

**MINUTES OF THE ZONING AND PLANNING COMMISSION BOARD MEETING
FOR THE TOWN OF WEST SILOAM SPRINGS, OK
AUGUST 9, 2022**

AGENDA WAS POSTED AT THE TOWN HALL ON AUGUST 8, 2022
AT 4:00 PM BY MINDY KEATON

1. MEETING WAS CALLED TO ORDER BY JAYNE GALLOWAY AT 6:01 PM.
2. ROLL CALL AND DETERMINATION OF QUORUM.
 - THOSE PRESENT/IN FAVOR: LARRY VANDYCK, JUDY MORRIS, JAYNE GALLOWAY
 - THOSE ABSENT: BILL WISE
3. JAYNE GALLOWAY MADE A MOTION TO APPROVE THE APRIL 12, 2022, ZONING AND PLANNING COMMISSION BOARD MEETING MINUTES.
2ND BY JUDY MORRIS.

- THOSE IN FAVOR: LARRY VANDYCK, JUDY MORRIS, JAYNE GALLOWAY
- THOSE OPPOSED: NONE

4. JAYNE GALLOWAY MADE A MOTION FOR NO ACTION - DISCUSSION ONLY FOR THE PRESENTATION GIVEN BY JOE ROCKEY TO PURCHASE LAND AND CREATE AN AMERICAN RV RESORT LOCATED AT REDBUD AND HWY 412 (OLD DRIVING RANGE)
2ND BY JUDY MORRIS

- THOSE IN FAVOR: LARRY VANDYCK, JUDY MORRIS, JAYNE GALLOWAY
- THOSE OPPOSED: NONE

DISCUSSION RESULTS:

PROPERTY ZONED COMMERCIAL WILL NEED TO FOLLOW UP ON ZONING FOR COMMERCIAL/
RV PARK.

SITES ARE NORMALLY 10 PER ACRE (PROPERTY IS NOT QUITE 9 ACRES)

WILL NEED TO BUILD SHOWER AND LAUNDRY HOUSE

UPSCALE PARK WILL BE THE GOAL

5. JAYNE GALLOWAY MADE A MOTION FOR NO ACTION - DISCUSSION ONLY FOR THE PRESENTATION GIVEN BY D & C HOLDINGS TO INSTALL TINY HOMES IN THE SNYDER SPRINGS SUBDIVISION LOCATED ON MEADOWLARK DR.
2ND BY JUDY MORRIS

- THOSE IN FAVOR: LARRY VANDYCK, JUDY MORRIS, JAYNE GALLOWAY
- THOSE OPPOSED: NONE

**MINUTES OF THE ZONING AND PLANNING COMMISSION BOARD MEETING
FOR THE TOWN OF WEST SILOAM SPRINGS, OK
MARCH 8, 2022**

PAGE 2

DISCUSSION RESULTS:

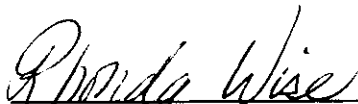
PROPOSED OF 400 SQ FT. HOMES – APROX: \$100,000.00 HOMES – FOR SINGLE MOTHERS
THEY ARE MANUFACTURED HOMES WITH BLOCK SKIRTING
COVENANTS ARE ALREADY IN PLACE AT COURT HOUSE FOR THIS PROPERTY.
COULD BE A GOOD IDEA BUT BAD LOCATION - DUPLEXES COULD BE A POSSIBILTY.

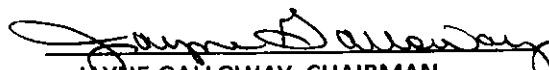
6. PUBLIC INPUT:

WAYLON INTRODUCED THE NEW CODE ENFORCER: MARK WIEDEBUSCH.
DISCUSSION MADE ABOUT THE YELLOW HOUSE ON CEDAR DR. WAS
ADVISED THAT OWNER HAS THE DEED IN PROBATE WAITING ON A CLEAR DEED.
WAYLON ALSO ADVISED THAT OWNER WOULD HAVE TO CHECK WITH DELAWARE COUNTY
FOR THE FLOOD PLANE CODES.

**7. JAYNE GALLOWAY MADE A MOTION TO ADJOURN AT 7:20PM
2ND BY LARRY VANDYCK**

- THOSE IN FAVOR: LARRY VANDYCK, JUDY MORRIS, JAYNE GALLOWAY
- THOSE OPPOSED: NONE


RHONDA WISE, MAYOR


JAYNE GALLOWAY, CHAIRMAN

OWNER AND DEVELOPER

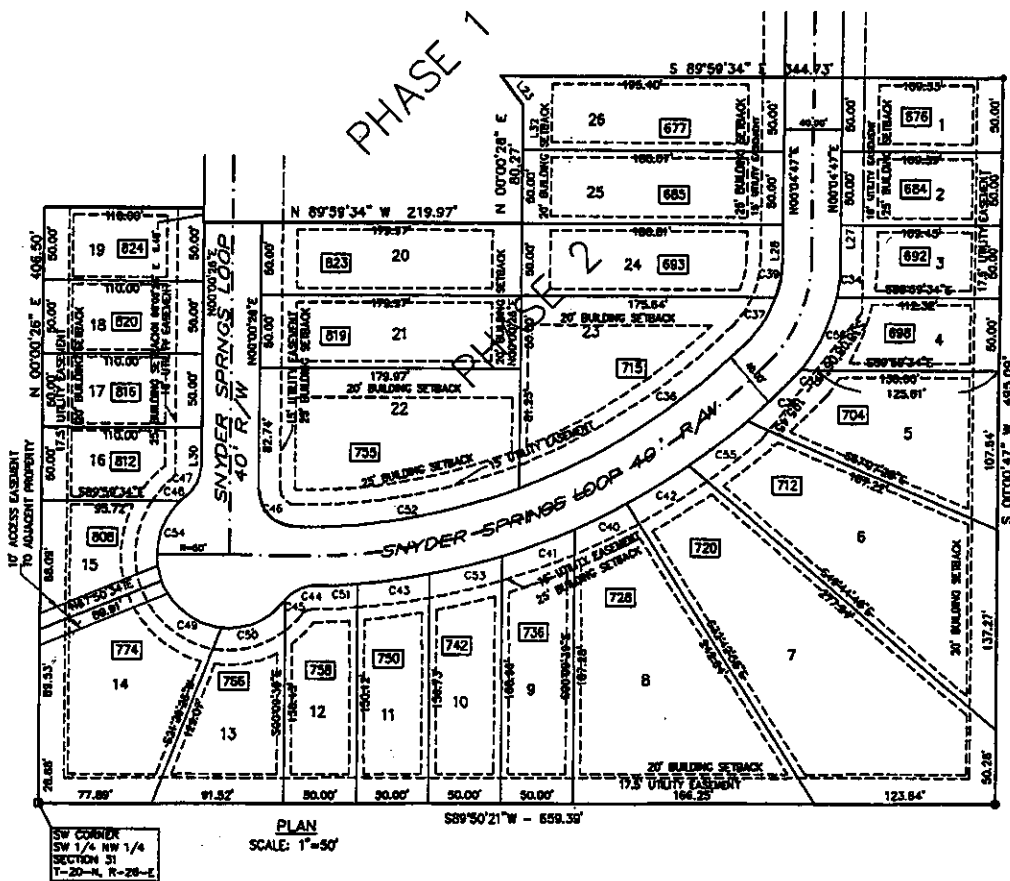
LEON DAVIS
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SURVEYOR

MICHAEL E. JAMES, R.L.S.
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ENGINEER

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LEGAL DESCRIPTION PHASE 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 26 EAST, DELAWARE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 31, THENCE N 00°00'28" E 408.50'; THENCE S 89°59'34" E 110.00'; THENCE S 00°00'28" W 8.48'; THENCE S 89°59'34" E 219.97'; THENCE N 00°00'28" E 80.27'; THENCE N 37°42'33" W 24.41'; THENCE S 89°59'34" E 344.73'; THENCE S 00°00'47" W 485.09'; THENCE S 89°50'21" W 659.39' TO THE POINT OF BEGINNING AND CONTAINING 6.78 ACRES.

SURVEY DESCRIPTION OF ROAD AND ADJACENT UTILITY EASEMENTS

COMMENCING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 31, T-20-N, R-26-E, DELAWARE COUNTY, OKLAHOMA; THENCE RUN N 00°00'28" E 408.50'; THENCE S 89°59'34" E 92.00' TO THE POINT OF BEGINNING; THENCE RUN S 00°00'28" W 183.89'; THENCE S 43°42'33" W 24.41'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 198.67', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 54°53'17" E, WITH A CHORD LENGTH OF 128.87'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.97', WITH A RADIUS OF 10.00', WITH A CHORD BEARING OF N 63°20'34" E, WITH A CHORD LENGTH OF 8.60'; THENCE N 89°12'16" E 25.85'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 348.14', WITH A RADIUS OF 498.00', WITH A CHORD BEARING OF N 65°07'13" E, WITH A CHORD LENGTH OF 338.89'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 103.54', WITH A RADIUS OF 136.00', WITH A CHORD BEARING OF N 22°29'59" E, WITH A CHORD LENGTH OF 102.91'; THENCE N 02°22'40" W 124.99'; THENCE N 89°59'34" W 70.00'; THENCE S 00°04'47" W 124.09'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 52.64', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 22°23'31" W, WITH A CHORD LENGTH OF 46.37'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 326.64', WITH A RADIUS OF 415.00', WITH A CHORD BEARING OF S 67°33'05" W, WITH A CHORD LENGTH OF 328.37'; THENCE N 89°56'43" W 8.48'; THENCE N 00°00'28" E 192.56'; THENCE N 89°59'34" W 83.00'; THENCE N 00°00'28" E 8.48'; THENCE N 89°59'34" W 18.00' TO THE POINT OF BEGINNING AND CONTAINING 1.67 ACRES.

OWNER AND DEVELOPER

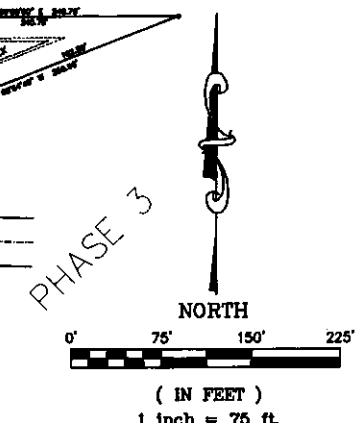
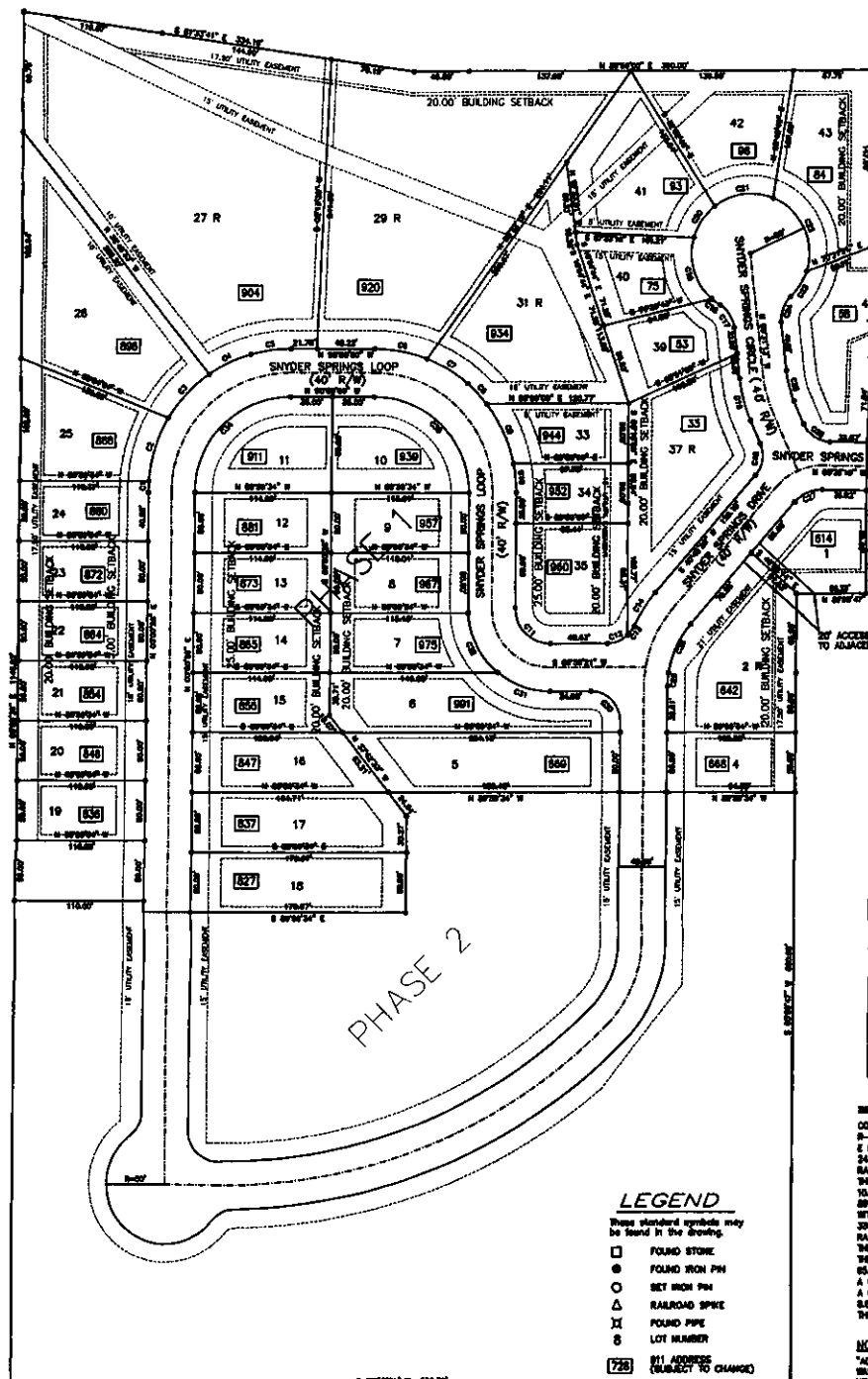
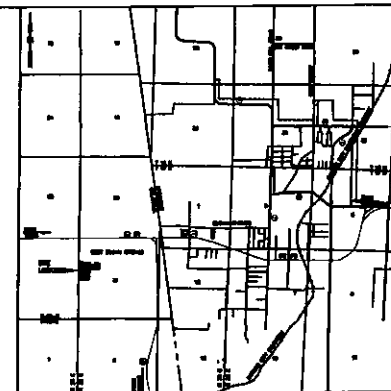
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SURVEYOR

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CURVE TABLE

CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	115.12	115.12	N 0°00'00" E
2	115.12	115.12	N 0°00'00" E
3	115.12	115.12	N 0°00'00" E
4	115.12	115.12	N 0°00'00" E
5	115.12	115.12	N 0°00'00" E
6	115.12	115.12	N 0°00'00" E
7	115.12	115.12	N 0°00'00" E
8	115.12	115.12	N 0°00'00" E
9	115.12	115.12	N 0°00'00" E
10	115.12	115.12	N 0°00'00" E
11	115.12	115.12	N 0°00'00" E
12	115.12	115.12	N 0°00'00" E
13	115.12	115.12	N 0°00'00" E
14	115.12	115.12	N 0°00'00" E
15	115.12	115.12	N 0°00'00" E
16	115.12	115.12	N 0°00'00" E
17	115.12	115.12	N 0°00'00" E
18	115.12	115.12	N 0°00'00" E
19	115.12	115.12	N 0°00'00" E
20	115.12	115.12	N 0°00'00" E
21	115.12	115.12	N 0°00'00" E
22	115.12	115.12	N 0°00'00" E
23	115.12	115.12	N 0°00'00" E
24	115.12	115.12	N 0°00'00" E
25	115.12	115.12	N 0°00'00" E
26	115.12	115.12	N 0°00'00" E
27	115.12	115.12	N 0°00'00" E
28	115.12	115.12	N 0°00'00" E
29	115.12	115.12	N 0°00'00" E
30	115.12	115.12	N 0°00'00" E
31	115.12	115.12	N 0°00'00" E
32	115.12	115.12	N 0°00'00" E
33	115.12	115.12	N 0°00'00" E
34	115.12	115.12	N 0°00'00" E
35	115.12	115.12	N 0°00'00" E
36	115.12	115.12	N 0°00'00" E
37	115.12	115.12	N 0°00'00" E
38	115.12	115.12	N 0°00'00" E
39	115.12	115.12	N 0°00'00" E
40	115.12	115.12	N 0°00'00" E
41	115.12	115.12	N 0°00'00" E
42	115.12	115.12	N 0°00'00" E
43	115.12	115.12	N 0°00'00" E
44	115.12	115.12	N 0°00'00" E

LEGEND

- These standard symbols may be found in the drawing.
- FOUND STONE
- FOUND IRON PIN
- SET IRON PIN
- △ RAILROAD SPIKE
- △ FOUND PIPE
- 8 LOT NUMBER
- 728 811 ADDRESS (SUBJECT TO CHANGE)

BRIEF DESCRIPTION OF ROAD AND ADJACENT SURVEY EASEMENTS
COMMENCING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 31, T-20-N, R-26-E, DELAWARE COUNTY, OKLAHOMA; THENCE RUN N 02°00'30" E 408.00'; THENCE S 89°54'34" E 82.00' TO THE POINT OF BEGINNING; THENCE RUN N 02°00'30" E 163.60'; THENCE S 43°24'30" W 24.40'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 184.57', WITH A RADIUS OF 88.00', WITH A CHORD BEARING OF S 84°57'11" E, WITH A CHORD LENGTH OF 123.87'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.97', WITH A RADIUS OF 10.00', WITH A CHORD BEARING OF N 82°07'34" E, WITH A CHORD LENGTH OF 8.84'; THENCE N 87°17'11" E 28.80'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 348.18', WITH A RADIUS OF 480.00', WITH A CHORD BEARING OF N 80°07'15" E, WITH A CHORD LENGTH OF 398.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 108.84', WITH A RADIUS OF 138.00', WITH A CHORD BEARING OF N 22°37'51" W, WITH A CHORD LENGTH OF 48.33'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 335.84', WITH A CHORD LENGTH OF 102.84'; THENCE N 02°22'48" W 124.80'; THENCE N 89°54'34" W 70.00'; THENCE S 00°04'47" W 124.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 88.84', WITH A RADIUS OF 88.00', WITH A CHORD BEARING OF S 22°37'51" W, WITH A CHORD LENGTH OF 48.33'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 335.84', WITH A RADIUS OF 418.00', WITH A CHORD BEARING OF S 87°33'08" W, WITH A CHORD LENGTH OF 283.57'; THENCE N 89°54'34" W 84.22'; THENCE N 02°00'30" E 163.60'; THENCE N 89°54'34" W 80.00'; THENCE N 02°00'30" E 8.40'; THENCE N 89°54'34" W 148.00' TO THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES.

NOTE
ADDRESS SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FLOOD ZONE CERTIFICATION
THIS PROPERTY IS NOT LOCATED WITHIN ANY PREVIOUSLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S HAZARD RECOVERY MAP FOR DELAWARE COUNTY, OKLAHOMA AND INCORPORATED AREA MAP NUMBER: 400408000 E, EFFECTIVE DATED AUGUST 05, 2004.

ZONING
NONE - THE TOWN OF WEST SILOAM SPRINGS, OKLAHOMA, DOES NOT CURRENTLY HAVE, OR OPERATE WITH, A ZONING CODE WHICH DEFINES ZONING DISTRICTS.

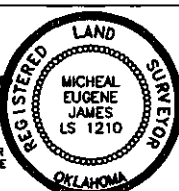
LEGAL DESCRIPTION PHASE 2
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 26 EAST, DELAWARE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 31, THENCE N 00°07'28" E 1148.93'; THENCE S 81°37'41" E 334.18'; THENCE N 89°07'09" E 284.00'; THENCE S 02°07'00" E 147.80'; THENCE N 89°07'00" E 285.00'; THENCE N 02°07'00" E 147.80'; THENCE S 89°54'14" E 74.20'; THENCE N 89°07'09" E 238.27'; THENCE S 02°07'00" E 386.53'; THENCE S 89°54'14" W 808.45'; THENCE S 02°04'47" W 888.99'; THENCE S 89°07'21" W 608.38' TO THE POINT OF BEGINNING AND CONTAINING 22.16 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PHASE 3
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 26 EAST, DELAWARE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT N 02°00'30" E 408.00' FROM THE SW CORNER OF THE SW 1/4 OF SAID SECTION 31, THENCE N 02°00'30" E 740.43'; THENCE S 81°37'41" E 334.18'; THENCE N 89°07'00" E 285.00'; THENCE S 02°07'00" E 147.80'; THENCE N 89°07'00" E 240.79'; THENCE S 89°54'14" W 254.80'; THENCE S 01°40'30" W 71.04'; THENCE S 00°47'24" W 40.00'; THENCE S 60°09'44" E 88.80'; THENCE S 89°07'09" E 88.80'; THENCE S 02°07'09" E 185.80'; THENCE N 89°07'34" W 344.73'; THENCE S 37°42'33" E 24.84'; THENCE S 02°00'30" W 88.27'; THENCE N 89°07'34" W 218.97'; THENCE N 02°00'30" E 8.40'; THENCE N 89°07'34" W 110.00' TO THE POINT OF BEGINNING AND CONTAINING 10.86 ACRES.

LEGAL DESCRIPTION PHASE 4
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 26 EAST, DELAWARE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 31, THENCE N 02°00'30" E 408.00'; THENCE S 89°54'34" E 110.00'; THENCE S 02°00'30" W 8.40'; THENCE S 89°07'34" E 218.97'; THENCE N 02°00'30" E 83.27'; THENCE N 37°42'33" W 24.84'; THENCE S 89°07'34" E 344.73'; THENCE S 02°07'09" W 488.80'; THENCE S 89°07'21" W 608.38' TO THE POINT OF BEGINNING AND CONTAINING 6.78 ACRES.

BUILDING SETBACK REQUIREMENTS:
FRONT ~ 25.00' BUILDING SETBACK
REAR ~ 20.00' BUILDING SETBACK
SIDE ~ 3.00' BUILDING SETBACK

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.



SHEET 1 OF 2
FINAL PLAT
SNYDER SPRINGS ADDITION
PHASE 1
PART OF THE SW 1/4 OF THE NW 1/4
SECTION 31, TOWNSHIP 20 NORTH, RANGE 26 EAST
DELAWARE COUNTY, OKLAHOMA

James Surveying
P.O. Box 817
Centry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

DATE: OCTOBER 31, 2017.
SCALE: 1" = 75'
JOB NUMBER: JS40680
FILE NAME: JS40680.DWG

OWNER AND DEVELOPER

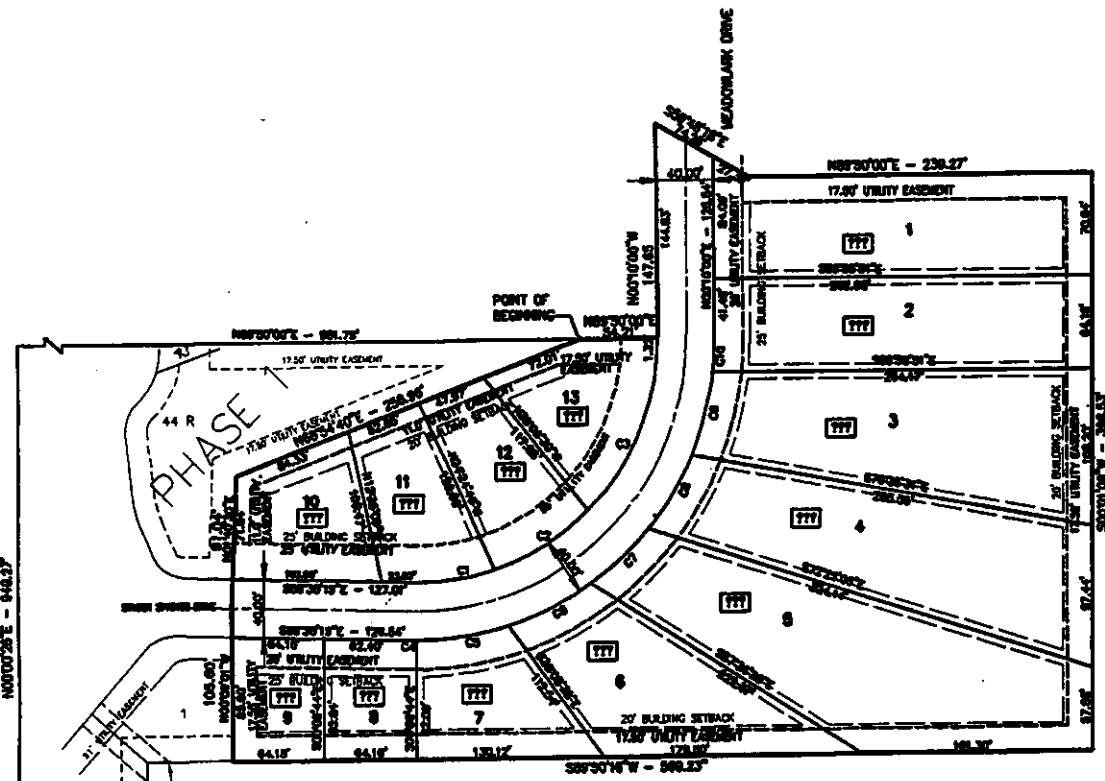
MARK SHYDER
FAITH, HOPE AND GRACE PROPERTIES, LLC
P. O. BOX 646
PEA RIDGE, ARKANSAS 72751
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PLAN



NORTH



(IN FEET)
1 inch = 75 ft.

LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- △ FOUND IRON PIN
- SETBACK BY
- ▲ REAR/REAR SETBACK
- FRONT/FRONT SETBACK
- ▣ SIDE/SIDE SETBACK
- ▤ UTILITY EASEMENT
- ▥ 20' ACCESS EASEMENT TO ADJACENT PROPERTY

STILL NEEDED
911 ADDRESSES

BUILDING SETBACK REQUIREMENTS:
FRONT ~ 20.00' BUILDING SETBACK
REAR ~ 20.00' BUILDING SETBACK
SIDE ~ 5.00' BUILDING SETBACK

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	DELTA ANGLE
10+00.00	S 89.00° E	100.00	12.00°	100.00	12.00°
10+20.00	S 89.00° E	200.00	24.00°	200.00	24.00°
10+40.00	S 89.00° E	300.00	36.00°	300.00	36.00°
10+60.00	S 89.00° E	400.00	48.00°	400.00	48.00°
10+80.00	S 89.00° E	500.00	60.00°	500.00	60.00°
11+00.00	S 89.00° E	600.00	72.00°	600.00	72.00°
11+20.00	S 89.00° E	700.00	84.00°	700.00	84.00°
11+40.00	S 89.00° E	800.00	96.00°	800.00	96.00°
11+60.00	S 89.00° E	900.00	108.00°	900.00	108.00°
11+80.00	S 89.00° E	1000.00	120.00°	1000.00	120.00°

