: CBOA-2696

CZM:16

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Tyrel Slagle

ACTION REQUESTED: Variance to reduce the frontage requirement in an AG district to allow construction of a new single family home. (Sec. 430.1)

LOCATION: 8320 N DELAWARE AV E

ZONED: AG

PRESENT USE: Agricultural

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: W/2 E/2 SE NW SEC 29 21 13 10AC,

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large AG zoned tracts.

STAFF COMMENTS:

According to the attached survey the existing site does not have frontage onto a public street maintained by the County. The applicant is proposing to construct a new residence on the subject property. The Code requires owners of land utilized for residential purposes to maintain 30 feet of frontage on a public street maintained by Tulsa County. The applicant has submitted a statement that the attached easement was confirmed by the City of Owasso to be the full easement from the applicant's property to E. 86th St. N.

To permit the new construction the applicant is before the Board requesting a **Variance** of the minimum frontage requirement on a public street or dedicated right of way from 30 ft. to 0 ft.

Sample Motion:

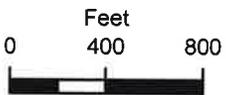
"Move to _____ (approve/deny) a **Variance** of the frontage requirement on a public street/dedicated right of way from 30 ft. to 0 ft. (Section 207).

Finding the hardship(s) to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that

13.2

the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



Subject Tract

CBOA-2696

21-13 29

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

13.4



5858 0358

DECLARATION OF EASEMENT AND RIGHT OF WAY

THIS DECLARATION OF EASEMENT made and entered into this 24th day of October, 1996, by, between and among Henry Bercutt and Carole Bercutt, husband and wife; Henry Bercutt and Carole Bercutt, as Trustee for Jay Scott Bercutt; Henry Bercutt and Carole Bercutt, as Trustee for Pamela Anna Bercutt, ("Owner 1"), Henry Bercutt ("Owner 2"), Kenneth W. Gann and Debra Lynne Gann, husband and wife, ("Owner 3") and Robert Lee Barr, ("Owner 4") with respect to the following:

A. Owner 1 is the owner of a tract of real property and premises situated in Tulsa County, State of Oklahoma, described as follows (hereinafter called "Tract 1").

The West 30 feet of the NW/4 of the NE/4 of Section Twenty-nine (29), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

B. Owner 2 is the owner of an adjoining tract of real property situated in said County and State, described as follows (hereinafter called "Tract 2").

The North 30 feet of the South 42 1/2 feet of the East 180 feet, more or less, and the West 30 feet of the South 42 1/2 feet of the East 180 feet, more or less, of the NE/4 NW/4 of Section Twenty-nine (29), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

C. Owner 3 is the owner of the real property situated in said County and State, described as follows (hereinafter called "Tract 3").

The East Half of the East Half of the Southeast Quarter of the Northwest Quarter (E/2 E/2 SE/4 NW/4) of Section Twenty-nine (29), Township Twenty-one (21) North, Range Thirteen (13) East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, less a tract beginning at the Northeast corner thereof; thence West along the North line a distance of approximately 150 feet; thence South and parallel to the East line a distance of approximately 300 feet; thence East and parallel to the North line a distance of approximately 150 feet; thence North a distance of approximately 300 feet to the point of beginning.

C. Owner 4 is the owner of the real property situated in said County and State, described as follows (hereinafter called "Tract 4").

The West Half of the East Half of the Southeast Quarter of the Northwest Quarter (W/2 E/2 SE/4 NW/4) of Section Twenty-nine (29), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

D. In order to obtain financing for Tract 3 and Tract 4, and to obtain legal access thereto, it is necessary for Owner 3 and Owner 4, (i) to obtain a permanent, non-exclusive easement for utilities and a right of way for access across the other tracts for the benefit of Tract 3 and Tract 4, (ii) to provide for the maintenance of the right of way and easement, and (iii) to insure adequate access and utility service to and from Tract 3 and Tract 4, and the buildings thereon and any buildings hereafter erected thereon, over Tract 1, Tract 2 and Tract 3.

RETURN TO: CENTURY TITLE L.C. 2840 E. 51st St. Tulsa, OK 74105

5858 0360

8. The easements herein created and other rights, benefits duties and obligations created and established herein shall be deemed covenants running with the land and shall be binding upon the parties hereto and their respective heirs, devisees, grantees, successors and assigns, forever.

EXECUTED the day and year first written hereinabove.

OWNER 1:

x <u><i>Henry Bercutt</i></u> Henry Bercutt Husband and Wife	x <u><i>Carole Bercutt</i></u> Carole Bercutt
--	--

x <u><i>Henry Bercutt</i></u> Henry Bercutt as Trustee for Jay Scott Bercutt	x <u><i>Carole Bercutt</i></u> Carole Bercutt
--	--

x <u><i>Henry Bercutt</i></u> Henry Bercutt as Trustee for Pamela Anne Bercutt	x <u><i>Carole Bercutt</i></u> Carole Bercutt
--	--

OWNER 2:

<u><i>Henry Bercutt</i></u> Henry Bercutt Husband and Wife	x <u><i>Carole Bercutt</i></u> Carole Bercutt
--	--

OWNER 3:

<u><i>Kenneth W. Gann</i></u> Kenneth W. Gann Husband and Wife	<u><i>Debra Lynne Gann</i></u> Debra Lynne Gann
--	--

OWNER 4:

x <u><i>Robert Lee Barr</i></u> Robert Lee Barr Husband and Wife	x <u><i>Judy Barr</i></u> Judy Barr
--	--



Roof

Square Footage:	
Frame	2270
First Floor	725
Second Floor	3095
Total	3181

Single R3
This document is property of Epic Custom Homes and is not allowable without written consent of Epic Custom Homes.

DRAWINGS PROVIDED BY:
Epic Custom Homes

DATE:

7/19/2017

SCALE:

1/4 in to 1 foot

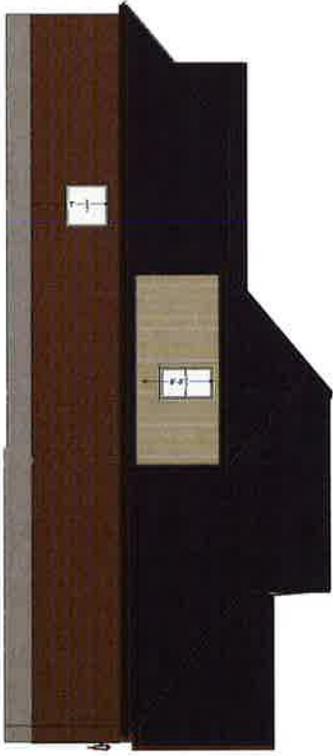
SHEET:

A-4



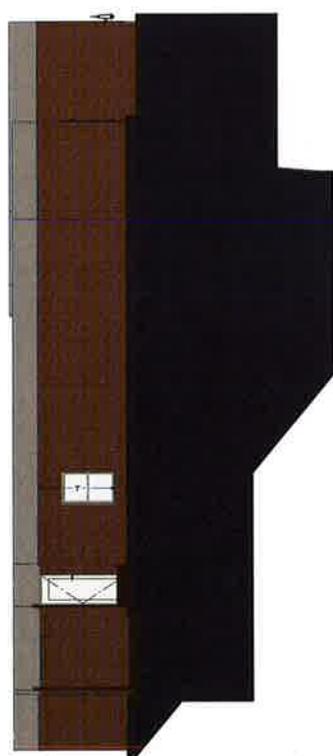
Rear

Front



Left

3/16" to 1 ft



Right

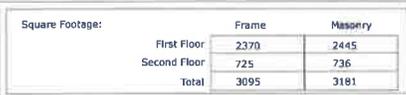
3/16" to 1 ft

DRAWINGS PROVIDED BY:
Epic Custom Homes
 DATE: 7/19/2017
 SCALE: 1/4" in to 1 foot
 SHEET: **A-3**

Slagle R3
This Document Is Property of Epic Custom Homes
 And Is Not For Distribution Or Sale. Reproduction
 Is Not Allowable Without Written Consent of Epic Custom
 Homes.

Square Footage:

	Frame	Masonry
First Floor	2370	2445
Second Floor	725	736
Total	3095	3181



13.9



DRAWINGS PROVIDED BY:
Epic Custom Homes
 DATE:
 7/19/2017
 SCALE:
 1/4" = 1' - 0"

Slagle R3
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 Homes.

Square Footage:

	Frame	Masonry
First Floor	2370	2445
Second Floor	725	736
Total	3095	3181

EPIC
 CUSTOM HOMES

13.10

Google Maps 8320 N Delaware Ave

13.11



Imagery ©2018 Google, Map data ©2018 Google 50 ft

13.12

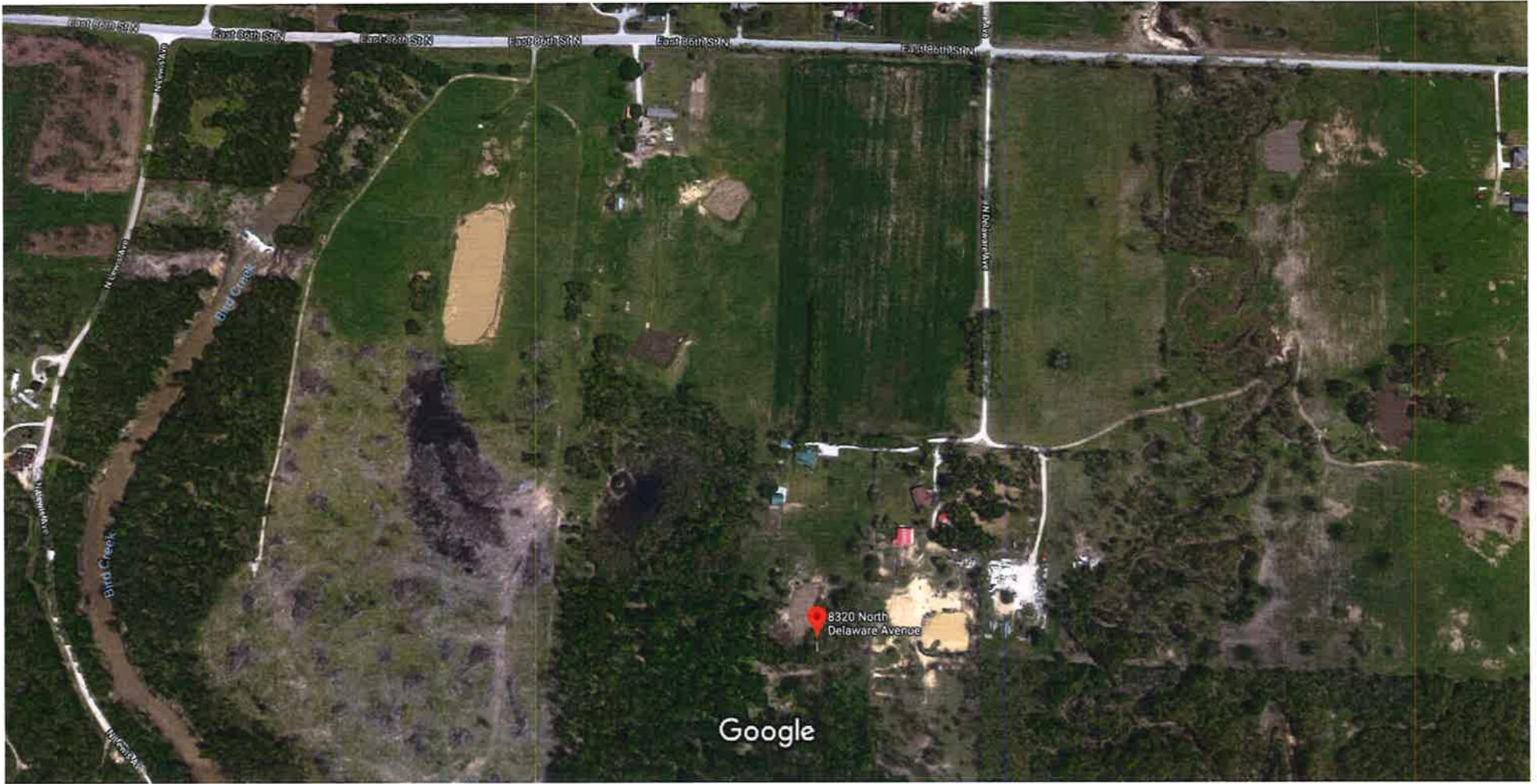
Google Maps 8320 N Delaware Ave



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Google Maps 8320 N Delaware Ave

13.13



Imagery ©2018 Google, Map data ©2018 Google 200 ft

Sparger, Janet

From: Chapman, Austin
Sent: Monday, June 18, 2018 8:20 AM
To: Ulmer, Amy
Cc: Sparger, Janet
Subject: Exhibits for CBOA-2696
Attachments: Slagle R3.pdf

From: Tyrel Slagle [mailto:tyrel.slagle@gmail.com]
Sent: Saturday, June 16, 2018 9:08 PM
To: Chapman, Austin <AChapman@incog.org>
Subject: Reference #2696

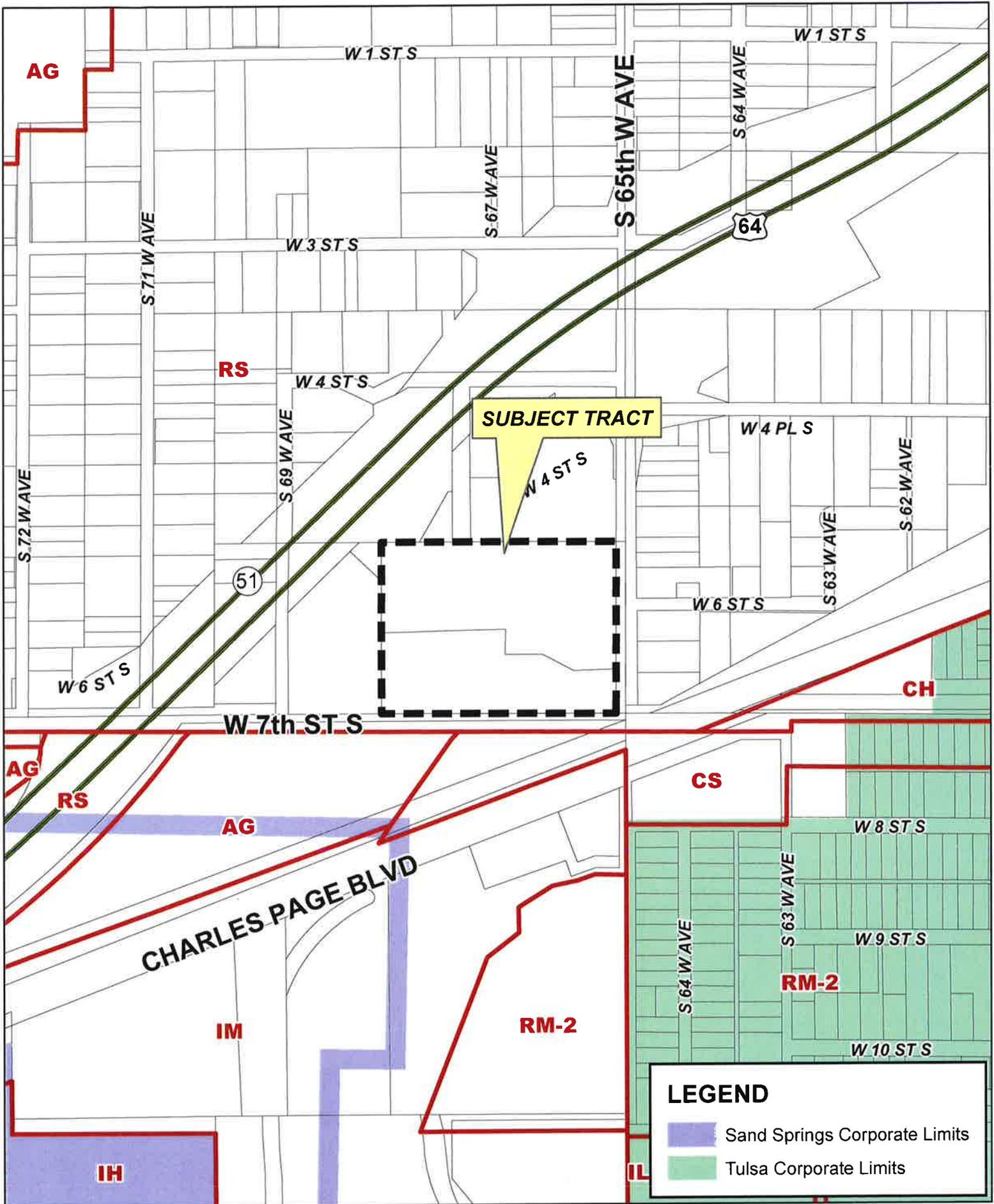
Hello sir,

This is the plans to the house we had designed with Epic Custom Homes. We plan to build in the same location as the double wide in the satellite pictures on the property since all the utilities are already run to that location and it is flat there.

The gentleman who does all the mapping for the City of Owasso took a look at the easement I gave you the day I applied for the July meeting. He mapped out every inch and angle listed in that easement and said it is a full easement from our property to 86th Street.

Is there anything else you need from me?

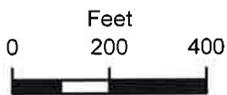
-Tyrel Slagle



SUBJECT TRACT

LEGEND

- Sand Springs Corporate Limits
- Tulsa Corporate Limits



CBOA-2697

14.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9206

Case Number: CBOA-2697

CZM:35

PD:

HEARING DATE: 08/21/2018 1:30 PM

APPLICANT: Monty Kapchinsky

ACTION REQUESTED: Special Exception to allow a fireworks stand (Use Unit 2) in an RS zoned district. (Sec. 410); Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: NW/c of W. 7th St. S. & S. 65th W. Ave.

ZONED: RS

PRESENT USE: residential

TRACT SIZE: 9.19 acres

LEGAL DESCRIPTION: BEG 145.86N SECR SE SE TH SW168.67 NW116.32 SW119.64 N81.51 SW384.91 N307.96 E746.50 S415.14 POB LESS E30 THEREOF FOR RD 5.959ACS; BEG SECR SE SE TH W776.50 N228.04 NE384.91 S81.51 NE119.64 SE116.32 NE168.67 ILESS E30 FOR RD POB SEC 6 19 12 3.23ACS,

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA-1870; on 06.19.01 the Board **approved** a *special exception* to allow a fire works tent in an RS zoned district from June 20, 2001 to July 5th, 2001; *variance* of the all-weather parking surface for temporary use.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS zoned parcels to the north, east, and west; the subject property abuts W. 7th ST. S. to the south.

STAFF COMMENTS:

The site plan submitted with the application proposes two firework stands on the southeast portion of the lot, along 65th W. Ave. The large RS zoned lot appears to have an existing residence and accessory buildings located on the southern portion of the overall subject site.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the RS district because of potential adverse effect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

A portion of the existing parking lot is an unpaved gravel area. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

14.2

At the time the notice was sent out, staff did not realize that the existing parking lot was a paved all-weather surface material. Therefore, the variance request to allow a gravel parking area on the site is not needed.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

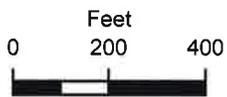
Sample Motion:

Move to _____ (approve/deny) Special Exception to allow a fireworks stand (Use Unit 2) in an RS zoned district. (Sec. 410); Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



 Subject Tract

CBOA-2697

19-12 06

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



14.4

Alberty suggested the 40' roadway easement be dedicated and filed on record, even though Tulsa County would not maintain it.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **MOTION** of **Hutson**, the Board voted 3-0-0 (Alberty, Tyndall, Hutson "aye", no "nays"; no "abstentions"; Walker, Dillard "absent") to **APPROVE** a **Variance** of required 30' of frontage on a public street or dedicated right-of-way, contingent on filing 40' dedicated roadway easement, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

S/2 S/2 NW NW NW, less E 20' for road; and N/2 S/2 NW NW NW, less E 20' for road; and S 330' W 640' SW NW NW; and NW NW, less E 680' and less N 660' W 640' and less S 330' W 640' SW NW NW, all in Section 30, T-19-N, R-12-E, Tulsa County, State of Oklahoma.

Case No. 1870

Action Requested:

Special Exception to allow a Use Unit 2 fire works tent in an RS zoned district from June 20, 2001 to July 5, 2001. SECTION 410. PRINCIPAL USES PERMITTED IN RESIDENTIAL DISTRICTS and SECTION 1202.3. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES, Use Conditions - - Use Unit 2; and a Variance of all-weather surface for temporary use. SECTION 1340.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS, located 6605 W. 7th St.

Presentation:

John Tittle, Jr., 10545 Hectorville Rd., Mounds, Oklahoma stated he was told he needed a tent permit to sell fireworks. He leased the property in February 2000 and has a contract with property owner. He has operated fireworks stands for the last five years. He would like to sell fireworks from June 20, 2001 to July 5, 2001.

Interested Parties:

Judy Ford, 473 S. 65th W. Ave., was concerned about the all-weather surface. Mr. Alberty explained that he wants a variance from having to have an all-weather surface. She asked if this application would be for just this season this year. Mr. Alberty responded it would be for just these dates. She asked about hours of operation and the size of the tent. Mr. Alberty stated no hours have been specified and the tent is 30' X 58'.

Robert Jenkins, 6436 W. 6th, was concerned about safety, stating that in past years fireworks were set off too close to the tent.

Gwendolyn Jenkins, 6436 W. 6th, stated concern regarding the bike trail in close proximity to the stand. She stated that in the past the fireworks would be set off too close to her house and her hen house also. She is opposed for safety reasons.

Applicant's Rebuttal:

Mr. Tittle informed the Board that he has a more responsible person managing the stand this year.

Board Action:

On MOTION of Tyndall, the Board voted 3-0-0 (Alberty, Tyndall, Hutson "aye", no "nays"; no "abstentions"; Walker, Dillard "absent") to **APPROVE** a **Special Exception** to allow a Use Unit 2 fire works tent in an RS zoned district from June 20, 2001 to July 5, 2001; and a **Variance** of all-weather surface for temporary use, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

A part of the SE/4 SE/4 of Section 6, T-19-N, R-12-E of the IBM, described as follows: Beg. at the SE/c of the said described above land, thence W 776.5'; thence N 561'; thence E 776.5'; thence S 561' to POB, Tulsa County, State of Oklahoma.

Case No. 1871

Action Requested:

Special Exception to allow Use Unit 2 fire works stand in an AG zoned district, June 20, 2001 to July 5, 2001. SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT -- Use Unit 2; and a Variance of all-weather surface for temporary use, located 13607 E. 111th St.

Presentation:

John Tittle, Jr., 10545 Hectorville Rd., Mounds, Oklahoma, stated the same people have run this stand for the last three years. They are very conscientious operators. He has a lease and contract for the tent at this location.

Interested Parties:

Ellen Neal, 11206 S. 92nd E. Ave., Bixby, Oklahoma, wanted to know if this location was within the city limits. Mr. Alberty replied it was not.

W 7th St-S

Parking

tent

65th W Ave

N

14.7



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**BOARD OF ADJUSTMENT
CASE REPORT**

STR:8425

Case Number: CBOA-2698

CZM:59

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Kim Barber

ACTION REQUESTED: Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district (Sec. 310); Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: SW/c of E. 101st St. S. & S. 193rd E. Ave. **ZONED:** AG

PRESENT USE: Vacant Agricultural Land **TRACT SIZE:** 235.75 acres

LEGAL DESCRIPTION: NE & N/2 SE LESS BEG 400S NEC NE TH S3570.62 W55 N1328.15 E5 N2242.47 E50 TO POB SEC 25 18 14 235.747ACS, SEVEN OAKS SOUTH II, SEVEN OAKS SOUTH, SEVEN OAKS, COUNTY LINE FOOD MART

RELEVANT PREVIOUS ACTIONS:

Subject Property:

CBOA- 2398; on 5.17.11 the Board **approved** a *special exception* to permit a fireworks stand with a 5-year time limitation; a *variance* of the paving requirement for a temporary parking area.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by Broken Arrow Corporate Limits on all sides.

STAFF COMMENTS:

The site plan submitted with the application proposes two firework tents/stands on the northeast portion of the AG zoned property. Per the Code, a fireworks tent/ stand is considered an Area-Wide Special Exception Use (Use Unit 2) that does not specify the minimum parking requirement on the lot.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

The existing parking area consists of both unpaved gravel. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. If inclined to approve the Board may consider

15.2

any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

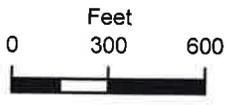
Sample Motion:

Move to _____ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Sec.701); Variance of the all-weather surface material requirement for parking (Sec.1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



Subject Tract

CBOA-2698

18-14 25

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

15.4



CBOA-02398

stand (Use Unit 2) in an AG district (Section 301); and a Variance of the paving requirement for a temporary parking area (Section 1340.D). Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, subject to the selling season to be from June 15th through July 6th with operating hours to be from 8:00 A.M. to 10:00 P.M. for June 15th through July 2nd; operating hours for July 3rd and 4th to be 8:00 A.M. to 12:00 Midnight. A time limitation for the fireworks stand is to be five years. Gravel is to be placed in front of the fireworks stand and the property is to have two entrances/exits with a gravel driveway; for the following property:

NE & N/2 SE LESS BEG 400S NEC NE TH S3570.62 W55 N1328.15 E5 N2242.47 E50 TO POB SEC 25 18 14 235.747ACS, OF TULSA COUNTY, OKLAHOMA

2150-A—Midwest Agape Chapel

Action Requested:

Amendment to a previously approved site plan for a day care center accessory to a church use of the property. **LOCATION:** 5161 East 171st Street South

Presentation:

Rick Oberlender, 10007 South 67th East Place, Tulsa, OK; stated the church wants to build a 15 feet by 30 feet addition on the back of the building for a daycare center to accommodate the children. He added that he is submitting a site plan today that shows future additions to the childcare center building.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **OSBORNE**, the Board voted 3-0-0 (Dillard, Osborne, Walker "aye"; no "nays"; no "abstentions") to **APPROVE** the Amendment to a previously approved site plan for a daycare center accessory to a church use of the property as submitted today; for the following property:

LT 1 BLK 1, RESERVE A, RESERVE B, MIDWEST AGAPE CHAPEL ADDN PRT RESUB QUAD CENTER, OF TULSA COUNTY, OKLAHOMA

NEW BUSINESS:

None.

Mr. Dillard stated that he does not have a problem with the location of the stand but he does have a problem with the fireworks being set off within 500 feet of the fireworks stand. Mr. Dillard stated he could not support the approval of this request.

Mr. Walker stated he could not support the approval of this request because of disregard for the rules and regulations of the use of fireworks.

Board Action:

On **MOTION** of **OSBORNE**, the Board voted 3-0-0 (Dillard, Osborne, Walker "aye"; no "nays"; no "abstentions") to **DENY** the Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 301); and **DENY** a Variance of the paving requirement for a temporary parking area (Section 1340.D), finding the Special Exception would not be in harmony with the spirit and intent of the Code, and would be injurious to the neighborhood and otherwise detrimental to the public welfare; for the following property:

W330 S/2 N/2 SW SW SEC 1 17 12 2.50ACS, OF TULSA COUNTY, OKLAHOMA

2398—TNT Fireworks

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 301); and a Variance of the paving requirement for a temporary parking area (Section 1340.D). **LOCATION:** SW/c of East 101st Street and South 193rd East Avenue

Presentation:

Lonnie Basse, 5401 West Skelly Drive, Tulsa, OK; stated he represents TNT Fireworks and is asking the Board's approval of a Special Exception and a Variance in an AG district. There will be two entrances/exits to the area for the public to use. The selling season for the fireworks stand will be June 15th and no later than July 6th, with the hours of 8:00 A.M. to 10:00 P.M. except for July 3rd and 4th, then the operating hours requested are 8:00 A.M. to 12:00 Midnight.

Interested Parties:

There were no interested parties present.

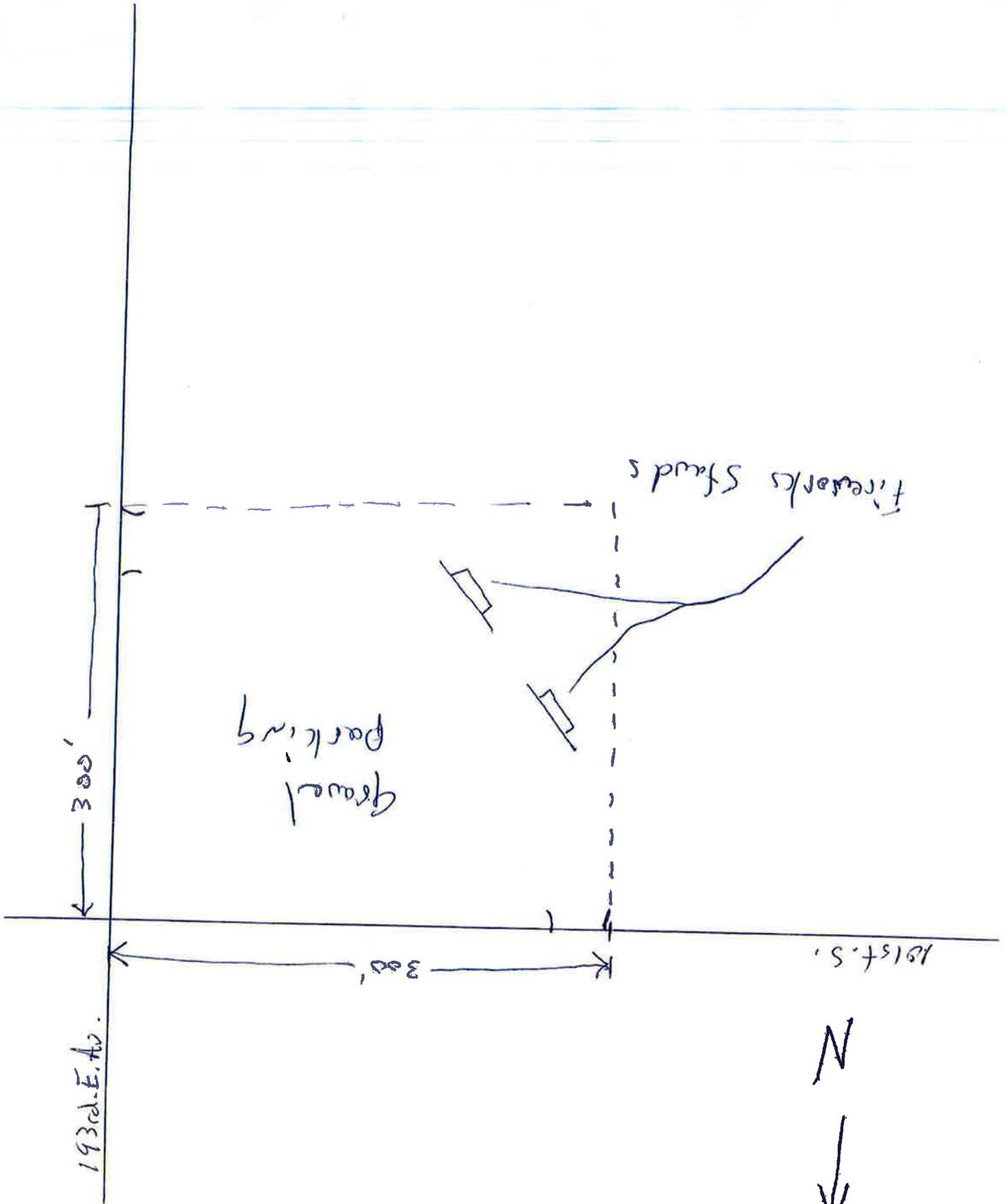
Comments and Questions:

None.

Board Action:

On **MOTION** of **DILLARD**, the Board voted 3-0-0 (Dillard, Osborne, Walker "aye"; no "nays"; no "abstentions") to **APPROVE** the Special Exception to permit a fireworks

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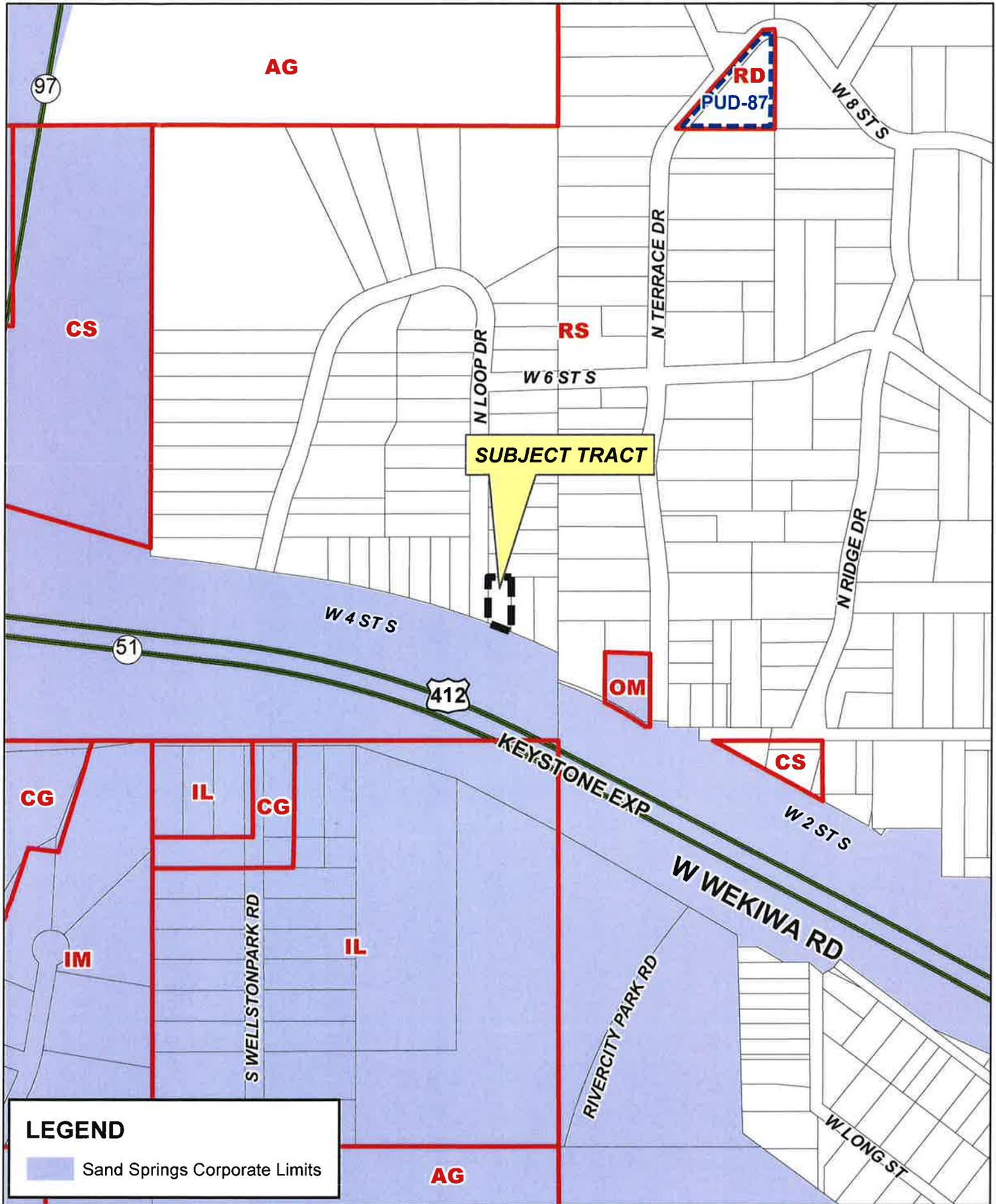


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E 101st

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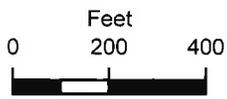


SUBJECT TRACT

**RD
PUD-87**

LEGEND

 Sand Springs Corporate Limits



CBOA-2699

16.1

19-11 10



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9110

Case Number: CBOA-2699

CZM:76

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Kim Barber

ACTION REQUESTED: Special Exception to allow a fireworks stand (Use Unit 2) in an RS zoned district. (Sec. 410) and a variance of the all weather surface requirement for parking.

LOCATION: 1065 W 4 ST N

ZONED: RS

PRESENT USE: residential

TRACT SIZE: 0.3 acres

LEGAL DESCRIPTION: LT 11 BLK 1, VALLEY VIEW ESTATES

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts Sand Springs Corporate limits to the south; the subject property is surrounded by RS zoned residences to the north, east, and west.

STAFF COMMENTS:

The site plan submitted with the application proposes a fireworks stand to be placed on the RS zoned lot. It appears that the subject parcel has an existing residence on the lot. A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the RS district because of potential adverse effect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

It appears that any parking area will be unpaved. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

Move to _____ (approve/deny) Special Exception to allow a fireworks stand (Use Unit 2) in an RS zoned district. (Sec. 410); Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



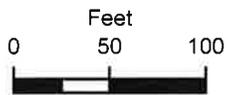
N LOOP DR

W 4 STS

412

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KEYSTONE EXP



Subject Tract

CBOA-2699

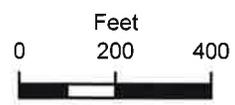
19-11 10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



16.4



 Subject Tract

CBOA-2699

19-11 10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



From: Ulmer, Amy aulmer@incog.org
Subject: CBOA-2699
Date: Jun 26, 2018 at 9:56:56 AM
To: Kim Barber bccrackers1@aol.com

Kim,

I've attached the aerial photo. Let me know if you need anything else.

Amy Ulmer | Land Development Planner
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9437
918.579.9537 fax
aulmer@incog.org



16.6

W 21 ST S

PUD-30 ABANDONED

IL

IM

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CS

51

CS

SUBJECT TRACT

AG

S-137th-W-AVE

LEGEND

 Sand Springs Corporate Limits



CBOA-2700

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19-11 16



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9116

Case Number: CBOA-2700

CZM:34

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Kim Barber

ACTION REQUESTED: Special Exception to allow a fireworks stand (Use Unit 2) in a CS and AG zoned district. (Sec. 310; Sec. 710); Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 13722 W 51 HY S

ZONED: AG,CS

PRESENT USE: commercial

TRACT SIZE: 4.86 acres

LEGAL DESCRIPTION: LT 2 BLK 1, TODD'S CORNER

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is

STAFF COMMENTS:

The site plan submitted with the application proposes a firework stands located near the existing commercial building. The overall lot consists of two separate zoning designations (CS & AG). As shown on the site plan, the fireworks stand appears to be located in the CS zoned portion.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the CS district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

A portion of the existing parking lot appears to be unpaved gravel. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

17.2

Move to _____ (approve/deny) a Special Exception to permit a fireworks stand (Use Unit 2) in an CS district (Sec.701); Variance of the all-weather surface material requirement for parking (Sec.1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



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Subject Tract

CBOA-2700

19-11 16

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



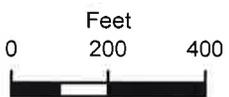
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W 21 ST S

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S 137th W AVE



Subject Tract

CBOA-2700

19-11 16

Note: Graphic overlays may not precisely align with physical features on the ground.

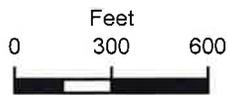
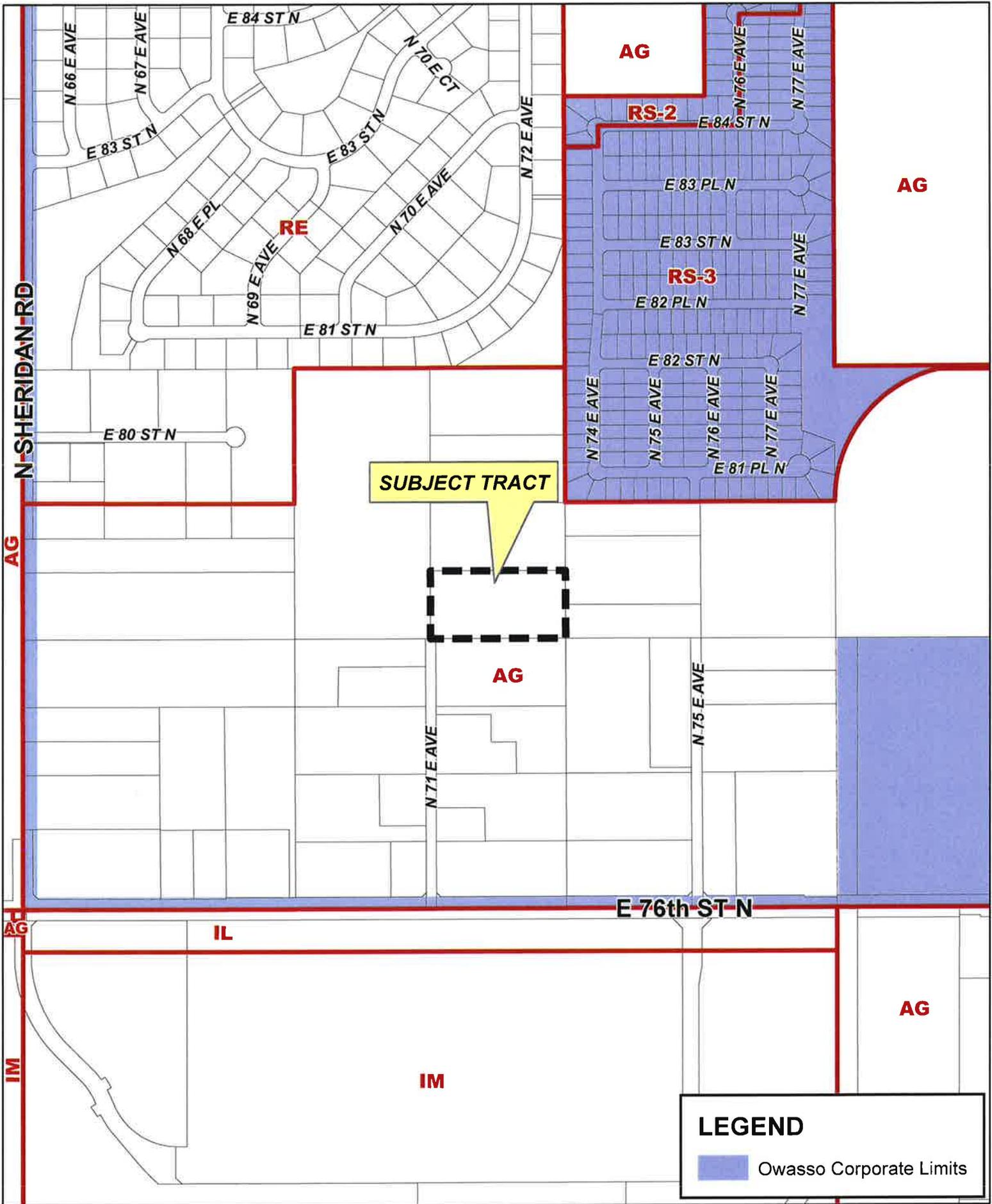
Aerial Photo Date: February 2018



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17.6



CBOA-2701

21-13 26

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**BOARD OF ADJUSTMENT
CASE REPORT**

STR:1326

Case Number: CBOA-2701

CZM:17

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Bradley McWilliams

ACTION REQUESTED: Use variance to permit Storage, NEC (Use unit 23) for the parking and storage of a commercial vehicle in an AG zoned lot (Section 310);Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 7845 N 71 AV E

ZONED: AG

PRESENT USE: Residence

TRACT SIZE: 5 acres

LEGAL DESCRIPTION: S/2 SE NE SW SEC 26 21 13 5ACS,

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by AG zoned tracts on all sides.

STAFF COMMENTS:

The applicant is before the Board requesting a **Use Variance** to allow the storage of a commercial vehicle (dump truck) on the subject site. The applicant is proposing to store the commercial vehicle outside; to the rear of the property. The applicant has stated that no commercial activity is being conducted on the property currently.

A Use Variance is required because the parking and storage of a commercial vehicle (Use Unit 23) is a use that is prohibited in the RS district. As a safeguard for the surrounding neighborhood, the Code requires that a screening fence or wall be constructed along the lot line(s) in common with an R-zoned lot. The applicant is required to construct a screening fence or wall along the east lot line.

If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the proposed use is compatible with the surrounding area. The Board may consider prohibiting outside storage of materials or personal items on the lot.

As shown on the attached exhibit. The existing parking area consists of unpaved gravel. The applicant is also requesting a **Variance** of the all-weather surface material requirement for parking (Section 1340.D).

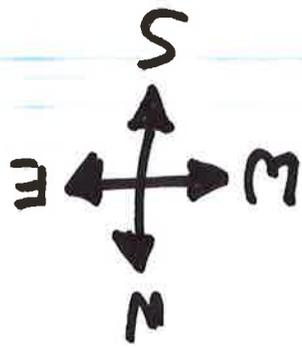
18.2

Sample Motion:

“Move to _____ (approve/deny) a Use variance to permit Storage, NEC (Use unit 23) for the parking and storage of a commercial vehicle in an AG zoned lot (Section 310);Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



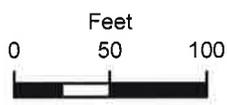
Shop
150 ft long
X
50 ft wide



Site plan



N71 E AVE



 Subject Tract

CBOA-2701

21-13 26

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

18.5





N SHERIDAN RD

E 84 ST N

N 66 E AVE

N 67 E AVE

E 83 ST N

N 68 E PL

N 69 E AVE

E 83 ST N

N 70 E AVE

N 72 E AVE

N 76 E AVE

N 77 E AVE

E 84 ST N

E 83 PL N

E 83 ST N

E 82 PL N

E 82 ST N

N 74 E AVE

N 75 E AVE

N 76 E AVE

N 77 E AVE

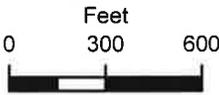
E 81 PL N

E 80 ST N

N 71 E AVE

N 75 E AVE

E 76th ST N



Subject Tract

CBOA-2701

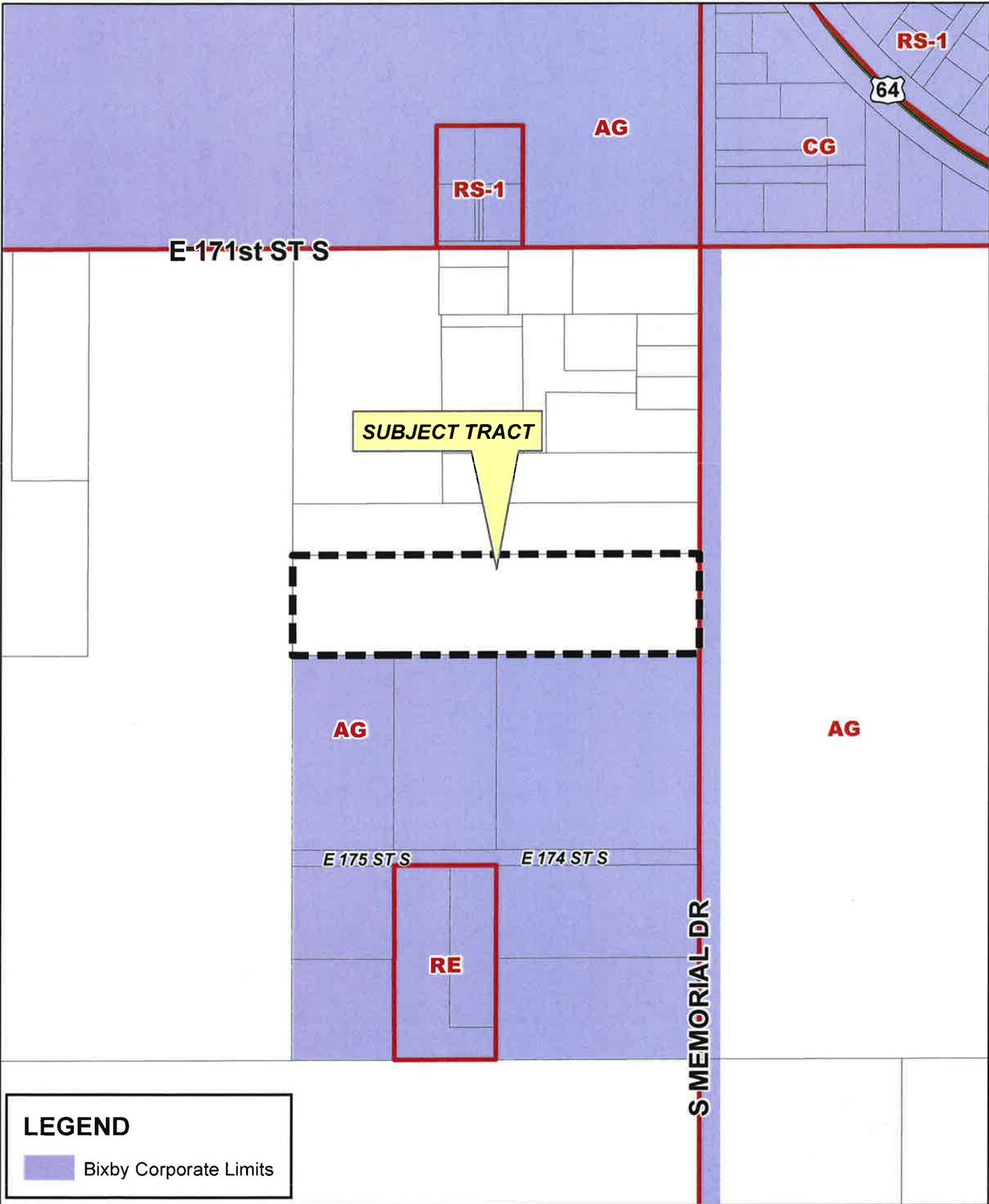
21-13 26

Note: Graphic overlays may not precisely align with physical features on the ground.

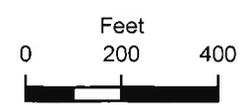
Aerial Photo Date: February 2018



18.6



RS-1
64



CBOA-2702

19.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:7335

Case Number: CBOA-2702

CZM:67

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Sherry Barbour

ACTION REQUESTED: Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 17316 S MEMORIAL DR E

ZONED: AG

PRESENT USE: VACANT

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: S330 NE NE SEC 35 17 13 10ACS,

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large AG zoned parcels to the north and west; the subject tracts abuts Bixby Corporate Limits to the east and south.

STAFF COMMENTS:

The site plan submitted with the application proposes three firework stands located on the east portion of the property, along S. Memorial Dr. A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

The existing parking lot appears to be unpaved gravel. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

19.2

Sample Motion:

Move to _____ (approve/deny) a Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



E 171st ST S

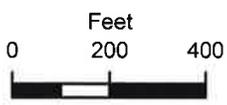
64



E 175 ST S

E 174 ST S

S MEMORIAL DR



Subject Tract

CBOA-2702

17-13 35

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



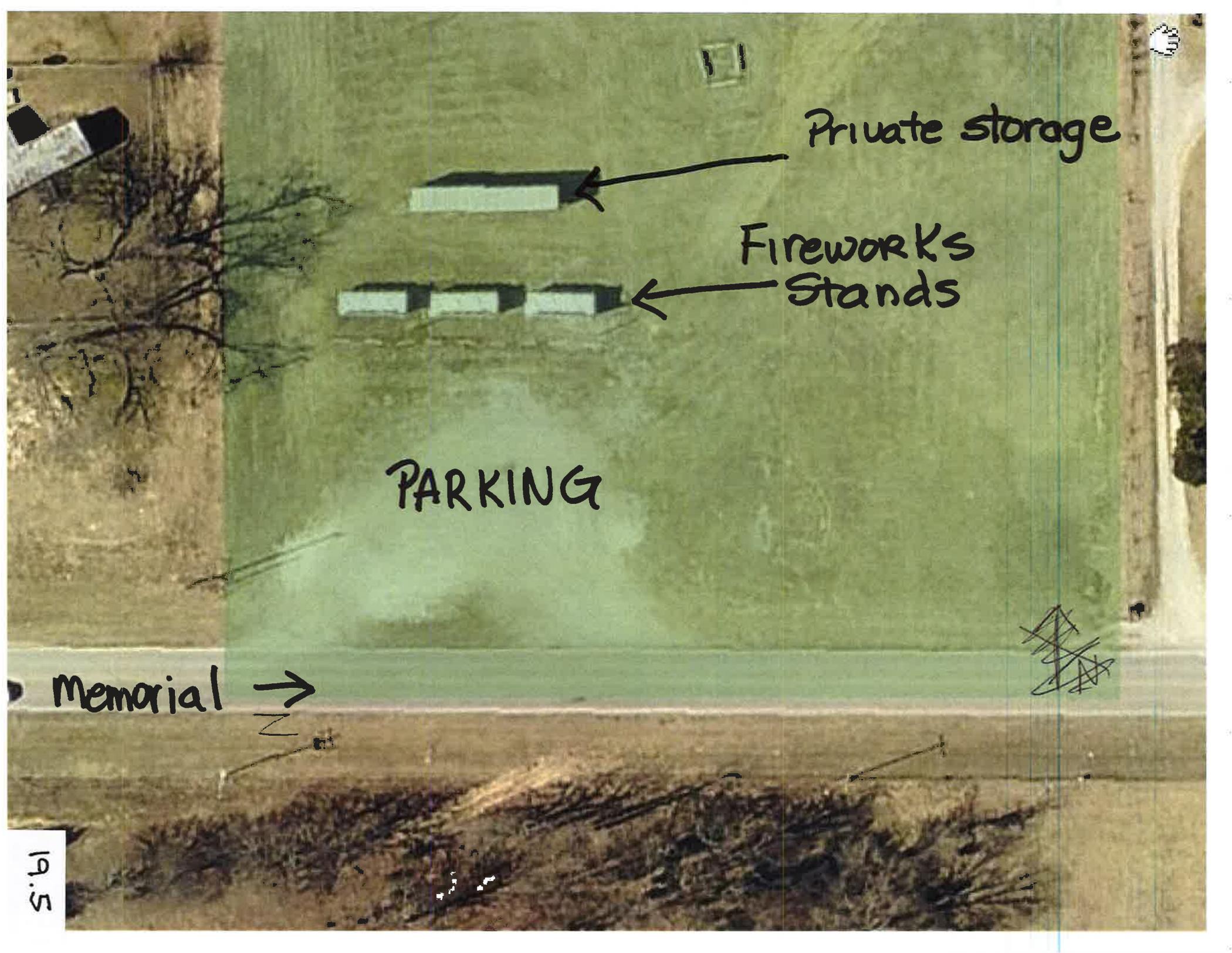
Private storage

Fireworks
Stands

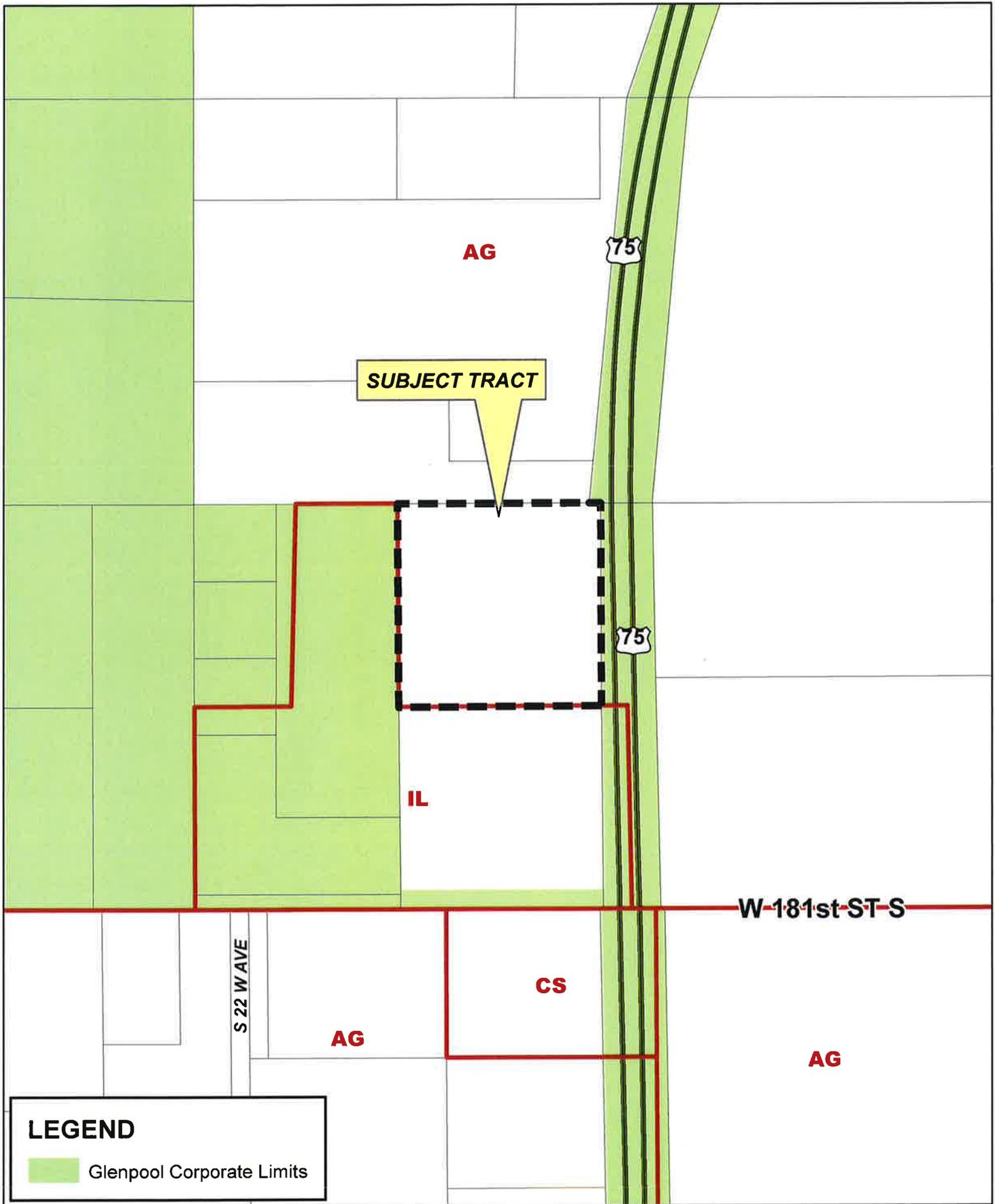
PARKING

Memorial →
N

19.5



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SUBJECT TRACT

AG

75

75

IL

W 181st ST S

S 22 W AVE

CS

AG

AG

LEGEND

Glenpool Corporate Limits



CBOA-2703

20.1

17-12 34



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:7234

Case Number: CBOA-2703

CZM:65

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Sherry Barbour

ACTION REQUESTED: Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 17948 S 75 HY W

ZONED: AG

PRESENT USE: Vacant

TRACT SIZE: 9.69 acres

LEGAL DESCRIPTION: N/2 E/2 SW SE LESS HWY ON E SEC 34 17 12 9.69AC, TRUE LIFE TABERNACLE, COTTON CREEK MINI-STORAGE

RELEVANT PREVIOUS ACTIONS:

Subject Property & Surrounding Property:

CBOA-1810: on 1.16.01 the Board approved a special exception to allow church and related uses in an IL zoned district and approval of previously approved site plan per amendments on AG tract. Located; subject property & IL zoned property directly south.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts an IL zoned church use to the south; directly north is an AG zoned industrial use; Glenpool Corporate limits abuts the subject property to the east and west.

STAFF COMMENTS:

The site plan submitted with the application proposes a fireworks stand/tent located on the southeast portion of the property, along Hwy 75. The applicant has stated there is an existing 40'x80' gravel base for the proposed tent. A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the AG district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

The existing parking lot appears to be unpaved gravel. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider

20.2

any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

Move to _____ (approve/deny) a Special Exception to allow a fireworks stand (Use Unit 2) in an AG zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”

Case No. 1809 (continued)

Presentation:

Roy Stane, 8503 E. 98th St. N., submitted photographs (Exhibit B-1) and stated he would like to replace an old existing trailer in very poor condition with a new mobile home that would be wheelchair accessible. He stated that the old trailer has many safety hazards.

Comments and Questions:

Mr. Alberty explained that the existing trailer was there in a non-conforming use, and he's asking to replace it.

Interested Parties:

Cathy Hutchison, 8402 N. 100th E. Ave., Owasso, OK, stated she was there in support of the application. She stated she was the Vice-President of Precision Components, a small manufacturing firm in Owasso, and she is the President of Volunteer Network, Owasso. She informed the Board that the company met and began helping the family through Volunteer Network two years ago. She described the poor conditions of the trailer, and they desire to help the family purchase something in better condition, but wanted the property to be in compliance with the Code first.

Board Action:

On **MOTION** of **Alberty**, the Board voted 5-0-0 (Walker, Alberty, Tyndall, Dillard, Looney "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Special Exception** to allow a mobile home in an RE district with conditions to use tie-downs, skirting and obtain DEQ approval for sanitary system; and a **Variance** to allow two dwelling units per lot of record, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

Lot 1, Block 4, Hill N Dale Acres, Tulsa County, State of Oklahoma.

Case No. 1810

Action Requested:

Special Exception to allow church and related uses in an IL zoned district and approval of previously approved site plan per amendments on AG tract. SECTION 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICT and SECTION 910. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS – Use Unit 5, located NW/c W. 181st St. S. & US-75.

Presentation:

David Washington, 1660 E. 71st St., stated that the applicant is actually True Life Tabernacle, Inc. He introduced Pastor Robert Griffin and Charles Martin. He

01:16:01:248(7)

Case No. 1810 (continued)

stated that they are seeking a permit to construct a gymnasium on a part of the property that is already platted.

Comments and Questions:

Mr. Walker asked if the existing structure faces the highway. Mr. Washington replied in the affirmative. Mr. Walker noted that there is parking to the south, and Mr. Washington added there is also parking to the north. Mr. Walker asked if they access from the road to the south. He responded that was correct. He asked Mr. Washington where the gym would be located. He replied it would be to the west. Mr. Alberty asked if the Board had previously approved the use and it must come back for site plan changes.

Board Action:

On **MOTION** of **Alberty**, the Board voted 5-0-0 (Walker, Alberty, Tyndall, Dillard, Looney "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Special Exception** to allow church and related uses in an IL zoned district and approval of previously approved site plan per amendments on AG tract, and including approval for future construction, per plans submitted, finding that it will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, on the following described property:

Lot 1, Block 1, True Life Tabernacle, SE/4 SW/4 SE/4 AND N/2 E/2 SW/4 SE/4 of Section 34, T-17-N, R-12-E, Tulsa County, State of Oklahoma.

Case No. 1811

Action Requested:

Variance of required 200' lot width in an AG district to 164' to permit a lot split. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS – Use Unit 6; and a Variance of land area from 2.2 acres to 2 acres. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS, located 11801 N. 113th E. Ave.

Presentation:

Pat Graham, stated she works for Homes Unlimited, in Owasso, and represented the owners of the subject property. She stated they listed the property and sold the surrounding property of about 35 acres.

John Fuller, 11801 N. 113th E. Ave., pointed out the property on a map to the Board.

Interested Parties:

There were no interested parties who wished to speak.

01:16:01:248(8)



W 181 ST S

(75 HWY)

S UNION AV W

S TACOMA ST W

S OKMULGEE EXMY W



3472

CBOA-1810

20.6

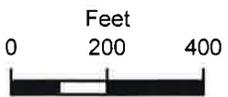


75

75

S 22 W AVE

W 181st ST S



Subject Tract

CBOA-2703

17-12 34

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



20.7



Subject Tract

CBOA-2703

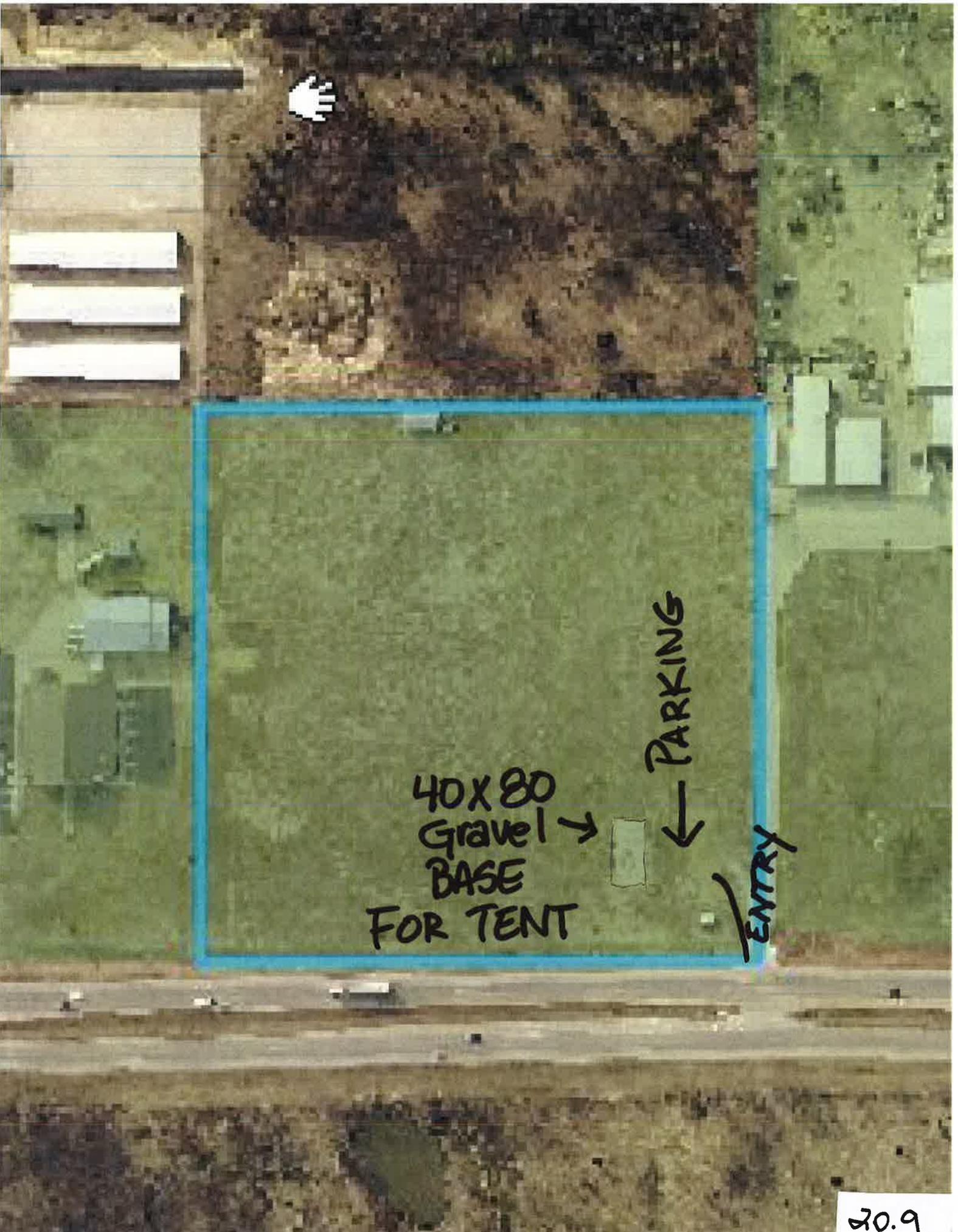
17-12 34

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

20.8



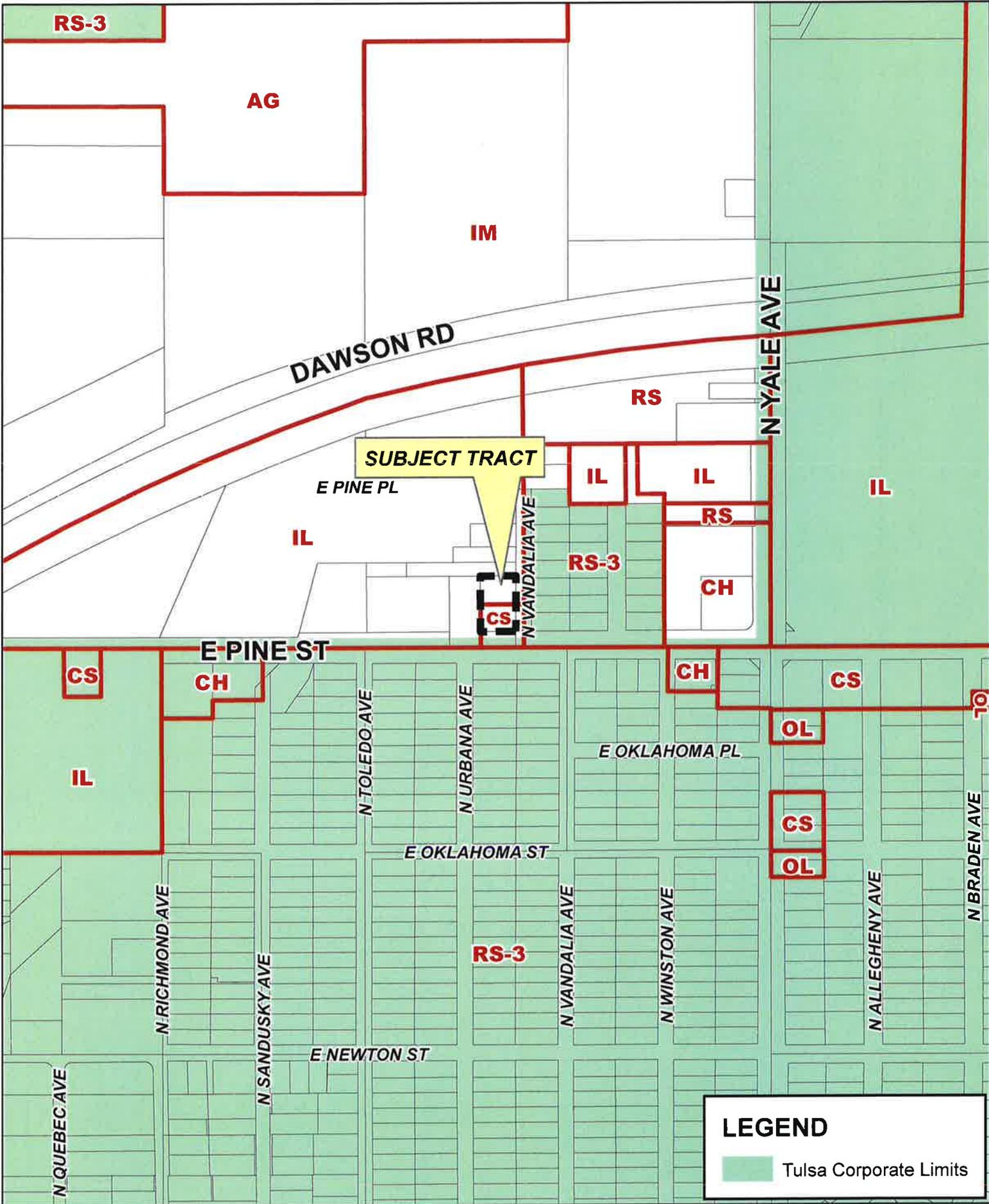


40X80
Gravel
BASE
FOR TENT

PARKING

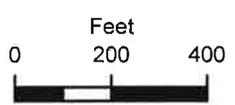
ENTRY

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LEGEND

Tulsa Corporate Limits



CBOA-2704

21.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:328

Case Number: CBOA-2704

CZM:29

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Sherry Barbour

ACTION REQUESTED: Special Exception to allow fireworks stands (Use Unit 2) in a CS zoned district and IL zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 1510 N VANDALIA AV E

ZONED: CS,IL

PRESENT USE:

TRACT SIZE: 0.6 acres

LEGAL DESCRIPTION: E 125 W 495 S 240 SW SE SE LESS S 50 FOR ST. SEC 28-20-13, WEE RANCHO ADDN

RELEVANT PREVIOUS ACTIONS:

ANALYSIS OF SURROUNDING AREA: The subject tract abuts IL zoned properties to the north and west; RS-3 zoned residences to east; E. Pine St. is to the south of the property.

STAFF COMMENTS:

The site plan submitted with the application proposes three fireworks stands located on the subject property. The subject tract has both CS and IL zoning designations and it appears that the fireworks stands will be located within the two zoning designations. A Special Exception is required as the proposed fireworks stands are a use which is not permitted by right in the CS and IL districts because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

The existing parking lot appears to be unpaved gravel. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

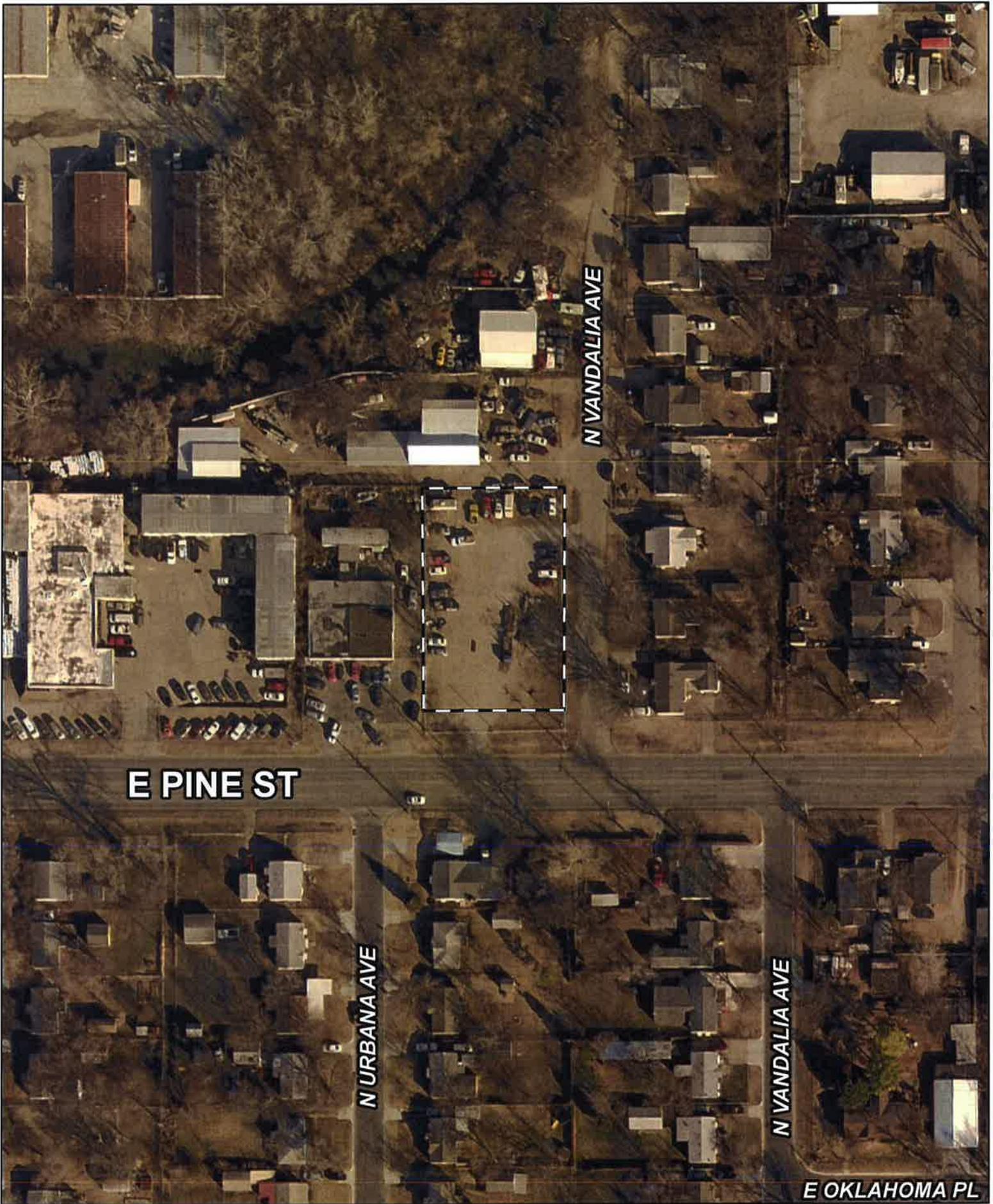
21.2

Move to _____ (approve/deny) a Special Exception to allow fireworks stands (Use Unit 2) in a CS zoned district and IL zoned district; Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



E PINE ST

N VANDALIA AVE

N URBANA AVE

N VANDALIA AVE

E OKLAHOMA PL



**Subject
Tract**

CBOA-2704

20-13 28

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

21.4





DAWSON RD

N YALE AVE

E PINE PL

N VANDALIA AVE

E PINE ST

N TOLEDO AVE

N URBANA AVE

E OKLAHOMA PL

E OKLAHOMA ST

N BRADEN AVE

N RICHMOND AVE

N SANDUSKY AVE

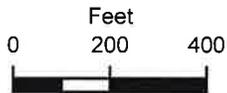
E NEWTON ST

N VANDALIA AVE

N WINSTON AVE

N ALLEGHENY AVE

N QUEBEC AVE



Subject Tract

CBOA-2704

20-13 28

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

21.5





Entire lot for parking

Three Stands

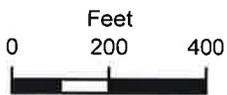
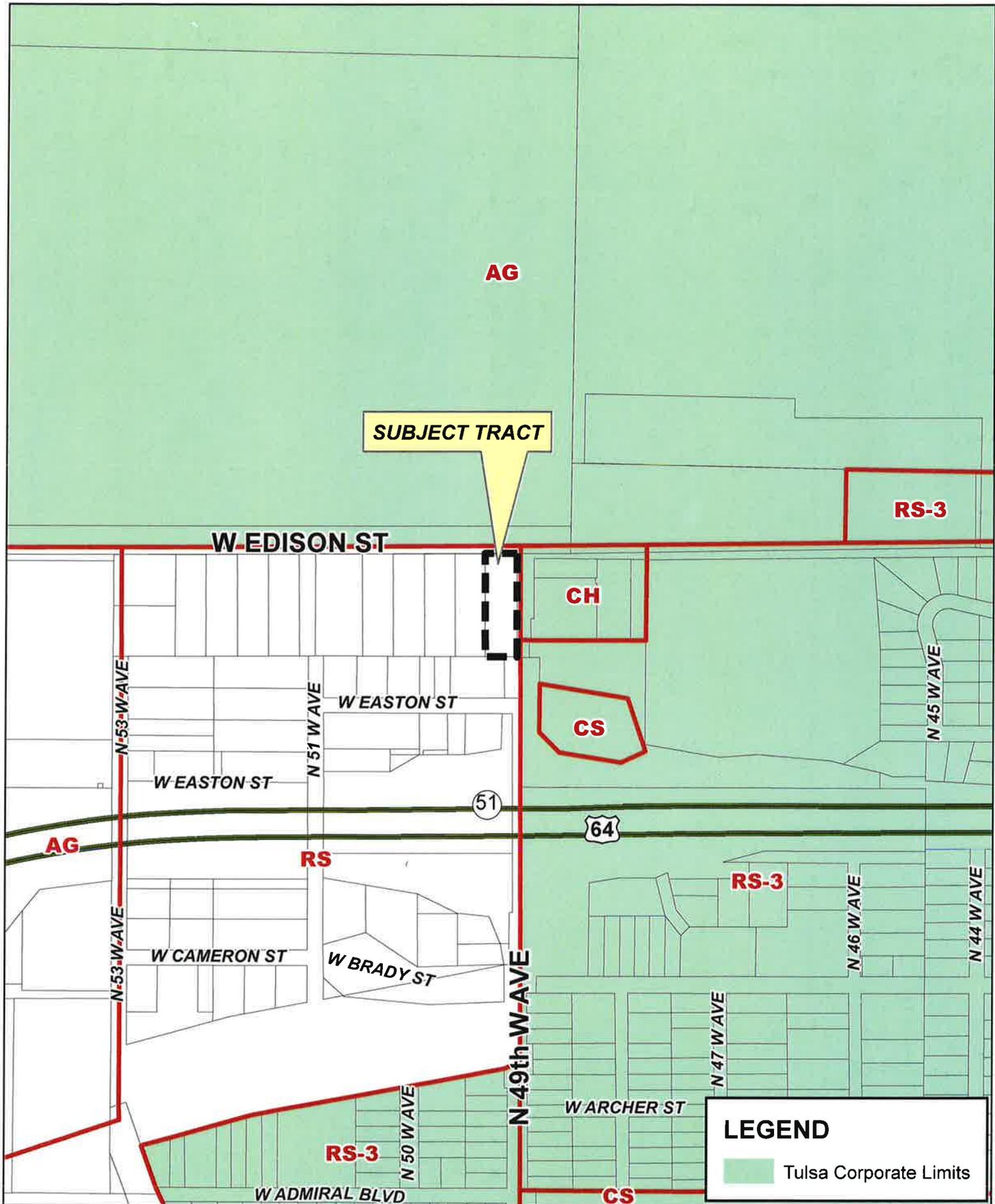
EXIT

ENTRY

N Vindalia Ave

E Pine St





CBOA-2705

19-12 05

22.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9205

Case Number: CBOA-2705

CZM:35

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Sherry Barbour

ACTION REQUESTED: Special Exception to allow fireworks stands (Use Unit 2) in a RS zoned district; ~~Variance of the all-weather surface material requirement for parking (Section 1340.D).~~

LOCATION: 524 N 49 AV W

ZONED: RS

PRESENT USE: Residential

TRACT SIZE: 0.75 acres

LEGAL DESCRIPTION: TR.13 BG.24.75 S.& 1200 E.NW COR. LT 1 OR NE NE TH. S.330E.98.4 N.330 W.99. 25 TO BG.SEC.5-19-12,

RELEVANT PREVIOUS ACTIONS:

Subject property:

CBOA-2046; on. 6.17.03 the Board **approved** a *special exception* to allow a fireworks stand for a two-year time period; a variance of the hard parking to allow gravel and grass.

ANALYSIS OF SURROUNDING AREA: The subject tract abuts Tulsa Corporate Limits to the north and east; and RS zoned residential properties to the south and west.

STAFF COMMENTS:

The site plan submitted with the application proposes three, 24ft firework stands on the northern portion of the parcel. A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the RS district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

At the time the notice was sent out, staff did not realize that the existing gravel parking area was permitted in a previous Board case (CBOA-2046). Therefore, the variance request to allow a gravel parking area on the site is not needed.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. The applicant did not submit proposed hours of operation or dates the fireworks stands would be open. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

22.2

Move to _____ (approve/deny) a Special Exception to allow fireworks stands (Use Unit 2) in a RS zoned district.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”

SW/4; thence W along the S line of said W/2 W/2 SW/4 SW/4; a distance of 330.98' to the POB.

Case No. 2046

Action Requested:

Special Exception to allow a fire works stand Use Unit 2 in an RS zoned district for two years. SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES – Use Unit 2; and a Variance of the hard surface parking to allow gravel and grass. SECTION 1340. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS, located 524 N. 49th W. Ave.

Presentation:

Randy Coleman, 4114 N. 37th W. Ave., proposed to set up a fireworks stand, operated by Big Blast Fireworks. He indicated there is gravel in the parking area.

Sherry Barbour, 18622 S. 62nd E. Ave., Bixby, Oklahoma, stated she has been working with Mr. Coleman to put this case together. They have a five-year contract and she wanted to know if they could request five years on this application even though he applied for two years. Mr. Alberty stated they would have to come back before the Board for the other three years. She indicated there is gravel in the parking area, though grass has grown up through it. She stated if they find it is too soft for parking they would add more gravel. She wanted to make sure a mobile storage unit would be allowed. She stated the stands would be 24' long; open at both ends; built according to the code for electricity; and have been inspected by the city inspector in Sapulpa.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

Mr. Beach interjected during the motion that if the Board was inclined to approve they could continue this case to the July meeting to include request for approval for the other three years.

On **Motion** of **Walker**, the Board voted 5-0-0 (Alberty, Walker, Tyndall, Dillard, Hutson, "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Special Exception** to allow a fire works stand Use Unit 2 in an RS zoned district for two years; and a **Variance** of the hard surface parking to allow gravel and grass, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; and to **CONTINUE** Case No. 2046 to the meeting of July 15, 2003 to consider the time period, regarding the following described property:

A certain tract of land located in Lot 1 of Section 5, T-19-N, R-12-E of the IBM, Tulsa County, State of Oklahoma, more particularly described as follows: Beg. at a point 24.75' S and 1,200' E of the NW/c of Lot 1, in Section 5, T-19-N, R-12-E; thence S and parallel with the W line of Lot 1, a distance of 320.00' to a point; thence E and parallel with the N line of Lot 1, a distance of 98.4' to a point, said point being 24.75' W of the E line of Lot 1; thence N and parallel with the E line of Lot 1, a distance of 330.00' to a point, said point being 24.75' W and 24.75' S of the NE/c of Lot 1; thence W and parallel with the N line of Lot 1, a distance of 99.25' to the POB.

* * * * *

Case No. 2047

Action Requested:

Variance of required 30' of frontage on a public street to 0'. SECTION 207. STREET FRONTAGE REQUIRED; and a Variance of land area per dwelling unit from 2.1 to 1.5 acres. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS, located 22650 W. 41st St.

Presentation:

Douglas L. Schaeffer, 22650 W. 41st, Sand Springs, Oklahoma, proposed to place a mobile home on the subject property. They have obtained a new soil percolation test for a separate sewage system.

Comments and Questions:

Mr. Alberty asked about access to the property. Mr. Schaeffer stated they would both use the driveway that extends from 41st Street. Mr. Beach explained that it is a statutory right-of-way that would be W. 41st Street, but is not dedicated. Mr. Alberty asked about maintenance of the road, to which Mr. Schaeffer replied the family maintains it. Mr. Hutson asked if it was asphalt. Mr. Schaeffer replied that it is asphalt. The applicant is asking for a permanent time period.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **Motion** of **Walker**, the Board voted 5-0-0 (Alberty, Walker, Tyndall, Dillard, Hutson, "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a **Variance** of required 30' of frontage on a public street to 0'; and a **Variance** of land area per dwelling unit from 2.1 to 1.5 acres, finding there are smaller tract sizes next to the mobile home park, and there is a 24.75 statutory right-of-way, on the following described property:

W 330.00' of N 396.00' NE NE NE, Section 28, T-19-N, R-10-E, Tulsa County, State of Oklahoma.

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 278
Tuesday, July 15, 2003, 1:30 p.m.
County Commission Room
Room 119
County Administration Building

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Alberty, Chair	Hutson	Butler	Painter, Co. Inspect.
Dillard, Vice Chair	Walker	Beach	
Tyndall			

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Thursday, July 10, 2003 at 1:49 p.m., as well as in the Office of INCOG, 201 W. 5th St., Suite 600.

After declaring a quorum present, Chair Alberty called the meeting to order at 1:34 p.m.

MINUTES

On **MOTION** of Tyndall, the Board voted 3-0-0 (Alberty, Tyndall, Dillard "aye"; no "nays"; no "abstentions"; Walker, Hutson "absent") to **APPROVE** the Minutes of June 17, 2003 (No. 277).

Case No. 2046

Action Requested:

Special Exception to modify a previously approved condition to extend time limit from two years to five years. SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES – Use Unit 2, located 524 N. 49th W. Ave.

Presentation:

Randy Coleman, 4114 N. 37th W. Ave., stated his request for an extension of the time limit to five years for a fireworks stand.

Comments and Questions:

Mr. Alberty asked how this season went to which Mr. Coleman replied that it went well with no complaints.

Interested Parties:

Jackie Shamal, stated she represented her mother-in-law, who lives on an adjacent lot. Mr. Coleman promised them there would not be a portable toilet, and the grass would be mowed. She complained that he did not keep either promise and fireworks trash was left on the property. The main complaint is that she made a verbal agreement with Mr. Coleman to purchase the subject property this year. He has not been in touch with her since the agreement. Now she is very confused since he is asking for a five-year extension. She submitted photographs of the property (Exhibit A-1).

Applicant's Rebuttal:

Mr. Coleman responded that initially he had planned to run the fireworks stand but was not able to, so he leased it to Big Blast Fireworks. He stated he was not aware of the portable facilities. He considered the agreement to still be on but he was waiting until after the holiday. He added that his sisters are part owners and he was waiting for them to get back in town. Mr. Coleman stated there was another party interested in purchasing the property. He was not sure she still wanted it but he did promise her the first opportunity.

Board Action:

On Motion of Tyndall to APPROVE, the motion DIED for lack of a second to the motion.

On Motion of Dillard, the Board voted 3-0-0 (Alberty, Tyndall, Dillard "aye"; no "nays"; no "abstentions"; Hutson, Walker "absent") to CONTINUE Case No. 2046 to the meeting on August 19, 2003, pending possible sale of the property described as follows:

A certain tract of land located in Lot 1 of Section 5, T-19-N, R-12-E of the IBM, Tulsa County, State of Oklahoma, more particularly described as follows: Beg. at a point 24.75' S and 1,200' E of the NW/c of Lot 1, in Section 5, T-19-N, R-12-E; thence S and parallel with the W line of Lot 1, a distance of 320.00' to a point; thence E and parallel with the N line of Lot 1, a distance of 98.4' to a point, said point being 24.75' W of the E line of Lot 1; thence N and parallel with the E line of Lot 1, a distance of 330.00' to a point, said point being 24.75' W and 24.75' S of the NE/c of Lot 1; thence W and parallel with the N line of Lot 1, a distance of 99.25' to the POB.

Case No. 2048

Action Requested:

Parcel 2: Variance of average lot width from 150.00' to 105.00'. SECTION 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS; a Variance of land area per dwelling unit from 2.1 to 1.48 acres and lot area 2.0 acres to 1.47 acres. SECTION 330. BULK AND AREA REQUIREMENTS IN THE

extending N 1° E of true N a distance of 1,122.00', extending W a distance of 1,105.00', thence N a distance of 190.00' to the POB; AND Beg. at a point 1,085.00' E of the SW/c NW/4 of Section 16, T-17-N, R-14-E, thence 33.00' S along a line running 1° W of true S, extending W on a line 1° N of W a distance of 550.00' thence due S 1,290.00' thence E a distance of 1,845.00' to a point in the Arkansas River, then extending northward 1,300.00' along a line 30° E of north to a point in the Arkansas River, then extending northward 190.00' along a line 20° E of N to a point in the Arkansas River, thence 2,000.00' W to the POB; AND Beg. at a point 970.00' E of the SW/c of Section 16, T-17-N, R-14-E, thence E a distance of 1,110.00' to a point in the Arkansas River, then extending northward 1,350.00' along a line 13° E of N to a point in the Arkansas River, thence W a distance of 1,045.00' to a point on the W bank of the Arkansas River, then S a distance of 1,368.00' along a line running 15° W of S to the POB, Tulsa County, State of Oklahoma.

The Board members had a brief discussion with the interested parties to inform them about the City of Broken Arrow meeting.

MINUTES

On **MOTION** of **Dillard**, the Board voted 3-0-1 (Walker, Tyndall, Dillard, "aye"; no "nays"; Hutson "abstained"; Alberty "absent") to **APPROVE** the Minutes of July 15, 2003 (No. 278).

UNFINISHED BUSINESS

Case No. 2046

Action Requested:

Special Exception to modify a previously approved condition to extend time limit from two years to five years. SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES – Use Unit 2, located 524 N. 49th W. Ave.

Presentation:

The applicant was not present. The Board tabled the case until later on the agenda.

FILE COPY

Case No. 2046

Action Requested:

Special Exception to modify a previously approved condition to extend time limit from two years to five years. SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES – Use Unit 2, located 524 N. 49th W. Ave.

Presentation:

The applicant did not arrive for presentation.

Interested Parties:

There were no interested parties present who wished to speak.

Board Action:

On **Motion** of **Hutson**, the Board voted 4-0-0 (Walker, Dillard, Tyndall, Hutson "aye"; no "nays"; no "abstentions"; Alberty "absent") to **DENY** without prejudice, on the following described property:

A certain tract of land located in Lot 1 of Section 5, T-19-N, R-12-E of the IBM, Tulsa County, State of Oklahoma, more particularly described as follows: Beg. at a point 24.75' S and 1,200' E of the NW/c of Lot 1, in Section 5, T-19-N, R-12-E; thence S and parallel with the W line of Lot 1, a distance of 320.00' to a point; thence E and parallel with the N line of Lot 1, a distance of 98.4' to a point, said point being 24.75' W of the E line of Lot 1; thence N and parallel with the E line of Lot 1, a distance of 330.00' to a point, said point being 24.75' W and 24.75' S of the NE/c of Lot 1; thence W and parallel with the N line of Lot 1, a distance of 99.25' to the POB.

There being no further business, the meeting was adjourned at 2:49 p.m.

Date approved: 7/16/03

Wayne Alberty
Chair



W EDISON ST



N 53 W AVE

N 51 W AVE

W EASTON ST

W EASTON ST

N 45 W AVE



N 53 W AVE

W CAMERON ST

W BRADY ST

N 49th W AVE

N 46 W AVE

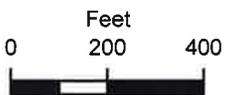
N 44 W AVE

N 47 W AVE

W ARCHER ST

N 50 W AVE

W ADMIRAL BLVD



Subject Tract

CBOA-2705

19-12 05

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



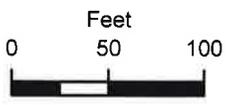
22.10



W EDISON ST

W EASTON ST

N 49th W AVE



Subject Tract

CBOA-2705

19-12 05

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



22.11

3 - 24' fireworks stands



Edison

Gravel parking

49th St

**NOTICE OF HEARING BEFORE THE BOARD OF ADJUSTMENT
COUNTY OF TULSA, OKLAHOMA**

CASE NUMBER: CBOA-2705

Notice is hereby given that a public hearing will be held before the Board of Adjustment to consider the following application. All persons interested in this matter may attend this hearing and present their objections to or arguments for the request.

APPLICANT: Sherry Barbour (918-366-6468 / bbi@olp.net)

ACTION REQUESTED: **Special Exception** to allow fireworks stand (Use Unit 2) in a CS District and IL District; **Variance** of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: 524 N 49 AV W

PROPERTY LEGAL DESCRIPTION: TR.13 BG.24.75 S.& 1200 E.NW COR. LT 1 OR NE NE TH. S.330E.98.4 N.330 W.99. 25 TO BG.SEC.5-19-12,, Tulsa County, State of Oklahoma

PRESENT ZONING: RS

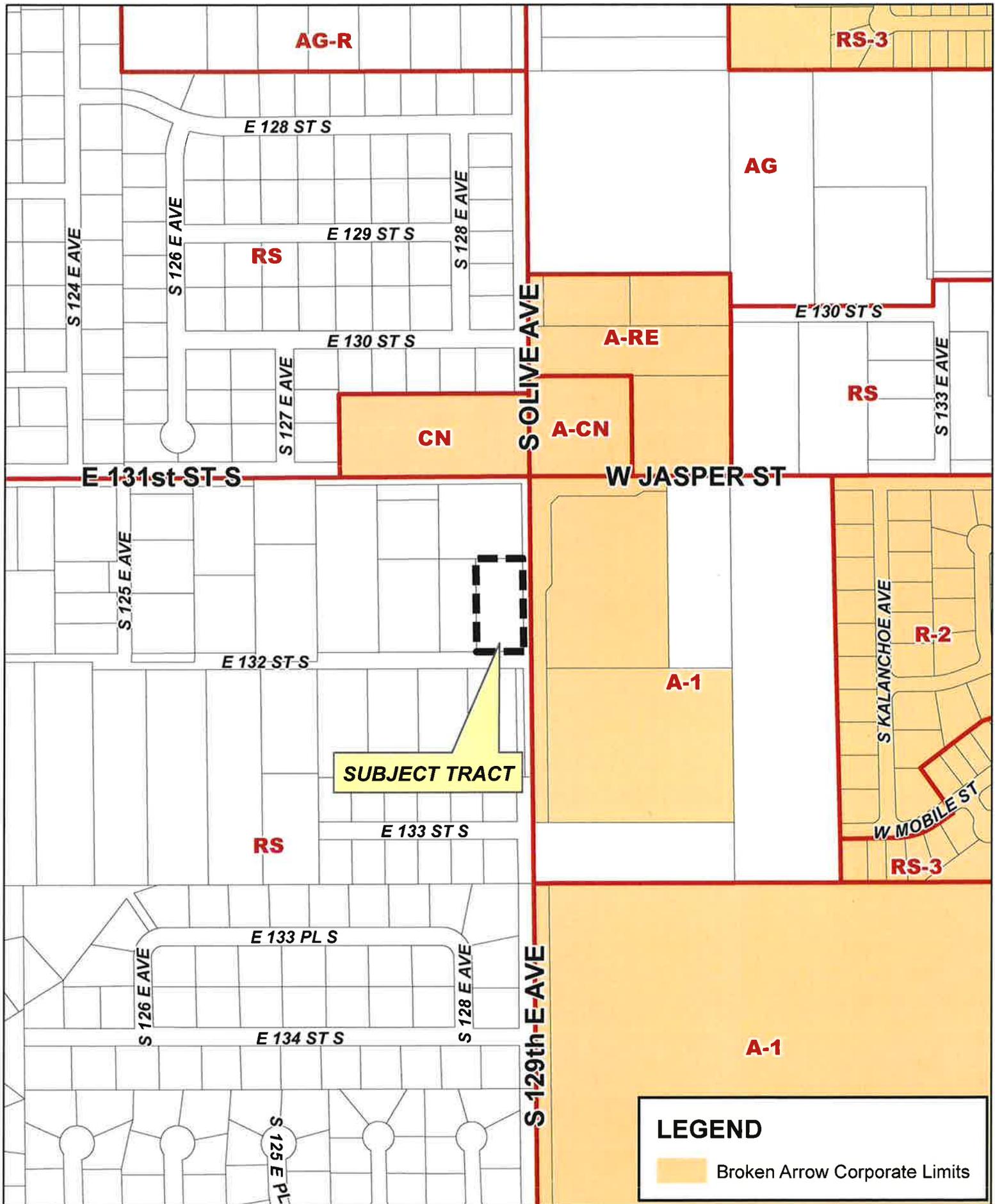
HEARING DATE: Tuesday, 07/17/2018 1:30 PM

The meeting will be held at: **COUNTY COMMISSION MEETING ROOM (ROOM 119)
COUNTY ADMINISTRATION BUILDING
500 SOUTH DENVER AVENUE
TULSA, OKLAHOMA**

CBOA Staff Contact: Amy Ulmer at (918)579.9437/ aulmer@incog.org OR
Land Regulation Specialist at (918) 584-7526/ esubmit@incog.org

To view the submitted application visit: www.countyoftulsa-boa.org/CBOA/CBOA-2705.pdf

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CBOA-2706

17-14 08

23.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:7408

Case Number: CBOA-2706

CZM:63

PD:

HEARING DATE: 07/17/2018 1:30 PM

APPLICANT: Neil Swanson

ACTION REQUESTED: Variance to reduce the side setback to allow for a carport (Section 420.2) Special Exception to allow for a carport in the side yard (Section 240.2-H)

LOCATION: 12821 E 132 ST S

ZONED: RS

PRESENT USE: residential

TRACT SIZE: 1.22 acres

LEGAL DESCRIPTION: E175 S328 N595 E295 N/2 NE LESS S25 & E25 THEREOF FOR RD SEC 8 17 14 1.217ACS,

RELEVANT PREVIOUS ACTIONS:

Surrounding Properties:

CBOA-2358; on 01.19.10 the Board **approved** a *Variance* to permit a detached accessory building to be located in the side yard (Section 402.2.A.2).

ANALYSIS OF SURROUNDING AREA: The subject tract abuts Rs zoned residences to the north, west, and south; Broken Arrow Corporate Limits is to the east of the subject property.

STAFF COMMENTS:

Section 240.2.H of the code requires a Special Exception for a carport that is proposed for placement in a required yard. The code states that required yards shall be open and unobstructed from the ground to the sky unless the use is a permitted obstruction as detailed in section 240.2 of the code. According to the site plan the applicant intends to construct a 34'x18'x14' carport in the side yard of the existing house on the site. The applicant has requested a **Special Exception** to allow for a carport in the side yard.

Section 420.2 states that a detached accessory building shall not be in the front or side yard or encroach upon a minimum setback line. The minimum setback requirement along S. 129th E. Ave. in an RS district is 35'. To permit the carport as proposed the applicant has requested a **Variance** to reduce the side setback to allow for a carport.

Sample Motion:

"Move to _____ (approve/deny) a Variance to reduce the side setback to allow for a carport (Section 420.2) Special Exception to allow for a carport in the side yard (Section 240.2-H)

23.2

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 356
Tuesday, January 19, 2010, 1:30 p.m.
Aaronson Auditorium
Tulsa Central Library
400 Civic Center

MEMBERS PRESENT MEMBERS ABSENT STAFF PRESENT OTHERS PRESENT

Dillard	Charney, Chair	Alberty	West, Co. Inspector
Osborne, Secretary	Walker, Vice Chair	Butler	
Tyndall		Cuthbertson	

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Monday, January 11, 2010 at 3:44 p.m., as well as in the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Mr. Tyndall, alternate Chair, called the meeting to order at 1:35 p.m.

Mr. Cuthbertson read the rules and procedures for the County Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of Osborne, the Board voted 3-0-0 (Tyndall, Dillard, Osborne "aye"; no "nays"; no "abstentions"; Walker, Charney "absent") to **APPROVE** the Minutes of December 15, 2009 (No. 355).

NEW APPLICATIONS

Case No. 2358

Action Requested:

Variance to permit a detached accessory building to be located in the side yard (Section 402.2.A.2), located: 12808 East 132nd Street South.

Presentation:

Randy Prevatt, 12808 East 132nd Street South, proposed to build a garage. He informed the Board he had obtained an easement vacation for the placement of a garage. They want to save two mature trees in back yard. He pointed out the

01:19:10:356 (1)

23.4

lateral lines are in the rear yard. They proposed to build a garage. He stated the street view of the property would remain the same. They had not planned to construct a driveway to the new building. The main reason for building this structure is to store his son's cars while he is overseas in the military. They would also store personal lawn equipment and other personal items there. The garage will be built on a cement slab.

Comments and Questions:

Mr. Osborne asked about any other hardship regarding the land on the east side of the lot. They have a sprinkler system and the lateral lines in the rear and around the property, which they don't want to damage. Mr. Prevatt mentioned again they do not want to cut down the two mature trees. The proposed site was the only feasible location he could find. Mr. Osborne asked about access to the garage. Mr. Prevatt replied they have a double gate to the back yard. He added the garage doors will face the house. They like a nice appearance from the street.

Mr. Dillard noted the plans show it will be bricked to match the house, and lateral lines in the back yard, and the two mature trees, which he stated contributed to the hardship. Mr. Dillard also mentioned the applicant has vacated the utility easement. He indicated it would be an improvement to the neighborhood.

Interested Parties:

There were no interested parties.

Board Action:

On Motion of Dillard, the Board voted 3-0-0 (Tyndall, Dillard, Osborne "aye"; no "nays"; no "abstentions"; Walker, Charney "absent") to **APPROVE** a Variance to permit a detached accessory building to be located in the side yard (Section 402.2.A.2), as presented, subject to construction according to the plans and specifics shown in the proposal, finding it will be contiguous to the house and the property, with the solid side facing the street, finding the lateral lines in the back yard, on the following described property:

W162.25 E374.50 N350 S700 N/2 NE SEC 8 17 14, Tulsa County, State of Oklahoma

Case No. 2359

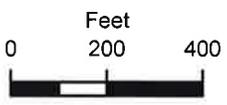
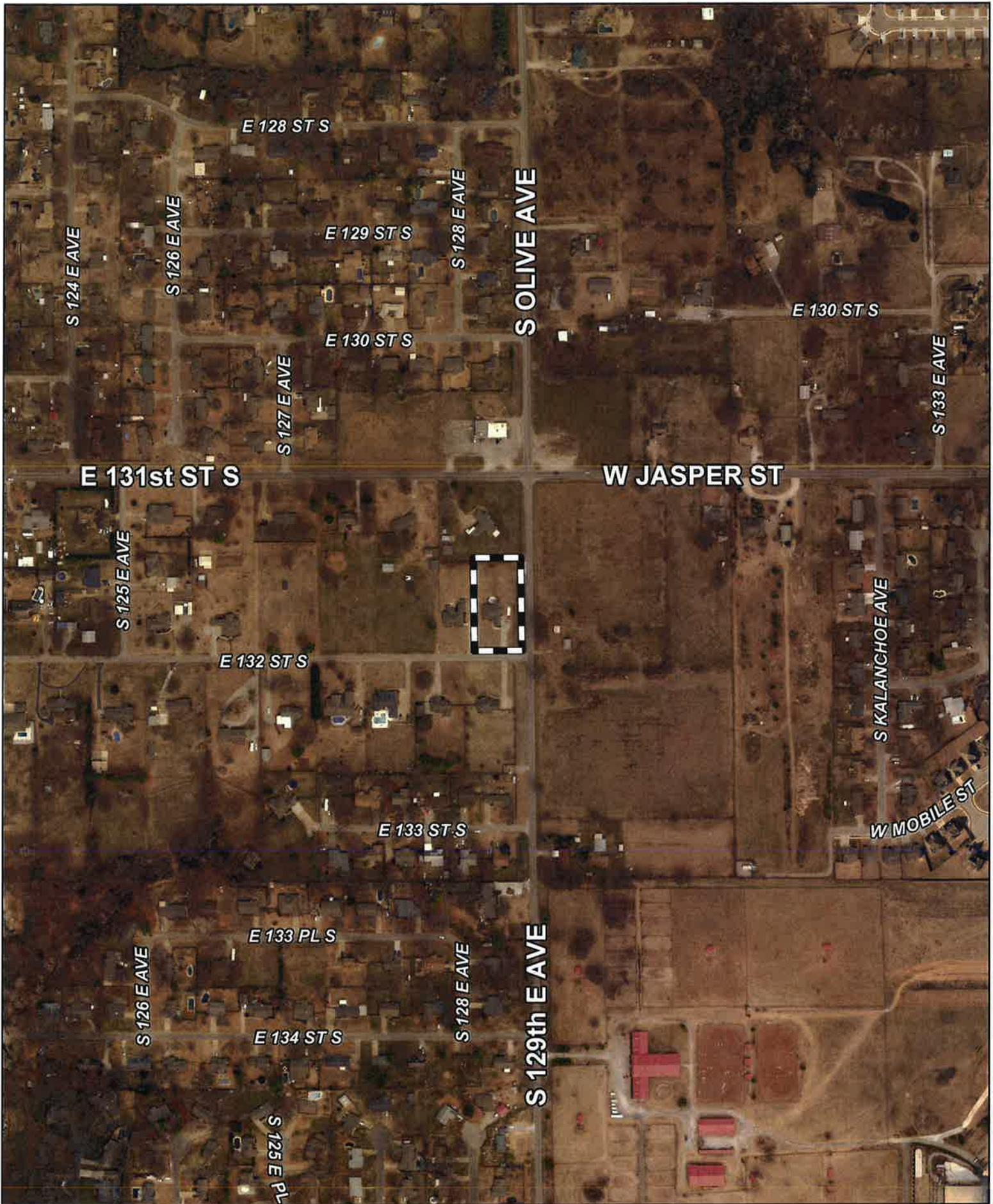
Action Requested:

Special Exception to permit outdoor recreation (Use Unit 20) in an AG district, to allow riding of four-wheelers and motor bikes, located: 200 East 171st Street South.

Presentation:

Chase Bales, 200 East 171st Street South, Glenpool, Oklahoma, proposed to ride off-road trails on his property. They have improved the property, filled in a swamp;

01:19:10:356 (2)



 Subject Tract

CBOA-2706

17-14 08

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



23.6

E 131st ST S

W JASPER ST.

S 129th E AVE

E 132 STS

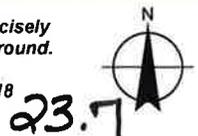
S OLIVE AVE

CBOA-2706

17-14 08

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



23.7



Subject Tract

