



Andrew Ungerecht - Member
Samuel Walker – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

AGENDA

PLANNING COMMISSION FOR THE TOWN OF LUTHER MONDAY, June 8, 2026, 7:00 PM TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Determination of a Quorum.
5. Approval of Minutes of meeting of April 13, 2026 (Note: No May meeting due to lack of quorum)
6. PUBLIC HEARING – To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for to consider an application for a Specific Use Permit for property generally located at 20140 N Triple X Road, Luther, Oklahoma, for purposes of multiple single-family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Part of Luther Township, more particularly part of the Northwest $\frac{1}{4}$ of Section 20, Township 14 North, Range 1 East, beginning at the southwest corner of the northwest $\frac{1}{4}$, thence north 662.91 feet, thence east 668.20 feet, thence south 663.20 feet, thence west 688.20 feet to the point of beginning, containing 10.476 acres more or less.

7. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a lot split of three 3.5-acre parcels from a tract of land containing 10.476 acres with the legal description as follows:

Part of Luther Township, more particularly part of the Northwest $\frac{1}{4}$ of Section 20, Township 14 North, Range 1 East, beginning at the southwest corner of the northwest $\frac{1}{4}$, thence north 662.91 feet, thence east 668.20 feet, thence south 663.20 feet, thence west 688.20 feet to the point of beginning, containing 10.476 acres more or less.

8. PUBLIC HEARING – To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for to consider an application for a Specific Use Permit for property generally located at 106 E Three Oaks Dr, Luther, Oklahoma, for purposes of multiple single-family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest ¼ Section 20, Township 14 North, range 1 East, Beginning 1082.24 Feet of the Southwest ¼, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less.

9. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a lot split of 3 parcels from a tract of land containing 6 acres with the legal description as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest ¼ Section 20, Township 14 North, range 1 East, Beginning 1082.24 Feet of the Southwest ¼, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less.

10. Consideration, discussion and possible action on review of a proposed RV Park zoning ordinance, including scheduling a public hearing (**Tabled from the April 13, 2026 meeting**).
11. Consideration and discussion of a proposed draft Subdivision Regulations for the Town of Luther.

12. New Business.
13. Citizen participation.
14. Adjourn.



Rian Harkins, AICP
Town Manager/Clerk



*Agenda Posted on Thursday, May 28, 2026, at Luther Town Hall, via MailChimp, on the Website at www.townoflutherok.com and on Facebook at The Town of Luther, prior to 7:00 pm.



Andrew Ungerecht - Member
Samuel Walker – Vice-Chairman
Steven Cholity – Member
Cecilia Taft – Member
Patrice Christy – Member
Cindy Taylor – Board Liaison

MINUTES

PLANNING COMMISSION FOR THE TOWN OF LUTHER MONDAY, APRIL 13, 2026, 7:00 PM TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order by **Rian Harkins**.
2. Pledge of Allegiance was led by **Rian Harkins**.
3. Roll Call by **Rian Harkins**. Present were **Andrew Ungerecht, Cecilia Taft, and Patrice Christy**. **Samuel Walker and Steven Cholity were absent**.
4. Determination of a Quorum was made by **Cecilia Taft**.
5. Approval of Minutes of meeting of March 9, 2026. – **Cecilia Taft made a motion to approve the minutes, 2nd by Andrew Ungerecht. The Vote: All (3) Yes.**
6. Consideration, discussion and possible action to select a new Chairman of the Planning Commission due to the resignation of Tyler Slawson. – **Patrice Christy made a motion to recommend Cecilia Taft as Chairman, 2nd by Andrew Underecht. The Vote: All (3) Yes.**
7. Consideration, discussion and possible action to select a Vice-Chairman of the Planning Commission in the event the Vice-Chairman is permanently selected as Chairman. – **Patrice Christy made a motion to retain Samuel as Vice-Chairman, 2nd by Cecilia Taft. The Vote: All (3) Yes.**
8. PUBLIC HEARING – To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for rezoning from A-1 Agricultural to I-Industrial and Manufacturing for a property located on the southeast corner of 164th Street and N. Luther Road, Luther, OK 73054. The applicant has indicated the rezoning request is being made for the purpose of relocating an existing structural steel fabrication business. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1 Agricultural, and the legal description is as follows: DEWEY TOWNSHIP PT NW4 SEC 3 13N 1E BEG 100.01FT S OF NW/C OF NW4 TH E356.52FT SE462.15FT S506FT S486.75FT SWLY485.55FT SE587.99FT SWLY579.10FT W184.74FT N300FT NW203.82FT N199.99FT NW205.30FT W33FT N1727.15 TO BEG – **Tyler Kauk spoke regarding rezoning. See sign up sheet for additional speakers. Andrew Ungerecht made a motion to table to 5.11.26, 2nd by Cecilia Taft. The Vote: All (3) Yes.**

9. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a lot split of 23.64 acres from a tract of land containing 103.54 acres with the legal description as follows: LUTHER TOWNSHIP PT SE4 & NE4 SEC 22 14N 1E BEING SE/4 LYING S OF RR R/W & EX A TR ON S BEG SE/C SE/4 TH W2639.65FT TO SW/C TH N114.83FT ELY60.57FT SELY303.79FT E448.68FT NELY227.71FT E625FT SELY150.75FT E400FT ELY149.47FT E286.77FT S56.49FT TO BEG & EX TR BEG 1987.78FT N OF SE/C SE4 TH W660FT N TO RR R/W TH N ALONG R/W TO SECTION LINE TH S TO BEG SUBJ TO ESMTS OF RECORD & EX BEG 660FT S OF SE/C SE4 TH S330FT W660FT N330FT E660FT TO BEG & EX A TR BEG SE/C SE4 TH W659.97FT N51.52FT N1599.46FT E626.99FT E33FT S1649.74FT TO BEG – **Cecilia Taft made a motion to recommend an approval of the lot split to the town board, 2nd by Andrew Ungerecht. The Vote: All (3) Yes.**

10. Consideration, discussion and possible action on review of a proposed RV Park zoning ordinance, including scheduling a public hearing. – **Patrice Christy made a motion to table to 5.11.26 for further review, 2nd by Andrew Ungerecht. The Vote: All (3) Yes.**

11. New Business. – **None.**

12. Citizen participation. – **None.**

13. Adjourn. – Cecilia Taft made a motion to adjourn, 2nd by Patrice Christy. **The Vote: All (3) Yes.**

Transcribed by Stephanie Mason, Administrative Assistant.



Andrew Ungerecht - Member
Samuel Walker – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

Meeting Minutes
PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, MAY 11, 2026, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Determination of a Quorum. – **Chair determined there is no quorum at 7:15 pm.**
5. Approval of Minutes of meeting of April 13, 2026.
6. PUBLIC HEARING – To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for rezoning from A-1 Agricultural to I-Industrial and Manufacturing for a property located on the southeast corner of 164th Street and N. Luther Road, Luther, OK 73054. The applicant has indicated the rezoning request is being made for the purpose of relocating an existing structural steel fabrication business. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1 Agricultural, and the legal description is as follows: DEWEY TOWNSHIP PT NW4 SEC 3 13N 1E BEG 100.01FT S OF NW/C OF NW4 TH E356.52FT SE462.15FT S506FT S486.75FT SWLY485.55FT SE587.99FT SWLY579.10FT W184.74FT N300FT NW203.82FT N199.99FT NW205.30FT W33FT N1727.15 TO BEG (**Tabled from the April 13, 2026 meeting**).
7. Consideration, discussion and possible action on review of a proposed RV Park zoning ordinance, including scheduling a public hearing (**Tabled from the April 13, 2026 meeting**).
8. New Business.
9. Citizen participation.
10. Adjourn.

Minutes Transcribed by Stephanie Mason, Administrative Assistant



Andrew Ungerecht - Member
Vacant – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

Town of Luther Planning Commission Staff Report

Application Type:

SUP and Lot-Split Request

Meeting Date: June 8, 2026

Property Location: 106 Three Oaks, Luther, Oklahoma

Applicant: Doug & Katrina Wilson

Current Zoning: Agricultural with residential structure

Requested Use: Additional single-family residences

Parcel Size: Approximately 6 acres

Existing Use: Agricultural/Residential (Rural acreage)

Proposed Use: Additional rural acreages

Prepared By: Rian Harkins, AICP, Town Manager

Request

The applicant requests a specific use permit to allow for additional residential acreages. The Specific Use Permit is in accordance with Ordinance 2021-07, which allows for multiple single-family residences on land zoned agricultural. The Specific Use Request (SUP) request is concurrent with a lot split request to divide the subject property into three parcels that would allow for two new rural acreages to be developed.

Property Description

The subject property is generally located to the east of Triple X Road and has a shared access road (Three Oaks Drive) with other rural acreages in the vicinity. As public water and sanitary sewer are not available to the property at the present time, the parcel would utilize a well and septic systems for any new and/or existing dwelling units.

Background

This item will be considered by the Board of Trustees at their June 9, 2026, meeting.



TOWN OF LUTHER
119 South Main Street
PO Box 56, Luther, OK 73054
405-277-3833 | www.townoflutherok.com
office@townoflutherok.com

NOTICE OF PUBLIC HEARING

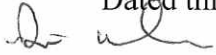
Notice is hereby given that on June 8, 2026, at 7:00 p.m., at Luther Town Hall, 119 South Main Street, Luther, Oklahoma, the Planning Commission of the Town of Luther will conduct a public hearing to consider an application for a Specific Use Permit for property generally located at 106 E Three Oaks Dr, Luther, Oklahoma, for purposes of multiple single family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest ¼ Section 20, Township 14 North, range 1 East, Beginning 1082.24 Feet of the Southwest ¼, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less.

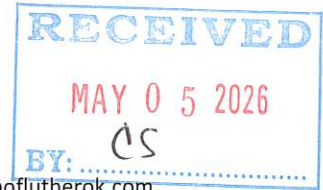
After the public hearing by the Planning Commission, the Town of Luther Board of Trustees will likewise review this application during a Public Hearing, consider the recommendation of the Planning Commission, and consider the Specific Use Permit, on June 9, 2026, at Luther Town Hall, 119 South Main Street, Luther, Oklahoma, at 7:00 p.m.

Interested persons are urged to attend and express their views on this Specific Use Permit to the zoning ordinance.

Dated this 13th day of May, 2026.


Rian Harkins, AICP
Town Manager/Clerk





Specific Use Permit Procedures

Any applicant who wants to apply for rezoning OR a zoning variance of a property must follow these procedures:

1. Applications are available at Luther Town Hall. Applications must be received by the Town 30 days prior to the meeting at which you wish to be heard to allow for appropriate and lawful public notice. A completed application includes all of the following. Incomplete applications cannot be processed in order to maintain the meeting legal notice schedules.

Return the following materials to the Town as soon as possible.

- a. Completed application form.
 - b. List of names and addresses of all property owners within a 300' radius beyond the subject property from a licensed bonded abstract company or the Oklahoma County Assessor.
 - c. Applicable Fees:
 - a. Non-refundable Filing Fee \$100.00
 - b. Non-refundable Mailing Fee \$2.00 per letter
 - c. Non-refundable Publication Fee \$45.00 (additional fee for overage may be applied once invoice is received)
 - d. Drawing, site plan or survey showing variance, if applicable.
2. Notices will be mailed to all the property owners within 300' and a notice will be placed in the newspaper to satisfy legal requirements. You will be required to pay for the mailing and publication at the time of application.
 3. You must attend or send a representative to the Planning Commission meeting in which your case will be heard. At the hearing, you will be given time to present your case. Any protestors present will be given equal time. The Planning Commission will then table, or vote to make a recommendation to the Town Board to accept or deny your request. The matter will be brought to vote by the Town Board at their next scheduled meeting.
 4. If your case is approved, you may seek permit approval to use the property in accordance with the Town Board's conditions. If your case is denied, you may appeal to the Board of Adjustment within 10 days.

The above information is for general guidance only. For further details and/or information, please call the Town of Luther at (405) 277-3833.

Your hearing date will be set once the application is received.



PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 - www.townoflutherok.com

Application for Specific Use Permit

Address or General Location: 20140 N Triple X Rd Luther, OK 73054

Present Zoning: AG 1 Record Owner: Douglas and Katrina Wilson

Legal description of tract under application (If described by metes and bounds, attach plat of survey):

LUTHER TOWNSHIP PT NW4 SEC 20 14N 1E BEG AT SW/C NW4 TH N662.91FT E688.20FT S663.20FT
W688.20FT TO BEG CONT 10.476ACRS MORE OR LESS

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other):

Are there any private or deed restrictions controlling use of tract? If yes, explain:

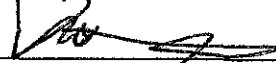
NO

Bill advertising and sign charges to: Doug Wilson

Address: 106 E. Three Oaks Dr City: Luther State: OK Zip: 73054

Phone: 405-229-6825

I do hereby certify that the information herein submitted is complete, true and accurate.

Signature:  Date: 5-7-26

Print Name: Doug Wilson Phone: _____

Address: same as above City: _____ State: _____ Zip: _____

Email: wilsonhomesluther@gmail.com

General Description of Property

Size in acres or square feet: 10.4760 acres MOL

Current Use: Single family double wide home and cattle pasture

Topography (flat, rolling hills, levee, etc.): some flat, some rolling hills and some wooded

Frontage Road: Triple X Rd and private road E Three Oaks Dr

Identify structures and improvements on the property:

There is a single family home double wide

Town water? YES / NO

Town Sewer? YES / NO

Identify the use(s) intended for the subject property: split property into 3 tracts of land with the intent of building single family homes on each tract

General Description of Adjoining Property

Identify any buildings and give their approximate distances from your property lines:

There is a single family home across Triple X Rd to the west of the property line

There is a single family home approximately 50 ft to the east property line

Explain surrounding land uses: to the east are single family homes, to the north is 40+ acres of pasture land,

to the west is 1 single family home and farm land and to the south is farm land

Specific Use Permit Request

Specific Use is an activity which is basically similar to the uses permitted in a zone, but which may not be entirely compatible with the permitted uses. As a consequence, an application for Specific Use requires review to ensure that the specific use may be made compatible with the permitted uses in the zone or other adjacent permitted uses which may be affected.

Describe the Specific Use as it pertains to your property: potentially building a single family homes

Describe the benefits, if any, of your proposed use to the adjacent properties and/or to the Town of Luther:
new home in Luther city limits that would pay taxes to the town and to the school

Identify how well suited the subject property is for your proposed use. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain:
There will need to be some work done to make ready for an eventual home build

Explain how the proposed change in use will affect the road system serving your area:
none

Give an estimated traffic count (average daily trips) for the proposed use. How will the potential traffic resulting from the increased use or activity be controlled?
10 or less

Is the proposed use compatible to surrounding permitted uses and the existing development pattern? Explain:
yes, single family homes in the area

How will the proposed use be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects.) Explain: none

NOTICE: APPLICATION FEE IS \$100.00 + ANY COSTS INCURRED BY THE TOWN FOR THE PROCESSING OF THE APPLICATION

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Application received by: _____ Date: _____

Tract Acreage: _____ Public Hearing Date: _____

Application Number: _____ Section: _____ Township: _____

Range: _____ Present Zoning: _____ Fee Receipt Number: _____

Planning Commission Action

Appeal to Town Board? _____

Action: _____

Action: _____

Vote: _____

Vote: _____

Date: _____

Date: _____

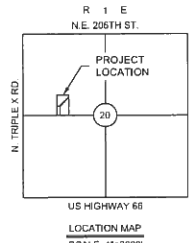
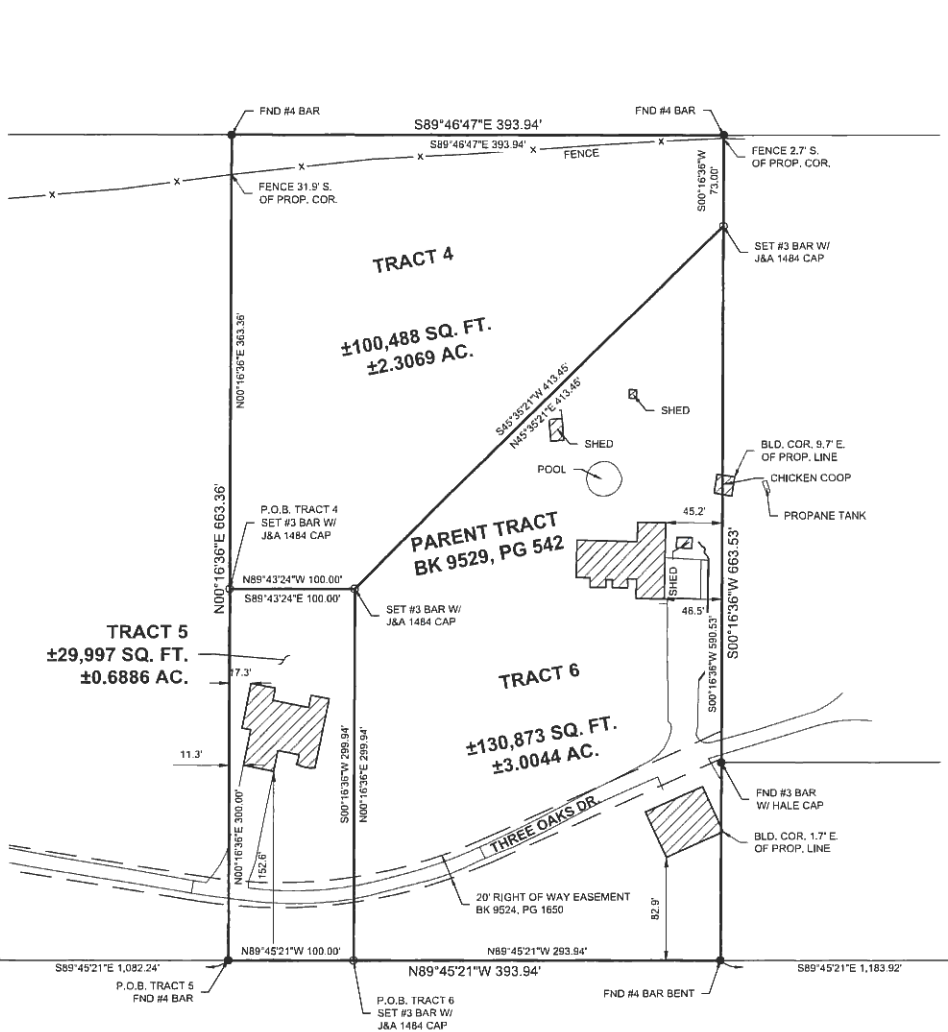
Provisions: _____

Provisions: _____

Staff Recommendation

Recommendation: _____

Date: _____ Subdivision Name: _____ Ordinance Number: _____



Legal Description:

Tract 4:
 A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 9529, Page 1542 (East Wilson Tract), being more particularly described as follows:
 Commencing at the Southwest (SW) Corner of said Northwest Quarter (NW/4);
 THENCE South 89°45'21" East, along and with the South line of said Northwest Quarter (NW/4), a distance of 1,082.24 feet to the Southwest (SW) Corner of said East Wilson Tract;
 THENCE North 00°16'36" East, along and with the West line of said East Wilson Tract, a distance of 300.00 feet to the POINT OF BEGINNING;
 THENCE continuing North 00°16'36" East, along and with said West line, a distance of 363.36 feet to the Northwest (NW) Corner of said East Wilson Tract;
 THENCE South 89°45'47" East, along and with the North line of said East Wilson Tract, a distance of 393.94 feet to the Northeast (NE) Corner of said East Wilson Tract;
 THENCE South 00°16'36" West, along and with the East line of said East Wilson Tract, a distance of 73.00 feet;
 THENCE South 45°35'21" West, departing said East line, a distance of 413.45 feet;
 THENCE North 89°43'24" West, a distance of 100.00 feet to the POINT OF BEGINNING.
 Containing 100,488 square feet or 2.3069 acres, more or less.

Tract 5:
 A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 9529, Page 1542 (East Wilson Tract), being more particularly described as follows:
 Commencing at the Southwest (SW) Corner of said Northwest Quarter (NW/4);
 THENCE South 89°45'21" East, along and with the South line of said Northwest Quarter (NW/4), a distance of 1,082.24 feet to the Southwest (SW) Corner of said East Wilson Tract, said point being the POINT OF BEGINNING;
 THENCE North 00°16'36" East, along and with the West line of said East Wilson Tract, a distance of 300.00 feet;
 THENCE South 89°43'24" East, departing said West line, a distance of 100.00 feet;
 THENCE South 00°16'36" West, a distance of 299.94 feet to a point on the South line of said Northwest Quarter (NW/4);
 THENCE North 89°45'21" West, along and with said South line, a distance of 100.00 feet to the POINT OF BEGINNING.
 Containing 29,997 square feet or 0.6886 acres, more or less.

Tract 6:
 A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 9529, Page 1542 (East Wilson Tract), being more particularly described as follows:
 Commencing at the Southwest (SW) Corner of said Northwest Quarter (NW/4);
 THENCE South 89°45'21" East, along and with the South line of said Northwest Quarter (NW/4), a distance of 1,182.24 feet to the POINT OF BEGINNING;
 THENCE North 00°16'36" East, departing said South line, a distance of 299.94 feet;
 THENCE North 45°35'21" East, a distance of 413.45 feet to a point on the East line of said East Wilson Tract;
 THENCE South 00°16'36" West, along and with said East line, a distance of 590.53 feet to the Southeast (SE) Corner of said East Wilson Tract, said point being on the South line of said Northwest Quarter (NW/4);
 THENCE North 89°45'21" West, along and with said South line, a distance of 293.94 feet to the POINT OF BEGINNING.
 Containing 130,873 square feet or 3.0044 acres, more or less.

Basls of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet. Bearings must be rotated 60°29'03" clockwise to match the record bearings in Book 9529, Page 1542.

Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the accompanying survey accurately represents a careful survey performed under my supervision and that this plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Date: August 5, 2025

Matthew Johnson

Matthew Johnson, P.L.S.
 Registration No. 1807



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NO.	REVISIONS DESCRIPTION	DATE

Johnson & Associates
 16 Sheddock Circle, Suite 100
 Tulsa, Oklahoma 74116
 (918) 734-8215 FAX (918) 734-8279
 Matthew Johnson, P.L.S. License No. 1807
 * ENGINEERS * SURVEYORS * FOUNDERS *

WILSON PROPERTY
 N. TRIPLE X ROAD
 LUTHER, OKLAHOMA COUNTY, OKLAHOMA

BOUNDARY SURVEY

Plot No.	0216
Date	8-23
Scale	1"=100'

SHEET NUMBER
2 of 2

SCAD FILE: S:\C-13\1807\1807.dwg (1807.dwg) Date: 08/05/25 09:10:00
 PLOT FILE: S:\C-13\1807\1807.dwg (1807.dwg) Date: 08/05/25 09:10:00
 PLOT SCALE: 1"=100.00'



LUTHER PLANNING COMMISSION – LOT SPLIT APPLICATION

PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER # _____

RESIDENTIAL NON-RESIDENTIAL COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 106 E Three Oaks Dr Luther, OK 73054

LEGAL DESCRIPTION: UNPLTD PT SEC 20 14N 1E 000 000 PT NW4 SEC 20 14N 1E BEG 1082.24FT E OF SW/C NW4 TH N663.3FT E393.94FT S663.53FT W 393.94FT TO BEG CONT 6ACRS MORE OR LESS

PRESENT USE OF PROPERTY: residential PRESENT ZONING: ag 1

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

- SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED
- COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED
- A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

ACTION(S) REQUESTED BY OWNER:

split property into 2 - 3 acre tracts and eventually have family build

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Doug Wilson</u>	NAME <u>Doug and Katrina Wilson</u>
ADDRESS <u>106 E Three Oaks Dr</u>	ADDRESS <u>same</u>
CITY, ST, ZIP <u>Luther, OK 73054</u>	CITY, ST, ZIP
DAYTIME PHONE <u>405-229-6825</u>	DAYTIME PHONE
EMAIL <u>wilsonhomesluther@gmail.com</u>	EMAIL
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	\$100.00	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
		TOTAL AMOUNT PAID	\$

DISPOSITION AFTER HEARING

PLANNING COMMISSION RECOMMENDATION _____ VOTE: _____

TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-06 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.

ORDINANCE 2020-06

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING PART 12, "PLANNING, ZONING, AND DEVELOPMENT," OF THE TOWN OF LUTHER CODE OF ORDINANCES, ADDING SECTION 12-305, "DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND;" AND SPECIFICALLY SETTING FORTH THE CRITERIA FOR DEED APPROVALS AND LOTS SPLITS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

BE IS ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA:

SECTION 1. Section 12-305 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby added to read as follows:

SECTION 12-305. DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND.

1. No deed for the transfer or subdivision of a lot or land shall be valid and recordable except for that regarding a platted lot or otherwise approved as provided within this section. The Town Board, after recommendation from the Planning Commission, may approve deeds for the transfer of land by metes and bounds description less than five (5) acres, lot splits or subdivisions of land, when the following requirements have been met and documents provided:

- a. When a survey of all the property described is submitted for review;
- b. Verification of adequate provision for utilities;
- c. Verification of access to the property by means of a public or private street and compliance with all other driveway and access ordinances.
- d. Compliance with the zoning district regulations where the property is situated;
- e. Compliance with building regulations;
- f. Signed copies of the deeds to be filed; and
- g. Copy of the deeds demonstrating ownership of the applicant to lot split.

2. Manufactured housing (R-3), Multi-family (R-4), Business/Commercial (B); or industrial (I) lot splits or subdivisions shall be not be approved until there is a plat submitted for review. Deed approvals or lot splits can be considered at the time of transfer as a first step to the platting process.

3. Any fee for the lot split application, process, and hearing is non-refundable, is payable at the time of application for lot split, and shall be as set out and as periodically modified by the Board of Trustees.

SECTION 2. REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict.


SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

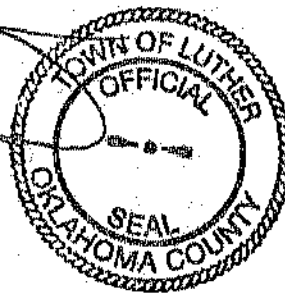
SECTION 4. EMERGENCY. It being immediately necessary for the preservation of the public health, peace and safety of the Town of Luther and the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this 9th day of June, 2020.



Mayor Jenni White

ATTEST:


Town Clerk



Approved as to form and legality:


Town Attorney



PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 - www.townoflutherok.com

Specific Use Permit Procedures

Any applicant who wants to apply for rezoning OR a zoning variance of a property must follow these procedures:

1. Applications are available at Luther Town Hall. Applications must be received by the Town 30 days prior to the meeting at which you wish to be heard to allow for appropriate and lawful public notice. A completed application includes all of the following. Incomplete applications cannot be processed in order to maintain the meeting legal notice schedules.

Return the following materials to the Town as soon as possible.

- a. Completed application form.
 - b. List of names and addresses of all property owners within a 300' radius beyond the subject property from a licensed bonded abstract company or the Oklahoma County Assessor.
 - c. Applicable Fees:
 - a. Non-refundable Filing Fee \$100.00
 - b. Non-refundable Mailing Fee \$2.00 per letter
 - c. Non-refundable Publication Fee \$45.00 (additional fee for overage may be applied once invoice is received)
 - d. Drawing, site plan or survey showing variance, if applicable.
2. Notices will be mailed to all the property owners within 300' and a notice will be placed in the newspaper to satisfy legal requirements. You will be required to pay for the mailing and publication at the time of application.
 3. You must attend or send a representative to the Planning Commission meeting in which your case will be heard. At the hearing, you will be given time to present your case. Any protestors present will be given equal time. The Planning Commission will then table, or vote to make a recommendation to the Town Board to accept or deny your request. The matter will be brought to vote by the Town Board at their next scheduled meeting.
 4. If your case is approved, you may seek permit approval to use the property in accordance with the Town Board's conditions. If your case is denied, you may appeal to the Board of Adjustment within 10 days.

The above information is for general guidance only. For further details and/or information, please call the Town of Luther at (405) 277-3833.

Your hearing date will be set once the application is received.



PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

Application for Specific Use Permit

Address or General Location: 106 E Three Oaks Dr. Luther, OK 73054

Present Zoning: AG 1 Record Owner: Doug and Katrina Wilson

Legal description of tract under application (If described by metes and bounds, attach plat of survey):

UNPLTD PT SEC 20 14N 1E 000 000 PT NW4 SEC 20 14N 1E BEG 1082.24FT E OF SW/C NW4 TH N663.3FT
E393.94FT S663.53FT W 393.94FT TO BEG CONT 6ACRS MORE OR LESS

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other):

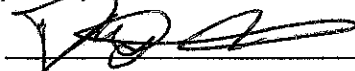
Are there any private or deed restrictions controlling use of tract? If yes, explain:
NO

Bill advertising and sign charges to: Doug Wilson

Address: 106 E. Three Oaks Dr City: Luther State: OK Zip: 73054

Phone: 405-229-6825

I do hereby certify that the information herein submitted is complete, true and accurate.

Signature:  Date: 5-7-26

Print Name: Doug Wilson Phone: _____

Address: same as above City: _____ State: _____ Zip: _____

Email: wilsonhomesluther@gmail.com

Specific Use is an activity which is basically similar to the uses permitted in a zone, but which may not be entirely compatible with the permitted uses. As a consequence, an application for Specific Use requires review to ensure that the specific use may be made compatible with the permitted uses in the zone or other adjacent permitted uses which may be affected.

Describe the Specific Use as it pertains to your property: potentially build a single family home

Describe the benefits, if any, of your proposed use to the adjacent properties and/or to the Town of Luther:
new home in Luther city limits that would pay taxes to the town and to the school

Identify how well suited the subject property is for your proposed use. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain:
There will need to be some work done to make ready for an eventual home build

Explain how the proposed change in use will affect the road system serving your area:
private road

Give an estimated traffic count (average daily trips) for the proposed use. How will the potential traffic resulting from the increased use or activity be controlled?
10 or less on a private road

Is the proposed use compatible to surrounding permitted uses and the existing development pattern? Explain:
yes, single family homes in the area

How will the proposed use be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects.) Explain: none

General Description of Property

Size in acres or square feet: 6 acres MOL

Current Use: Single family home

Topography (flat, rolling hills, levee, etc.): mostly trees

Frontage Road: private road to the property is Three Oaks Dr, main road is Triple X

Identify structures and improvements on the property:

There is a single family home, shop building, shed, chicken coop and a pool on the property.

Town water? YES / NO

Town Sewer? YES / NO

Identify the use(s) intended for the subject property: split property into 2 - 3 acre tracts and eventually have family build a single family home on the vacant 3 acres to the north of our current house

General Description of Adjoining Property

Identify any buildings and give their approximate distances from your property lines:

There is a single family home approximately 200 ft to the west of our current house

There is a single family home approximately 400 ft to the east of our current house

Explain surrounding land uses: 3 acres to our west is a single family home, 13.65 acres to our east is a single family home 40+ acres to our north is pasture for cattle and 40+ acres to our south is farmland and wooded

Specific Use Permit Request

LEGAL DESCRIPTION

Wilson Property N. Triple X Road
Tract 2
Access Easement

May 12, 2026

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 15791, Page 203 (Wilson Tract), being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Northwest Quarter (NW/4);

THENCE South 89°45'21" East, along and with the South line of said NW/4, a distance of 626.26 feet;

THENCE North 00°14'39" East, departing said South line, a distance of 133.62 feet to a point on the North line of an existing 20' right-of-way recorded in Book 9524, Page 1647, said point being the POINT OF BEGINNING;

THENCE North 02°15'12" West, a distance of 148.22 feet;

THENCE North 03°51'44" East, a distance of 50.02 feet to a point on the South line of proposed Tract 2;

THENCE South 89°44'37" East, along and with the South line of said proposed Tract 2, a distance of 15.03 feet;

THENCE South 03°51'44" West, departing said South line, a distance of 50.16 feet;

THENCE South 02°15'12" East, a distance of 148.14 feet to a point on the North line of said existing right-of-way;

THENCE along and with the North line of said existing right-of-way on a non-tangent curve to the left having a radius of 280.00 feet, a chord bearing of North 89°29'45" West, a chord length of 15.02 feet and an arc length of 15.02 feet to the POINT OF BEGINNING.

Containing 2,973 square feet or 0.0683 acres, more or less.

Basis of Bearing: Bearings must be rotated 00°28'09" clockwise to match the record bearings in Book 15791, Page 203.

LEGAL DESCRIPTION

Wilson Property N. Triple X Road
Tract 4
Access Easement

May 12, 2026

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 9529, Page 1542 (East Wilson Tract), being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Northwest Quarter (NW/4);

THENCE South 89°45'21" East, along and with the South line of said NW/4, a distance of 1,267.80 feet;

THENCE North 00°14'39" East, departing said South line, a distance of 90.17 feet to a point on the North line of an existing 20' right-of-way recorded in Book 9524, Page 1650, said point being the POINT OF BEGINNING;

THENCE North 00°00'00" East, a distance of 292.91 feet to a point on the South line of proposed Tract 4;

THENCE North 45°35'21" East, along and with the South line of proposed Tract 4, a distance of 21.00 feet;

THENCE South 00°00'00" East, departing said South line, a distance of 301.33 feet to a point on the North line of said existing right-of-way;

THENCE along and with the North line of said existing right-of-way on a non-tangent curve to the right having a radius of 390.00 feet, a chord bearing of South 67°17'19" West, a chord length of 16.26 feet and an arc length of 16.26 feet to the POINT OF BEGINNING.

Containing 4,458 square feet or 0.1023 acres, more or less.

Basis of Bearing: Bearings must be rotated 00°28'09" clockwise to match the record bearings in Book 9529, Page 1542.



LUTHER PLANNING COMMISSION – LOT SPLIT APPLICATION

PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER # _____

RESIDENTIAL NON-RESIDENTIAL COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 20240 N Triple X Rd Luther, OK 73054

LUTHER TOWNSHIP PT NW4 SEC 20 14N 1E BEG AT SW/C NW4 TH N662.91FT E688.20FT S663.20FT

W688.20FT TO BEG CONT 10.476ACRS MORE OR LESS

PRESENT USE OF PROPERTY: residential PRESENT ZONING: ag 1

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED

COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED

A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

ACTION(S) REQUESTED BY OWNER:

split property into 3 - 3.5 acre tracts and eventually have family build

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Doug Wilson</u>	NAME <u>Douglas and Katrina Wilson</u>
ADDRESS <u>106 E Three Oaks Dr</u>	ADDRESS <u>same</u>
CITY, ST, ZIP <u>Luther, OK 73054</u>	CITY, ST, ZIP
DAYTIME PHONE <u>405-229-6825</u>	DAYTIME PHONE
EMAIL <u>wilsonhomesluther@gmail.com</u>	EMAIL
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	\$100.00	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
TOTAL AMOUNT PAID			\$

DISPOSITION AFTER HEARING

PLANNING COMMISSION RECOMMENDATION _____ VOTE: _____

TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-08 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.

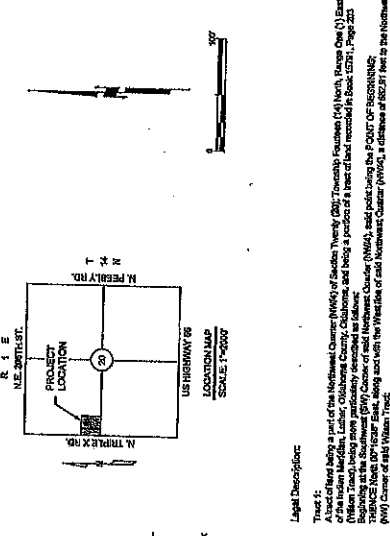
NO.	REVISIONS	DATE
1	Final Survey Map	05/21/2028

Johnson & Associates
 Surveyors & Planners
 11111 E. Main Street, Suite 100
 Oklahoma City, OK 73120
 Phone: (405) 842-1234
 Fax: (405) 842-5678
 www.johnsonandassociates.com

WILSON PROPERTY
 N. TRIPLE X ROAD
 LUTHER, OKLAHOMA COUNTY, OKLAHOMA
 BOUNDARY SURVEY

10f2
 SHEET NUMBER

Copyright © 2028 Johnson & Associates

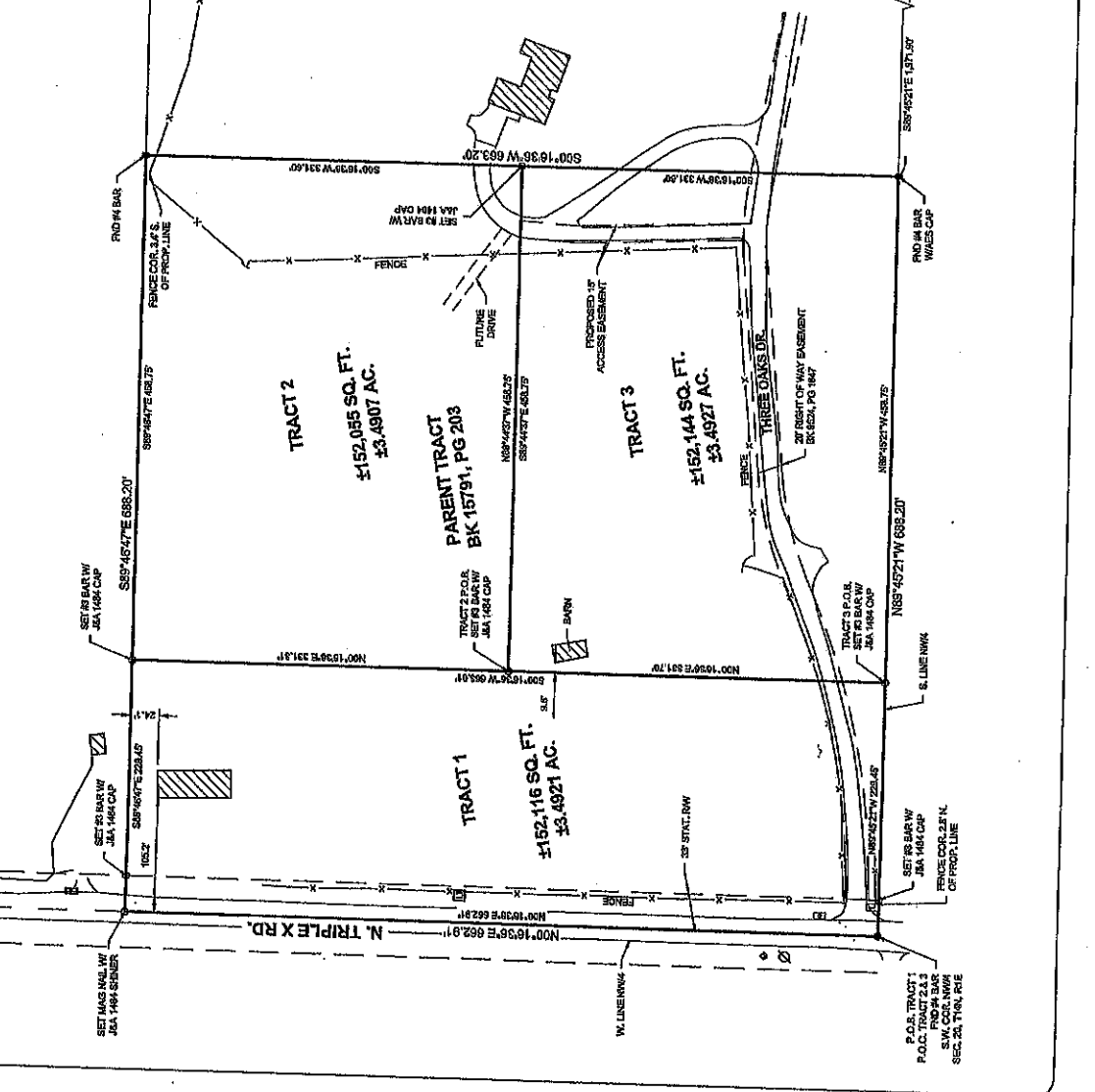


Legal Description:

Tract 1:
 A tract of land being a part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Lutera Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 15791, Page 203 (Wilson Tract) being 152,055 square feet, more or less, beginning at the Southwest (SW) Corner of said Northwest Quarter (NW1/4), said point being the POINT OF BEGINNING (POB) of said Northwest Quarter (NW1/4), and extending South 89°46'47" East, along with the Westline of said Northwest Quarter (NW1/4), a distance of 689.20 feet to the Northwest (NW) Corner of said Wilson Tract, a distance of 152,055 square feet, more or less, to the POINT OF BEGINNING (POB) of said Northwest Quarter (NW1/4). South 89°46'47" East, along with the North line, a distance of 689.20 feet to the South line of said Northwest Quarter (NW1/4). South 89°46'47" West, along with said East line, a distance of 689.20 feet to the POINT OF BEGINNING (POB) of said Northwest Quarter (NW1/4). Containing 152,116 square feet, more or less.

Tract 2:
 A tract of land being a part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Lutera Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 15791, Page 203 (Wilson Tract), being more particularly described as follows: Beginning at the Southwest (SW) Corner of said Northwest Quarter (NW1/4), and extending South 89°46'47" East, along with the Westline of said Northwest Quarter (NW1/4), a distance of 689.20 feet to the Northwest (NW) Corner of said Wilson Tract, a distance of 152,055 square feet, more or less, to the POINT OF BEGINNING (POB) of said Northwest Quarter (NW1/4). South 89°46'47" East, along with the North line, a distance of 689.20 feet to the South line of said Northwest Quarter (NW1/4). South 89°46'47" West, along with said East line, a distance of 689.20 feet to the POINT OF BEGINNING (POB) of said Northwest Quarter (NW1/4). Containing 152,055 square feet, more or less.

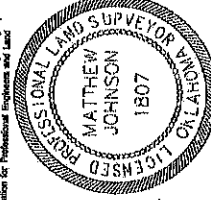
Tract 3:
 A tract of land being a part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Lutera Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 15791, Page 203 (Wilson Tract), being more particularly described as follows: Beginning at the Southwest (SW) Corner of said Northwest Quarter (NW1/4), and extending South 89°46'47" East, along with the Westline of said Northwest Quarter (NW1/4), a distance of 689.20 feet to the Northwest (NW) Corner of said Wilson Tract, a distance of 152,055 square feet, more or less, to the POINT OF BEGINNING (POB) of said Northwest Quarter (NW1/4). South 89°46'47" East, along with the North line, a distance of 689.20 feet to the South line of said Northwest Quarter (NW1/4). South 89°46'47" West, along with said East line, a distance of 689.20 feet to the POINT OF BEGINNING (POB) of said Northwest Quarter (NW1/4). Containing 152,055 square feet, more or less.



Mathew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the accompanying survey, accurately represents a certain parcel of land, and that the same has been prepared and executed in accordance with the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Matthew Johnson, P.L.S.
 Registration No. 1507

DATE: May 21, 2028



ORDINANCE NO. 2026-01

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING CHAPTER 12, "PLANNING, ZONING AND DEVELOPMENT," CHAPTER 2, "ZONING REGULATIONS," ARTICLE B, "SPECIFIC DISTRICT REGULATIONS," OF THE CODE OF ORDINANCES OF THE TOWN OF LUTHER, AND SPECIFICALLY AMENDING SECTION 12-214, "R-4 DISTRICT - RECREATIONAL VEHICLE PARKS," ELIMINATING MANUFACTURING OR MOBILE HOME COMMUNITIES AND PARKS, PROVIDING FOR RECREATIONAL VEHICLE PARKS, AND ESTABLISHING CRITERIA; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA THAT:

SECTION I: Section 12-214 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby amended to read as follows:

SECTION 12-214 R-4 DISTRICT - RECREATIONAL VEHICLE PARKS

A. **Purpose:** The purpose of this Section is to provide regulations for Recreational Vehicles in the corporate boundaries of the Town of Luther, Oklahoma, and for the location, development, and maintenance of Recreational Vehicle Parks. The regulations set forth in this Section are designed to promote stable neighborhoods, avoid traffic congestion, and encourage the proper flow of traffic, to prevent health and safety hazards, and to encourage the economical and orderly development and operation of Recreational Vehicle Parks.

B. **Definitions:** For purposes of this Section, the following terms, words, and phrases shall have the meanings indicated below:

Haulers with Living Quarters means any vehicle or portable structure built on a chassis and designed or used to transport cargo, cars, motorcycles or other property and which contains an area suitable for use as living quarters.

Recreational Vehicle means all vehicles and portable structures built on a chassis, designed as a temporary or permanent dwelling for travel, recreational, and vacation use including, but not limited to recreational vehicles, travel trailers, fifth wheels, tent camper trailers, pop-up campers, haulers with living quarters and motor homes.

RV Park means any tract of land that provides fewer than 2.5 acres per dwelling unit upon which three or more Recreational Vehicles are located, regardless of whether or not a charge is made for such accommodations.

RV Space means the plot of ground within an RV Park, designated and designed for the accommodation of one Recreational Vehicle.

C. Size and Dimensions of RV Parks: The minimum size of RV Parks shall be five (5) acres. Intensity of development shall be limited to each RV space being no less than 30 feet by 50 feet in dimension and located in such a manner that a Recreational Vehicle will not impede or obstruct the normal flow of traffic in the park and streets. The area used for sewerage treatment, public water, open space, or other amenities and utilities shall not be included in the available acreage for the purpose of density computations.

D. Permitted units and structures: The following are permitted in RV Parks:

1. Currently existing Recreational Vehicles;
2. New Recreational Vehicles;
3. Haulers with living quarters;
4. Livestock trailers with living quarters, so long as the conditions set forth herein are fully met;
5. An office building, either of conventional construction or a non-residential mobile trailer allowed as a use permitted on review;
6. One or more service buildings to provide community amenities;
7. One storage unit in good repair, per space;
8. Storm shelters in good repair centrally located to accommodate residents and visitors and approved by the Town Administrator; and/or
9. Such other buildings which are necessary for operation and maintenance of the RV park and which are approved by the Town.

E. Utilities and Connections within RV Parks: Utilities and connections must be installed in accordance with all federal, state, and county rules and regulations. Utilities and connections must be completed by licensed technicians.

F. Sewage Disposal within RV Parks: Wastewater shall be discharged into the RV Park's sanitary sewage disposal system of such construction and in such manner as approved by federal, state, and county agencies, and in accordance with the applicable ordinances of the Town. Design of sanitary sewer system shall be based on the maximum capacity of the RV Park. All disposal facilities shall be located in an area where they will not create a nuisance or health hazard to the owner, occupant, or adjacent property owner. All connections to the Town sanitary sewer system shall be maintained in good connection. Any dump sites shall be constructed in such a way as to provide sufficient capacity for wastewater collection and shall be properly maintained and kept sanitary at all times.

G. Water Supply within RV Parks: All water supply lines and piping shall meet all federal, state, and county rules and regulations with regard to design, construction, and maintenance. The water system shall be connected by pipes to all RV Spaces. All connections shall be made to potable water sources, shall be protected from backflows, and be weather tight, constructed of impervious materials.

H. Refuse Disposal within RV Parks: The storage, collection, and disposal of refuse shall be managed to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, air pollution, water pollution, or any other public safety hazard. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers. All refuse shall be collected at least once weekly.

I. Fuel Piping within RV Parks: All piping from outside fuel storage tanks to Recreational Vehicles shall be of acceptable material and shall be permanently installed and securely fastened in place. No piping shall be located inside or beneath a Recreational Vehicle.

J. Fire Protection within RV Parks: All areas shall be kept free of tall grass and weeds, litter, rubbish, and other flammable materials. Fires shall be made only in stoves and other cooking and/or heating equipment intended for such purposes.

K. Registration of Owners and Occupants in RV Parks: Each park owner and operator shall keep a register, which shall be made available upon request of the Town, containing a record of all Recreational Vehicle owners and occupants located within the RV Park. The register shall contain the name and address and contact information of the owner and occupant of each Recreational Vehicle, the RV Space, and the date of arrival and departure.

L. Buffer Planting Strip and Open Space: All RV Parks shall have and maintain a buffer planting strip, not less than three (3) feet in width, along all park boundaries not bordering a street. Such strip shall consist of not less than one row of shrubs, spaced not more than eight feet apart and which will eventually grow to a height of not less than 12 feet. Each and every RV Park shall set aside no less than 10% of each park for purpose of open space.

M. Location and layout: All RV Parks shall comply with the following location and layout requirements:

1. All RV Parks shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
2. All RV Parks shall be surveyed and platted. Each space shall be assigned an address in accordance with the Town's annexing scheme and said address shall be posted in a manner that is consistent with the Code of Ordinances. Each street within the RV Park shall have appropriate street signs.
3. Every RV space shall be clearly defined. Recreational Vehicles shall be parked at least ten (10) feet from the curb of any road within the RV Park and at least twenty (20) feet from any other unit.
4. No Recreational Vehicle may be located closer than 35 feet from any public street or highway. No Recreational Vehicle may obstruct any roadway.
5. All RV spaces must abut a driveway of not less than twenty (20) feet in width.
6. RV Parks shall have at least one (1) clearly defined parking area for each RV space either on or adjacent to the RV space.
7. Haulers with living quarters, livestock trailers with living quarters shall be allowed so long as appropriate and adequate accommodations are made for any animals or other special requirements.

N. Compliance with Federal, State, and County Regulations or Laws: In addition to the other requirements set forth in this Section, every owner, manager, or operator of an RV Park shall comply with any other rule, regulation or law of applicable federal, state or county governments and agencies, including, but not limited to those pertaining to water, stormwater, and wastewater.

O. RV Parks in existence as of the effective date of this Section may continue to operate; provided that any modification of spaces, hookups, and/or land expanded in any way must fully comply with the provisions of this Section.

SECTION II. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

SECTION III. All ordinances in conflict herewith are hereby repealed.

SECTION IV. This ordinance shall be in full force and effect thirty (30) days from and after its publication.

PASSED AND APPROVED this xxxxx day of xxxxxx, 2026.

MAYOR WILLIAM T. ARPS

ATTEST:

TOWN CLERK

Approved as to form and legality:

Town Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF LUTHER, OKLAHOMA, ESTABLISHING SUBDIVISION REGULATIONS; PROVIDING FOR PURPOSE, AUTHORITY, JURISDICTION, DEFINITIONS, PROCEDURES FOR PRELIMINARY AND FINAL PLATS, MINOR AND MAJOR SUBDIVISIONS, DEED APPROVAL, MINIMUM PLATTING THRESHOLDS, AUTHORIZED DEVELOPERS, PRIVATE STREETS, PUBLIC IMPROVEMENTS, STREETLIGHTS, GRADING, EROSION AND SEDIMENT CONTROL, STORMWATER RUNOFF AND RETENTION, UTILITIES, VARIANCES, GUARANTEES, INSPECTIONS, WAIVERS, ADMINISTRATION, ENFORCEMENT, PENALTIES, SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, AND AN EFFECTIVE DATE.

WHEREAS, the Town Board of Trustees of the Town of Luther, Oklahoma, finds that the orderly subdivision of land is essential to the protection of public health, safety, and welfare; and

WHEREAS, Oklahoma law authorizes municipalities to regulate the subdivision of land, including the arrangement of streets, lot dimensions, utilities, drainage, grading, erosion and sediment control, public improvements, tentative approval, and bonds in lieu of completed improvements; and

WHEREAS, the Town desires to adopt clear, reasonable, and enforceable subdivision standards consistent with sound planning practice and local development conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA:

Article 1. General Provisions

Section 1.1. Title.

This ordinance shall be known and may be cited as the **Subdivision Regulations of the Town of Luther, Oklahoma.**

Section 1.2. Purpose.

The purpose of these regulations is to promote the public health, safety, and general welfare; to provide for the orderly, efficient, and economical development of land; to protect land from unsafe or premature development; to ensure adequate streets, sidewalks, drainage, water, sewer, fire access, streetlights, erosion control, and other public services; to coordinate subdivision design with the

Town's comprehensive plan, zoning regulations, floodplain regulations, and other applicable ordinances; and to establish minimum standards and procedures for the subdivision of land within the Town and its jurisdiction.

Section 1.3. Authority.

These regulations are adopted pursuant to the police power of the Town and the authority granted by Oklahoma law, including but not limited to 11 O.S. § 47-114.

Section 1.4. Jurisdiction.

These regulations shall apply to all subdivisions of land, replats, lot splits, lot line adjustments, deed approvals, and other divisions of land within the corporate limits of the Town and any area subject to the Town's subdivision jurisdiction, as provided by law.

Section 1.5. Minimum standards.

These regulations are minimum standards only. Whenever the requirements of these regulations conflict with other Town, county, state, or federal regulations, the more restrictive requirement shall control.

Section 1.6. Interpretation.

These regulations shall be liberally construed to effect their purpose. Any ambiguity shall be resolved in favor of protecting the public health, safety, welfare, and orderly development of the Town.

Section 1.7. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions, which shall remain in full force and effect.

Article 2. Definitions

Section 2.1. Generally.

For purposes of these regulations, the following terms shall have the meanings set forth below.

Section 2.2. Definitions.

Block means a tract of land bounded by streets, rights-of-way, railroad lines, watercourses, municipal boundary lines, or combinations thereof.

Buildable Lot means a lot capable of meeting the minimum zoning, access, utility, and drainage requirements of the Town.

Common Plan of Development means a subdivision, lot split, series of transfers, or development activity that is planned, marketed, represented, or implemented as a unified project, regardless of whether the land is conveyed in a single instrument or by multiple instruments over time.

Deed Approval means an administrative land division approval process that may be used in lieu of platting only where the proposed division does not meet the threshold requiring platting under this ordinance and otherwise complies with all applicable Town requirements.

Developer means the owner, contract purchaser, subdivider, or other person or entity having lawful authority to initiate, finance, submit, or control the subdivision of land.

Easement means a grant of a property interest limited to a specified use.

Final Plat means the final map, drawing, or chart of a subdivision prepared for recordation.

Ghost Platting means the use of a deed, plat, survey, boundary adjustment, series of conveyances, nominal transfer, or other transaction, whether standing alone or in combination, to divide, create, market, or develop land in a manner intended to avoid the application of subdivision regulations, platting requirements, improvement obligations, density limits, access standards, or review procedures of the Town.

Homeowners' Association or **HOA** means a private association, property owners' association, or other legal entity established to own, manage, maintain, and enforce covenants applicable to private streets, common areas, and other shared improvements within a subdivision.

Large Parcel Exemption means a parcel or tract of land containing more than twenty (20) acres that is proposed to be divided in a manner that does not require new public streets, does not require public utility extensions beyond approved service connections, does not create a common plan of development, and otherwise satisfies the exemption criteria of this ordinance.

Lot Split means the division of a parcel into two or more parcels not constituting a full subdivision under these regulations, if eligible for administrative review.

Major Subdivision means the subdivision of land into five (5) or more lots, parcels, or tracts, or any subdivision requiring new streets, major utility extensions, public dedications, or other public improvements as determined by the Town.

Minor Subdivision means the subdivision of a tract of land into not more than four (4) lots, parcels, or tracts, provided that no new street is created, no extension of public utilities is required beyond a short service connection approved by the Town, no public dedication other than easements is required, and the subdivision otherwise qualifies for administrative review under this ordinance.

Preliminary Plat means the tentative drawing of a proposed subdivision showing the design layout and required improvements.

Private Road means a roadway not dedicated to public use, whether within a subdivision or serving multiple lots, parcels, or tracts, that is used for access, circulation, or service within a development and is subject to Town design, construction, maintenance, and access standards.

Private Street means a street or roadway not dedicated to or accepted by the Town, whether within a subdivision or serving multiple lots, parcels, or tracts, that is used for access, circulation, or service within a development and is subject to Town design, construction, maintenance, and access standards.

Replat means the subdivision of land previously platted, for the purpose of changing lot lines, streets, easements, or other plat features.

Street means a public or private way intended for vehicular traffic.

Subdivision means the division of any tract or parcel of land into two or more lots, parcels, tracts, sites, or interests for the purpose of sale, development, or building.

Town Engineer means the engineer employed or retained by the Town or such person designated by the Town to perform engineering review functions.

Article 3. Administration

Section 3.1. Administrative authority.

The Planning Commission shall have authority to review and recommend action on plats and related applications as provided by this ordinance. Final authority shall be exercised by the Board of Trustees unless otherwise delegated by law or ordinance.

Section 3.2. Staff review.

Town staff, including planning, engineering, building, public works, fire, and other applicable departments, may review applications and provide written recommendations.

Section 3.3. Pre-application conference.

A pre-application conference is encouraged for all proposed subdivisions and may be required for major subdivisions or developments involving public improvements.

Section 3.4. Filing completeness.

No application shall be deemed filed until all required forms, fees, plans, supporting documents, and technical information have been submitted in complete form as determined by Town staff.

Section 3.5. Public hearing notice.

Where a public hearing is required, notice shall be given as required by law and by the Town's adopted procedures.

Article 4. Applicability and Exemptions

Section 4.1. Applicability.

No land shall be subdivided, sold, conveyed, developed, or improved in violation of these regulations.

Section 4.2. Prohibited acts.

It shall be unlawful for any owner, subdivider, agent, or person acting on behalf of an owner or subdivider to sell, transfer, or offer for sale any lot or parcel created by subdivision unless the subdivision has been approved and recorded in accordance with these regulations.

Section 4.3. Exemptions.

The following shall be exempt from the full platting process, unless otherwise required by the Town:

1. Conveyances to correct a boundary line dispute with no creation of an additional buildable lot.
2. Lot line adjustments that do not create a new lot or increase nonconformity.
3. Combination of adjacent lots under common ownership.
4. Any division expressly exempted by state law.

5. Such other minor adjustments as may be approved administratively under Town policy.
6. A division of land consisting of a parcel or tract containing more than twenty (20) acres, provided that:
 - a. No new public street is created or dedicated;
 - b. No major public water, sewer, drainage, or other utility extension is required;
 - c. No common plan of development is established;
 - d. The division does not create an unsafe access, drainage, or utility condition; and
 - e. The division complies with all zoning, floodplain, and access requirements.

No exemption under this subsection shall be construed to permit ghost platting, successive lot splits, or any attempt to evade the platting requirements of this ordinance.

Section 4.4. No implied exemption.

No exemption shall relieve any parcel from compliance with zoning, floodplain, access, utility, drainage, or building code requirements.

Section 4.5. Authorized developers.

A. A subdivision may be initiated, proposed, or developed only by:

1. The fee simple owner of the land;
2. A contract purchaser with written authorization from the owner;
3. A duly authorized agent, developer, or representative acting under written authority from the owner or contract purchaser; or
4. A public agency or governmental entity acting within its lawful powers.

B. The applicant shall provide written evidence of authority to act on behalf of the owner, including a deed, contract, power of attorney, corporate authorization, partnership authorization, trust authorization, or other documentation satisfactory to the Town.

C. No plat shall be processed unless the applicant has legal authority to submit the application and bind the property owner to the dedications, restrictions, and obligations shown on the plat.

Article 5. Subdivision Procedures

Section 5.1. General process.

The standard subdivision process shall consist of the following steps:

1. Pre-application conference.
2. Preliminary plat review and approval.
3. Construction plan review.
4. Installation or security for required public improvements.
5. Final plat review and approval.
6. Recordation of the final plat.
7. Issuance of permits only after plat approval and recording, where applicable.

Section 5.2. Minimum platting threshold.

A. Platting shall be required when any unplatted tract, parcel, or lot, or any previously platted lot, tract, or parcel, is divided, or proposed to be divided, into more than two (2) lots, tracts, or building sites, or when any division of land involves any street dedication, extension of public infrastructure, or other condition requiring plat review under this ordinance.

B. Platting shall also be required whenever a proposed division, whether by deed, boundary adjustment, survey, contract, or other instrument, would:

1. Create lots that are intended for sale, lease, development, or financing as separate buildable lots;
2. Require new public street access or street dedication;
3. Require extension of water, sewer, drainage, or other major public facilities;
4. Create a common plan of development;
5. Affect private streets, shared access drives, or common drainage facilities; or
6. In the judgment of the Town, materially affect public health, safety, access, drainage, or utilities.

C. The Town may require platting of fewer than three (3) lots where the character of the land division, the existence of a common plan of development, the need for public dedications, or the likelihood of evasion of these regulations justifies plat review.

Section 5.3. Minor subdivision procedure.

A. A minor subdivision shall mean a subdivision creating not more than four (4) lots within a single tract or contiguous tract held under common ownership.

B. A parcel, tract, or ownership shall be eligible for the minor subdivision procedure only one (1) time within any five (5) year period, measured from the date of final approval of the most recent minor subdivision affecting the same parcel or any parcel derived from it.

C. A proposal that would otherwise qualify as a minor subdivision shall be processed as a major subdivision if:

1. The proposal involves the creation or dedication of any new street;
2. The proposal requires extension or upsizing of public water, sewer, storm drainage, or other major public infrastructure;
3. The proposal is part of a common plan of development or phased subdivision;
4. The proposal is intended to circumvent the platting requirements of this ordinance;
5. The parent tract or any tract derived from it has received minor subdivision approval within the preceding five (5) years; or
6. The Town determines that the proposal may materially affect drainage, access, utility service, or public safety.

D. No lot created by a minor subdivision shall be further subdivided, conveyed, or reconfigured in a manner that would create additional lots or circumvent this ordinance within the five-year limitation period except by major subdivision approval.

E. Minor subdivision approval shall be administrative unless the Town determines that public hearing review is necessary due to public interest, access concerns, drainage issues, or suspected evasion of this ordinance.

F. Approval of a minor subdivision shall not exempt any private road, driveway, or access easement from compliance with Town construction, drainage, and emergency access standards.

Section 5.4. Deed approval.

A. Where a proposed division does not meet the platting threshold set forth in Section 5.2 and otherwise qualifies for administrative review, the Town may approve the division by deed approval.

B. Deed approval shall be limited to divisions that do not create a need for public street dedication, major utility extension, or subdivision-scale infrastructure, and that do not constitute ghost platting or a common plan of development.

C. Deed approval shall be evidenced by an administrative approval letter, certificate, or other form prescribed by the Town and shall not be construed as plat approval unless expressly stated.

Section 5.5. Non-plat division permitted.

A. The Town recognizes that land may be conveyed, divided, or transferred by deed, survey, reconfiguration, or other instrument in a manner that does not require platting under the minimum threshold established by this ordinance.

B. Such non-plat division shall be permitted only when the Town determines, based on the submitted materials and the facts of record, that the division does not constitute a subdivision requiring plat approval and is not part of a common plan of development.

C. Nothing in this section shall require platting of a division that is lawfully exempt under this ordinance or state law.

Section 5.6. Administrative findings.

Before approving any minor subdivision or deed approval, the Town shall make written findings that the proposal does not constitute a subdivision requiring plat approval under Section 5.2, does not create an unsafe access or drainage condition, and complies with all applicable Town requirements.

Section 5.7. Preliminary plat required.

A preliminary plat shall be required for all major subdivisions and for any division of land requiring public improvements, street dedication, utility extension, stormwater controls, or formal review by the Planning Commission.

Section 5.8. Preliminary plat approval.

Approval of a preliminary plat shall indicate general acceptance of the layout, subject to compliance with conditions and subsequent detailed engineering review. Preliminary approval shall not authorize construction or sale in violation of this ordinance. Preliminary plat approval shall be conditioned upon compliance with approved grading, utility, drainage, stormwater, and erosion control design criteria and any other conditions imposed by the Town.

Section 5.9. Expiration.

Unless extended by the approving authority, preliminary plat approval shall expire if a final plat is not submitted within the period established by Town policy or the conditions of approval.

Section 5.10. Final plat required.

A final plat shall be required before recording and before issuance of building permits for lots created by subdivision, unless otherwise approved by the Town.

Section 5.11. Final plat approval and recording.

A. The final plat shall not be approved until:

1. All required public improvements are completed and inspected, or acceptable financial assurance has been provided;
2. All required signatures, certificates, dedications, and acknowledgments have been completed;
3. All conditions of preliminary plat approval have been satisfied; and
4. The Town Engineer and staff have recommended approval.

B. Upon final approval, the final plat shall be signed by the appropriate Town officials and recorded with the county clerk or other recording authority within the time required by Town policy.

C. The subdivider shall furnish the Town with the number of signed originals, prints, and digital copies required by Town policy before recording.

Article 6. Plat Requirements

Section 6.1. Required contents.

Each preliminary and final plat shall include, at minimum, the items required by Town application checklists and any applicable state law, including:

1. Legal description.
2. Boundary survey data.
3. Lot lines, dimensions, bearings, and acreage.
4. Street names and right-of-way widths.
5. Easements.
6. Utility locations.
7. Drainage features.
8. Building setback lines, where applicable.
9. Dedication certificates and signature blocks.

10. Any additional information required by staff for proper review.

Section 6.2. Survey and engineering.

Plats shall be prepared by a licensed professional surveyor and, where engineering design is required, by a licensed professional engineer.

Section 6.3. Conformance with zoning.

Lot dimensions, access, density, setbacks, and use shall conform to the Town's zoning regulations.

Section 6.4. Access.

Each lot shall have lawful and adequate access to a public street or an approved private street system.

Section 6.5. Lot shape and usability.

Lots shall be arranged so that they are buildable and servable without creating unnecessary hazards, awkward remnants, or unsafe access conditions.

Section 6.6. Required notice for private streets.

Where a subdivision includes a private street, the final plat shall prominently state that the street is private, is not dedicated to or maintained by the Town, shall be maintained by the owners or HOA, and shall remain open for police, fire, and other official vehicles unless restricted by law or Town approval.

Article 7. Streets and Access

Section 7.1. Street design policy.

Streets shall be designed to provide safe, convenient, and efficient circulation; to promote connectivity; and to conform to the Town's adopted transportation plan, if any.

Section 7.2. Street arrangement.

Street layout shall:

1. Conform to existing and planned street systems.
2. Provide logical extension of streets to adjacent property.
3. Avoid excessive dead-end streets.
4. Preserve emergency access.

5. Minimize through-traffic conflicts in residential areas.

Section 7.3. Right-of-way dedication.

The subdivider shall dedicate additional right-of-way as required for existing or planned streets, intersections, turn lanes, drainage, or public safety improvements.

Section 7.4. Local streets.

Local streets shall provide access to lots within the subdivision and shall be designed for their intended traffic volume.

Section 7.5. Cul-de-sacs.

Cul-de-sacs shall be permitted only where site conditions or surrounding development make connectivity impractical, and shall be designed with adequate turnaround dimensions for emergency and service vehicles.

Section 7.6. Private streets.

Private streets may be approved only where specifically authorized, and only if perpetual maintenance provisions, access controls, and construction standards acceptable to the Town are provided.

Section 7.7. Driveways and access points.

Driveways, curb cuts, and access points shall be located and designed to preserve traffic safety, sight distance, and drainage.

Section 7.8. Private streets and roads.

A. Any private street or private road serving one or more lots, tracts, or parcels shall be designed and constructed in accordance with approved engineering design standards or, where not specifically addressed therein, as determined by the Town Engineer.

B. Road width, pavement thickness, base material, surfacing, drainage, curb or edge treatment, vertical and horizontal alignment, turning radii, and related design elements shall conform to the Town's approved engineering design standards, standard specifications, or the written approval of the Town Engineer.

C. No private street shall be approved unless the subdivider demonstrates that:

1. The private street is self-contained within the subdivision or development it serves;

2. The private street provides adequate access for fire, police, emergency, utility, and service vehicles;
3. The private street is not intended as a substitute for a required public street unless expressly approved by the Town;
4. The private street meets all applicable Town engineering standards; and
5. A maintenance mechanism acceptable to the Town has been established.

D. The Town may require design plans, cross-sections, drainage calculations, pavement section details, turnarounds, and other supporting information for any private street.

E. The Town may require signage, recorded notices, and deed language stating that the road is private and not maintained by the Town.

Section 7.9. Private street maintenance.

A. Private streets shall be maintained by the property owners benefiting from the private street or by an HOA or other legal entity established for that purpose.

B. Prior to final plat approval, the subdivider shall submit a recorded private street maintenance agreement, declaration of covenants, or similar instrument acceptable to the Town, which shall:

1. Assign responsibility for routine and extraordinary maintenance, repair, resurfacing, snow removal if applicable, drainage maintenance, and reconstruction;
2. Provide for the allocation of costs among the benefited lots or owners;
3. Require access rights for emergency services and utility providers;
4. Prohibit obstruction of emergency access;
5. Bind all present and future owners of lots served by the private street; and
6. State that the Town has no maintenance obligation unless and until the street is dedicated and accepted by the Town.

C. The Town may require the private street agreement to establish a reserve fund, assessment formula, or other funding method adequate to support long-term maintenance.

D. If the private street is to be governed by an HOA, the HOA declaration and bylaws shall expressly provide:

1. The HOA has authority to levy assessments for street maintenance and repair;
2. The HOA shall maintain the private street in accordance with Town standards;

3. The HOA shall maintain insurance, if required by the Town;
4. The HOA shall remain in good standing and in existence so long as the private street serves the subdivision; and
5. Dissolution of the HOA shall not eliminate maintenance obligations unless replacement arrangements are approved by the Town.

Article 8. Sidewalks and Pedestrian Facilities

Section 8.1. Sidewalk requirement.

Sidewalks shall be required along collector and arterial street frontages and along perimeter streets abutting the subdivision, unless waived by the approving authority upon written findings that the requirement is impracticable or unnecessary.

Section 8.2. Internal pedestrian circulation.

Where appropriate, sidewalks or pedestrian ways shall connect lots, blocks, parks, schools, drainage areas, and neighborhood destinations.

Section 8.3. Americans with Disabilities Act compliance.

All pedestrian facilities required by this ordinance shall be designed and installed in compliance with applicable accessibility standards.

Article 9. Utilities and Public Services

Section 9.1. General requirement.

The subdivider shall provide adequate water, sewer, drainage, electrical, gas, telecommunications, and other utility service, either by direct extension or by approved alternative means.

Section 9.2. Water service.

All lots shall have approved water service adequate for domestic use and fire protection, as applicable.

Section 9.3. Sewer service.

All lots shall have approved sanitary sewer service where available and required by law or ordinance. Where public sewer service is not available, the Town may require alternate wastewater treatment approval from the appropriate regulatory authority.

Section 9.4. Utilities in easements.

Utility easements shall be shown on the plat in locations acceptable to the Town and utility providers.

Section 9.5. Utility extension.

Nothing in this ordinance shall be construed to require any public utility to extend service to any particular area except as provided by the utility's own rules, tariffs, or lawful agreement, consistent with Oklahoma law.²³

Article 10. Grading, Erosion, and Stormwater

Section 10.1. Drainage required.

The subdivider shall design and construct the subdivision to provide for the safe and adequate conveyance, retention, or detention of stormwater.

Section 10.2. Drainage plans.

Drainage plans, calculations, and supporting engineering data may be required for any subdivision involving significant grading, runoff concentration, floodplain issues, or channel improvements.

Section 10.3. Easements.

Drainage easements shall be provided where necessary for drainageways, overland flow, detention facilities, culverts, and maintenance access.

Section 10.4. Floodplain compliance.

No plat shall be approved if it creates lots or improvements that cannot comply with applicable floodplain regulations or create unsafe flood hazards.

Section 10.5. Grading and utility standards.

A. All subdivisions requiring improvement shall include grading plans showing proposed cut and fill, finished floor relationships, drainage direction, and lot-to-lot drainage protection.

B. Grading shall be designed so that stormwater is directed away from building foundations and toward approved drainage facilities, streets, or easements.

C. Utilities, including water, sewer, gas, electric, telecommunications, and other services, shall be shown on the plat or construction plans and installed in accordance with Town standards and utility provider requirements.

D. Utility trenches, service laterals, and appurtenances shall be placed and installed to avoid conflicts with drainage, pavement, sidewalks, and other improvements.

Section 10.6. Stormwater runoff and retention.

A. Each subdivision shall be designed to manage stormwater runoff so that post-development runoff does not create adverse impacts to adjacent property, public streets, drainageways, or downstream facilities.

B. The subdivider shall provide stormwater detention, retention, or other approved management measures when required by the Town Engineer.

C. Stormwater calculations, drainage maps, inlet and outlet details, detention or retention design, maintenance provisions, and related engineering data shall be submitted for review when required.

D. The Town may require runoff reduction, rate control, water quality treatment, easements, overflow routes, and maintenance access for drainage facilities.

E. No subdivision shall be approved if the proposed grading or stormwater design would unreasonably concentrate runoff onto adjacent property or create a public hazard.

Section 10.7. Erosion and sediment control.

A. During any clearing, grading, excavation, or other land disturbance, the subdivider shall implement erosion and sediment control best management practices sufficient to prevent the off-site transport of sediment and the degradation of stormwater conveyance systems, waterways, adjoining property, and public infrastructure.

B. At a minimum, erosion and sediment control measures shall include:

1. Soil stabilization as soon as practicable after disturbance and in accordance with the Town Engineer's requirements;
2. Perimeter controls such as silt fence, wattles, berms, or equivalent devices;
3. Protection of storm drain inlets and conveyance outlets;
4. Construction sequencing that limits the area and duration of exposed soils;
5. Temporary stabilization of inactive disturbed areas;

6. Sediment traps, basins, or other collection devices where required;
7. Stabilized construction entrances and exits;
8. Protection of adjacent properties and drainageways; and
9. Any additional measures required by the Town Engineer.

C. Erosion and sediment control measures shall be maintained and repaired throughout construction until final stabilization has been achieved and accepted by the Town.

D. No grading permit or subdivision improvement may proceed until an erosion and sediment control plan has been approved where required by the Town Engineer.

Article 11. Public Improvements

Section 11.1. Improvements required.

As a condition of plat approval, the Town may require streets, grading, drainage improvements, sidewalks, water and sewer mains, fire hydrants, streetlights, street signs, private street improvements where applicable, and other improvements necessary to serve the subdivision and protect the public.^{[6]2}

Section 11.2. Street improvements.

Streets shall be graded and improved in accordance with approved engineering design standards, including but not limited to subgrade preparation, base course, surfacing, drainage structures, curb and gutter, shoulders, sidewalks, and intersection treatments, as determined by the Town Engineer.^{[6]2}

Section 11.3. Water improvements.

Water mains, valves, hydrants, service lines, and related appurtenances shall be installed to provide adequate domestic and fire protection service in accordance with Town standards and the requirements of the serving utility.

Section 11.4. Sanitary sewer improvements.

Sanitary sewer mains, manholes, laterals, lift stations, and related appurtenances shall be installed where public sewer service is required or available, in accordance with Town standards and the requirements of the serving utility.

Section 11.5. Streetlights.

Streetlights shall be required where necessary for public safety, traffic control, pedestrian safety, intersection visibility, or neighborhood-serving streets, and shall be installed in accordance with Town standards and utility provider requirements.

Section 11.6. Construction standards.

All public improvements shall be constructed in accordance with Town standards, engineering standards, and any approved construction plans.

Section 11.7. Construction plans.

Before construction of public improvements, the subdivider shall submit construction plans and specifications for review and approval by the Town Engineer or designee.

Section 11.8. Inspection.

All required improvements shall be subject to Town inspection. No improvement shall be deemed accepted until inspected, approved, and formally accepted by the Town.

Section 11.9. As-built documents.

The subdivider shall provide as-built drawings, certifications, and other documentation required by the Town before final acceptance.

Section 11.10. Maintenance period.

The Town may require a maintenance bond or warranty period for public improvements after acceptance.

Article 12. Financial Assurances

Section 12.1. Bond or security permitted.

In lieu of completing required improvements before final plat approval, the Town may accept a performance bond, letter of credit, escrow, or other financial assurance satisfactory to the Town, with surety, to secure the actual construction and installation of the improvements.^{(b)(2)}

Section 12.2. Amount.

The amount of security shall be not less than one hundred ten percent (110%) of the estimated cost of the required improvements, unless the Town determines a higher amount is necessary based on engineering review, inflation risk, or site conditions. The estimate shall include labor, materials, *construction, inspection, engineering, contingencies, and any related restoration costs.*

Section 12.3. Conditions.

The financial assurance shall guarantee that required improvements will be constructed in accordance with approved plans and within the time required by the Town. The bond or security shall also be conditioned on payment of all labor and material costs and shall be enforceable by the Town through all available legal and equitable remedies.^{(b)(2)}

Section 12.4. Term.

The bond or security shall remain in effect until all required improvements are completed, inspected, accepted, and any required maintenance period has expired. The Town may require renewal or extension of the security if improvements are not timely completed.

Article 13. Plat Review Standards

Section 13.1. General standard.

A plat shall be approved only if it conforms to these regulations, zoning requirements, the comprehensive plan, and all applicable engineering and safety standards.

Section 13.2. Grounds for denial.

A plat may be denied if the proposed subdivision:

1. Lacks adequate access.
2. Creates unsafe traffic conditions.
3. Lacks adequate water, sewer, drainage, or other service.
4. Violates zoning or floodplain requirements.
5. Fails to provide necessary easements or dedications.
6. Is incomplete or inconsistent with approved plans.

Section 13.3. Conditions of approval.

The approving authority may impose reasonable conditions necessary to ensure compliance with this ordinance and to protect public health, safety, and welfare.

Article 14. Waivers and Variances

Section 14.1. Authority to grant variance.

The Planning Commission, or the Board of Trustees if required by the Town's procedures, may grant a variance from a non-safety standard of this ordinance where strict application would create a practical hardship or unusual hardship due to conditions peculiar to the property, provided the variance will not be contrary to the public interest.

Section 14.2. Findings required.

Before granting a variance, the authority shall make written findings that:

1. The hardship is specific to the property and is not self-created;
2. The variance is the minimum relief necessary;
3. The variance will not be detrimental to the public health, safety, or welfare;
4. The variance will not impair access, drainage, utilities, or emergency services;
5. The variance will not defeat the purpose of this ordinance; and
6. The variance is consistent with the overall intent of the Town's subdivision regulations.

Section 14.3. Limitations.

No variance shall be granted from any requirement that is mandated by state law, floodplain law, or a standard necessary to protect life safety, unless expressly allowed by law.

Section 14.4. Conditions.

Any variance granted may be conditioned on additional safeguards, dedications, improvements, maintenance obligations, or financial security as the Town deems necessary.

Article 15. Fees and Costs

Section 15.1. Fees authorized.

The Town may establish by resolution a schedule of application fees, review fees, inspection fees, recordation-related charges, and other administrative costs.

Section 15.2. Payment required.

No plat or application shall be scheduled for review until all required fees have been paid.

Section 15.3. Nonrefundability.

Fees may be made nonrefundable except as otherwise required by law or expressly provided by resolution.

Article 16. Enforcement

Section 16.1. Administration.

The Town Administrator, Town Clerk, Planning Commission, Town Engineer, building official, and other authorized officials shall administer and enforce these regulations as assigned by law or Town policy.

Section 16.2. Violations.

It shall be unlawful for any owner, subdivider, agent, purchaser, or other person to divide land in violation of the minimum platting threshold established by this ordinance, or to use deed approval, minor subdivision, or any other administrative process in a manner that results in a subdivision requiring plat approval.

Section 16.3. Building permits.

No building permit shall be issued for any lot or parcel created in violation of these regulations.

Section 16.4. Stop work.

The Town may issue stop-work orders, withhold approvals, and take any other lawful action necessary to secure compliance.

Section 16.5. Penalties.

Any person, firm, corporation, or other legal entity who violates this ordinance shall be guilty of an offense and, upon conviction, shall be subject to a fine of Two Hundred Fifty Dollars (\$250.00) for each offense. Each unauthorized subdivision act, sale, conveyance, development action, failure to comply with private road standards, or other violation, and each day that a violation continues, shall constitute a separate offense, to the maximum extent permitted by law.²

Article 17. Repealer, Savings, and Effective Date

Section 17.1. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

Section 17.2. Saving clause.

This repeal shall not affect any act done, right accrued, or liability incurred under any ordinance repealed herein.

Section 17.3. Effective date.

This ordinance shall become effective upon passage, approval, publication as required by law, and any other legal prerequisites.

Approval and attestation

PASSED AND APPROVED by the Board of Trustees of the Town of Luther, Oklahoma, this ____ day of _____, 2026.

TOWN OF LUTHER, OKLAHOMA

By: _____
Mayor / Chairperson, Board of Trustees

ATTEST:

Town Clerk

(SEAL)

APPROVED AS TO FORM:

Town Attorney

Ordinance attestation

I, the undersigned Town Clerk of the Town of Luther, Oklahoma, do hereby certify that the foregoing Ordinance No. _____ was duly passed and approved by the Board of Trustees of the Town of Luther, Oklahoma, at a meeting held on the ____ day of _____, 2026, at which a quorum was present, and that the same has been duly entered upon the official minutes of said Town.

Town Clerk, Town of Luther, Oklahoma

Plat signature blocks

Owner dedication and acknowledgment

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, being the owner(s) of the land described herein, do hereby adopt, ratify, and dedicate the plat shown hereon and all streets, easements, and other dedications identified hereon, subject to the terms and conditions set forth in the Town of Luther Subdivision Regulations.

Owner: _____

By: _____

Title: _____

Date: _____

STATE OF OKLAHOMA)

COUNTY OF _____)

Before me, the undersigned notary public, on this ____ day of _____, 2026, personally appeared _____, to me known to be the person who executed the foregoing instrument, and acknowledged execution thereof as the free and voluntary act and deed of the owner/entity, for the uses and purposes therein set forth.

Notary Public

My Commission Expires: _____

Commission No.: _____

Surveyor certification

I, _____, a licensed professional land surveyor in the State of Oklahoma, do hereby certify that this plat correctly represents a survey made under my supervision and that the monuments and bearings shown hereon are true and correct to the best of my knowledge and belief.

Registered Professional Land Surveyor

Oklahoma License No. _____

Date: _____

Engineer certification, if applicable

I, _____, a licensed professional engineer in the State of Oklahoma, do hereby certify that the engineering improvements shown hereon have been designed in accordance with applicable Town standards and accepted engineering practice.

Professional Engineer

Oklahoma License No. _____

Date: _____