

Marcae Hilton

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As I considered the upcoming changes to the 106th and Elm area, I came upon the Planning Commission's "Duties" on the Jenks website. I wanted to make sure that my expectations were fair. Listed below is what I found along with a few thoughts in how I believe these are affecting me and my neighbors.

DUTIES

The Jenks Planning Commission with support of the City of Jenks Planning Staff administers the City's development regulations for the following purposes:

1. Promoting the health, safety, peace, morals, comfort, convenience, prosperity, order, and general welfare,

The upcoming changes will most certainly negatively affect the peace, comfort, convenience and prosperity my family enjoys in our own home as our house backs up to the corner of 106th and Peoria/Elm. The amount of noise, the stadium lights, the drastic increase in traffic and the negative affect all of these will have upon our property values is no small issue.

2. Reducing danger and congestion of public transportation,

As mentioned above, the amount of traffic from just one of these developments will have a huge impact, let alone 3 or 4 developments! The roads are not equipped to handle this increase.

3. Providing adequate light and air, public utilities, facilities and service, and other public requirements,

These will provide MORE than adequate light to the point of being a nuisance to the home that have the misfortune of being line of sight. In addition, like the roads, our community is ill equipped to handle the additional visitor numbers that will surely come.

4. Promoting productive and enjoyable harmony between man and his environment; to achieve a balance between population and resource use which will permit high standards of living and a wide sharing of amenities,

I don't consider outlet malls and hotels much of an "environment" for those of us who are local to the community. My standard of living will certainly decrease and there will be no sharing of amenities. Good luck going to dinner anywhere in Jenks when we are hosting several baseball teams. I realize one might argue that is the purpose for the hotel and entertainment establishments and I believe that may help but it certainly isn't going to take the entire burden.

5. Preventing overcrowding of land and undue encroachment thereon,

This one seems rather obvious. As a Jenks resident, it feels as though we are being seen as "collateral damage" and our voices are being drowned out by the promises of revenue. I am not against growth and improvement, but it should not be at the expense of the Jenks citizens who have contributed to this community for many years.

6. Promoting efforts which will prevent or eliminate damage to the environment and biosphere,

Anyone who lives around here knows the animals that inhabit the area these developments are being built upon.

7. Stimulating and assuring for all citizens safe, healthful, productive, and aesthetically and culturally pleasing surroundings,

ALL citizens, include those in this area. I believe you would have difficulty finding many residents in the surround areas that would have support the Cal Ripkin Experience and certainly don't support the additional re-zoning.

8. Encouraging the residential, commercial, and industrial growth of the community as well as the most appropriate use of land, and

I think this depends on what you consider important. If you were to go by the previous information I have seen about the parks and wetland concerns, there would be no reason to think any of this would even be an option. I feel that if the Planning Commission follows their own list of duties, the only way this could move forward is if they were to admit they have no concern for the residents and their properties in this area. This issue can't only be about revenue.

9. Encouraging the development of the community in accordance with the Jenks Comprehensive Plan, and as amended.

When I review the current Adopted Plan, the area in questions shows Agricultural/Parks and Open Spaces (I don't think an outlet mall/hotels/baseball complex qualifies??) and vacant.

Within that Plan there are specific notes about minimizing the impact to residents, such as: LOW INTENSITY SINGLE-FAMILY Areas designated as low intensity single family are neighborhoods that are comprised of large lots with estate style homes at an average density of two homes per acre. The City should work to preserve and protect these areas and ensure that they are not negatively impacted by nonresidential development. No areas outside of those currently developed as low intensity single-family are identified on the Land Use Plan.

What is being done to minimize the impact of these plans for our area residents?

It seems these "Duties" aren't being considered and adhered to in this situation. There has been an air of secrecy around these developments to the point it feels like it was being kept as quiet as possible until it was too late to stop it. The city won't place the sign announcing the proposition in a conspicuous place, nothing has been mentioned on social media and the entire situation seems a bit shady. The effect this will have on our family can not be overstated.

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