City of Edmond
Notice of Public Meeting

The City of Edmond encourages participation from all its citizens. To request an accommodation due to a disability, please contact the ADA Coordinator at least 48 hours prior to a scheduled meeting. The ADA Coordinator can be contacted by email: ADAcoordinator@edmondok.gov or phone: 405-359-4518.

The agenda packet, containing additional details on agenda items, is available for review upon request at City Hall and on the City's website. Members of the public are encouraged to contact the Planning Department if they have questions regarding items on a Planning Commission meeting agenda. The Planning Department can be contacted by phone: 405-359-4790.

Planning Commission
Regular Meeting Agenda
City Hall Council Chamber, 22 E. Main Street, Edmond, Oklahoma
5:30 p.m., Tuesday, November 3, 2026

Notice to the Public

Official action can only be taken on items which appear on the agenda. The Planning Commission may discuss, adopt, approve, amend, reject, deny, strike or continue any item listed on the agenda. When more information is needed to act on an item, the Planning Commission may refer the matter to City of Edmond staff. Under certain circumstances, items are deferred/continued to a specific later date or stricken from the agenda entirely.

1. **Call to Order of the Edmond Planning Commission.**

2. **General Consent Items:**

Items listed under General Consent are usually approved as a group with the proper motion from a member of the Planning Commission. Members of the Planning Commission may pull any item under General Consent for separate discussion and/or action.

A. Consideration of Approval of Planning Commission Regular Meeting Minutes: October 20, 2026.

B. Case No. PR25-00011; Public Hearing and Consideration of Approval for a Preliminary Plat for Sierra Brook, located on the west side of Midwest Boulevard, south of Coffee Creek Road. (Farzaneh Development, LLLP; Ward 2)

***This item has been requested to be continued to the November 17, 2026 Planning Commission meeting.**

C. Case No. PR25-00007; Consideration of Approval for a Final Plat of Jackson Creek 2, located east of Douglas Boulevard, south of Sorghum Mill Road. (Jackson Creek Land Fund, LLC; Ward 2)

3. Discussion and Consideration Items:

Items listed under Discussion and Consideration are usually discussed and considered individually by members of the Planning Commission.

A. Discussion and Consideration of the Community Wildfire Protection

B. Consideration of General Consent Agenda Items Pulled for Separate Discussion and/or Action.

4. Public Hearing Items:

Items listed under Public Hearings are usually discussed and considered individually by members of the Planning Commission. Each item provides an opportunity for members of the public to speak in accordance with the City Council / Public Works Authority rules, available here and in the City Hall lobby. Comments must be directed to the Chair of the meeting.

A. Case No. U26-00027; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1014 N Santa Fe Ave. (Gusk; Ward 4)

B. Case No. U26-00028; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1413 S Boulevard. (Gusk; Ward 3)

5. Citizen Comments.

This is an opportunity for residents and non-residents to address the Planning Commission on Planning Commission related matters not on the agenda or scheduled for a public hearing. All remarks must be directed to the Chair of the meeting, are limited to three minutes or less, and must otherwise be made in accordance with Section I of the City Council / Public Works Authority rules, available here and upon request at City Hall.

Please note that members of the Planning Commission cannot respond to issues brought up in Citizen Comments if they are not on the agenda, in accordance with state law.

6. Comments from the Planning Commission Chair and Members.

7. Adjournment.

Planning Commission **2. A.**

Meeting Date: 11/03/2026

Department: Planning

Information

RE:

Consideration of Approval of Planning Commission Regular Meeting Minutes: October 20, 2026.

Attachments

Minutes

Edmond Planning Commission Minutes
Tuesday, October 20, 2026 **5:30 P.M.**

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, October 20, 2026 in the City Hall Council Chambers at 22 E Main Street. Other members present were Mark Hoose and Ryan Chapman. Present for the City were Laura McDevitt, Acting City Attorney; Ken Bryan, Director of Planning; Kristi McCone, Principal Planner; Avery Geist, Associate Planner and Martha Grafton, Development Services Engineer.

2. General Consent Items

A. Approval of Planning Commission Regular Meeting Minutes: October 06, 2026

Motion by Hoose, seconded by Chapman to approve minutes as written. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman, and Chair Blundell.
NAYS: None

B. Case No. DD26-00007 Consideration of Approval of a Deed Certification for a property that is precisely located at 300 S Bryant (Zitzow, Ward 1).

Motion by Hoose, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

3. Public Hearing Items

A. Case No. U26-00023; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1151 West 15th Street. (Willis; Ward 3)

Staff reported pertinent details about the following cases. These are for existing businesses working to come into compliance with our recently approved supplemental use standards. These standards require that therapists' licenses be posted onsite and prohibit opaque tint on windows and doors facing the public right of way. Businesses appearing on this agenda have demonstrated such compliance. This case will be heard by City Council on November 09, 2026.

Applicant was present.

No Public Comment.

No questions or comments from the Commissioners.

Motion by Hoose, seconded by Chapman to approve. Motion failed by a vote of 2-1 as follows:

AYES: Hoose and Chair Blundell.
NAYS: Chapman

This case will be heard by City Council on November 09, 2026.

B. Case No. PR25-00011; Public Hearing and Consideration of Approval for a Preliminary Plat for Sierra Brook, located on the west side of Midwest Boulevard, south of Coffee Creek Road. (Farzaneh Development, LLLP; Ward 2)

The applicant requested that this item be continued to November 03, 2026 Planning Commission meeting.

Motion by Hoose, seconded by Chapman to continue. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

C. Case No. PR26-00015; Public Hearing and Consideration of Approval for a Preliminary Plat for Honeyfield Phase II, located south and east of Covell and Kelly. (Broadway Development Group; Ward 1)

Staff reported pertinent details about the case including the applicant is requesting approval of a Preliminary Plat for Honeyfield Phase II, located south and east of Covell and Kelly, within the Kelly Corner/Honeyfield development. This plat includes parcel areas 7 and 8 as specified in PUD Z22-00035 Kelly Corner – Amended. Access to the site will be from a newly constructed public road within the development. Staff recommends approval.

Applicant was present.

No public comment.

No questions or comments from the Commissioners.

Motion by Chapman, seconded by Hoose to approve. Motion carried by a vote of 3-0 as follows:

AYES: Chapman, Hoose and Chair Blundell.
NAYS: None

This item will not be heard by City Council.

D. Case No. PR26-00018; Public Hearing and Consideration of Approval for a Preliminary Plat for Lincoln Development, located on the north side of 33rd, between Technology and Teakwood. (Nafa Engineering; Ward 3)

Staff reported pertinent details about the case including the applicant requesting approval of a Preliminary Plat for Lincoln Development, located on the north side of 33rd Street, between Technology Dr and Teakwood. This Plat is associated with the approved Site Plan, SP25-00018 Industrial Complex, which includes two flex warehouse/office buildings on the site and was approved by the Planning Commission on Sept 8, 2026.
Staff recommends approval.

Applicant was present.

No public comment.

No questions or comments from the Commissioners.

Motion by Hoose, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

This item will not be heard by City Council.

E. Case No. PR26-00026; Public Hearing and Consideration of Approval for a Preliminary Plat for Delaware Creek, located on the northwest side of Coffee Creek and Sooner and on the southwest side of Coffee Creek and Sooner. (LTS Engineering Services, LLC; Ward 2)

Staff reported pertinent details about the case including that the applicant is requesting approval of a Preliminary Plat for Delaware Creek, located on the northwest side of Coffee Creek and Sooner Road and on the southwest side of Coffee Creek and Sooner Road. This Plat encompasses Tracts 3 and 4 of the Liberty Park East Planned Unit Development (Z23-00015). The overall proposed development appears to comply with the mixed-use nature of the PUD, however this Preliminary Plat only includes the residential portion of the site. The Applicant has provided an overall master plan to show the entire development, as completed, which has been included in the project attachments. The PUD was recently Administratively Amended by the Planning Director as per Title 22.3.5(F) Minor Modification, to remove the maximum number of lots allowed within these two Tracts. The PUD previously allowed a maximum total of 478 residential lots, while this preliminary plat proposes 599 residential lots.
Staff recommends approval.

Applicant was present.

No public comment.

No questions or comments from the Commissioners.

Motion by Chapman, seconded by Hoose to approve. Motion carried by a vote of 3-0 as follows:

AYES: Chapman, Hoose and Chair Blundell.
NAYS: None

This item will not be heard by City Council.

F. Case No. VA26-00012; Public Hearing and Consideration of Approval of a request for a ground sign to be located in an easement, on the property located on the east side of Sooner Road, on the north side of Conference Drive. (Legacy at Covell Shops, LLC; Ward 2)

Staff reported pertinent details about the case including that the applicant is requesting approval of a variance to the sign code to allow a ground sign to be placed in a public easement. (Chapter 15.35.040 prohibits signs from being placed in public ROW or easements). Staff did not identify conflicts with the proposed placement and further noted that should the sign be damaged or need to be removed as a result of maintenance or operations associated with the easement, no compensation will be provided to the sign owner. The sign itself is in compliance with the master sign plan in the approved PUD.

There were questions from the Commissioners regarding possible interference with the sight triangle. The applicant confirms that the sign is clear of any conflict.

No public comment.

Motion by Hoose, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

This item will be heard by City Council on November 09, 2026.

G. Case No. VA26-00013; Public Hearing and Consideration of Approval of a request for a ground sign to be located in the right-of-way, on the property located at 2725 Market Street. (Legacy at Covell Shops, LLC; Ward 2)

Staff reported pertinent details about the case including that the applicant is requesting approval of a variance to the sign code to allow a ground sign to be placed in a public easement. (Chapter 15.35.040 prohibits signs from being placed in public ROW or

easements). Staff did not identify conflicts with the proposed placement, and further noted that should the sign be damaged or need to be removed as a result of maintenance or operations associated with the easement, no compensation will be provided to the sign owner. The sign itself is in compliance with the master sign plan in the approved PUD.

Applicant was present.

No public comment.

No questions or comments from the Commissioners.

Motion by Chapman, seconded by Hoose to approve. Motion carried by a vote of 3-0 as follows:

AYES: Chapman, Hoose, and Chair Blundell.
NAYS: None

This case will be heard by City Council on November 09, 2026.

H. Case No. SP26-00008; Public Hearing and Consideration of Approval for a Site Plan for 7 Brew Covell Crossing, located at 4016 East Covell Road. (Triangle Engineering, LLC; Ward 2)

Staff reported pertinent details about the case including that Subject Property for this case is approximately 27,000 sq ft. The map shows the location on the south side of Covell, west of Sooner in the Covell Crossing development. The proposed Site Plan includes the following details: One building, approximately 510 square feet; Access will be provided by the existing drives; The project will connect to Edmond utilities; No variances to site design standards are requested. Staff recommends approval.

Applicant was present.

There were questions by the Commissioners about if this project followed the PUD. Staff stated that yes, it does follow the PUD.

No public comment.

Motion by Hoose, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

This item will not be heard by City Council.

I. Case No. SP26-00009; Public Hearing and Consideration of Approval for a Site Plan for Faith Bible Church expansion, located at 600 North Coltrane Road. (Faith Bible Church; Ward 2)
Said Consideration to Include Consideration of Approval of an Exception to Title 22.6.1.E(6) which requires sidewalks along public rights-of-way.

Staff reported pertinent details about the case including that Subject Property for this case is approximately 15 acres. The map shows the location on the east side of Coltrane approximately half-way between 2nd and Danforth. The proposed Site Plan includes the following details: Expansion of the existing parking lot, and an addition to the existing building; The project is connected to Edmond utilities. Access will be provided by the existing driveways. The applicant is requesting an exception to the sidewalk improvement requirement. Title 22 requires sidewalks along all public rights-of-way, while also providing that the Planning Commission may grant an exception where "extraordinary topographical or physical conditions would result in exceptional practical difficulties or undue hardships upon the owner". All other site plan provisions have been met. This application requires 2 motions – one for the exception and one for the site plan itself. Staff recommends approval subject to the exception.

Applicant was present.

There were questions from the Commissioners regarding sidewalks in the area.

There was public comment asking why no commitment to new sidewalks where there are currently no sidewalks.

Motion by Hoose, seconded by Chapman to approve said Exception to Title 22.6.1.E(6). Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

Motion by Chapman, seconded by Hoose to approve Case No. SP26-00009 with approved Exception. Motion carried by a vote of 3-0 as follows:

AYES: Chapman, Hoose, and Chair Blundell.
NAYS: None

This item will be heard by City Council on November 09, 2026.

J. Case No. SP26-00010; Public Hearing and Consideration of Approval for a Site Plan for OU Health FSED, located just northeast of the Santa Fe and 33rd intersection. (Wallace Design; Ward 3)

Staff reported pertinent details about the case including that the applicant is requesting approval of a Site Plan for OU Health FSED medical facility, located in the Bristol Park

commercial development, northeast of the Santa Fe and 33rd intersection. The proposed structure will be 11,375 square feet. Staff recommends approval.

Applicant was present.

There were questions from the public regarding hours of operation, noise from generators and emergency vehicles, and the decrease of the surrounding property value.

No questions or comments from the Commissioners.

Motion by Chapman, seconded by Hoose to approve. Motion carried by a vote of 3-0 as follows:

AYES: Chapman, Hoose, and Chair Blundell.
NAYS: None

This item will not be heard by City Council.

K. Case No. SP26-00011; Public Hearing and Consideration of Approval for a Site Plan for The Quarters at Kelly, located on Kelley Pointe Parkway, west of Kelly Ave. (CEC Inc; Ward 3)

Staff reported pertinent details about the case including that the applicant is requesting approval of a Site Plan for The Quarters at Kelly, located on Kelley Pointe Parkway, west of Kelly Avenue. For this particular office park, individual Site Plans have been submitted for each structure as they develop. Common areas designated on the plat, encompass shared amenities, such as parking and solid waste. Staff recommends approval.

Applicant was present.

No public comment.

No questions or comments from the Commissioners.

Motion by Hoose, seconded by Chapman to approve. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

This item will not be heard by City Council.

L. Case No. SP25-00017; Public Hearing and Consideration of Approval for a Site Plan for OnCue #156, located on the southeast corner of Kelly and Covell. (Johnson & Associates; Ward 1)

Said Consideration to Include Consideration of Approval of the Following:
Variance to Title 21, Subdivisions, of the Edmond Municipal Code: A Variance to Section 21.02.010 which requires 325 Feet of Separation between Driveways

Staff reported pertinent details about the case including that the applicant is requesting approval of a Site Plan for for OnCue #156, located on the southeast corner of the Kelly and Covell intersection. This property is located within the Kelly Corner/Honeyfield development and is the first commercial property to develop. A variance is being requested from Title 21.02.010 for driveway separation distance, as the site design does not meet the minimum 325-foot separation requirement between un-signalized driveways. Staff supports this variance request. Staff recommends approval of the project, subject to the variance.

The applicant was present.

There were questions from the Commissioners regarding similar variances at OnCue's around Edmond. The applicant states that this variance is needed due to medians that block the drives. There were concerns about four entrances and the increase in traffic. Development Services states that this was approved by the traffic engineer.

There were comments from the Public stating that the traffic engineer should come and give more information about this item.

Motion by Hoose, seconded by Chapman to approve said Variance to Title 21, Section 21.02.010. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

Motion by Hoose, seconded by Chapman to approve Case No. SP25-00017 with approved variance. Motion carried by a vote of 3-0 as follows:

AYES: Hoose, Chapman and Chair Blundell.
NAYS: None

This item will be heard by City Council on November 09, 2026.

M. Case No. Z26-00021; Public Hearing and Consideration of Approval of a Zoning Map Amendment from "F-1" Light Industrial to "CBD" Central Business District for the property located north of W Hurd Street and west of the BNSF Railroad Line. (Canvas Development; Ward 1)

Staff reported pertinent details about the case including the Subject Property for this zoning map amendment is approximately 2.3 acres. The map shows the location on the north side of Hurd, west of the BNSF rail corridor. Nearby zoning and uses include – to the north and west are zoned F-1 Light Industrial and are occupied by a regional drainage facility; to the

south across Hurd is zoned CBD Central Business District and is developed as a multifamily residential complex; to east is zoned for and developed with residential structures. This application is for a by-right zoning district which allows a variety of residential, civic, commercial, and low intensity industrial uses. The Edmond Plan categorizes this area as Urban Neighborhood and the requested district is appropriate. At their regularly scheduled meeting on October 13, 2026, the Central Edmond Urban District Board recommended approval by a vote of 5 to 0.

The applicant was present.

The Commissioners asked if there was a conversation with Redemption Church, the applicant states that they did meet.

No public comments.

Motion by Chapman, seconded by Hoose to approve. Motion carried by a vote of 3-0 as follows:

AYES: Chapman, Hoose, and Chair Blundell.
NAYS: None

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members:

None.

6. Adjournment:

Motion by Chapman, seconded by Hoose. Motion to adjourn carried by a vote of 5-0 as follows:

AYES: Chapman, Hoose, and Chair Blundell.
NAYS: None

The meeting was adjourned at 6:20 p.m.

Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission

Planning Commission **2. B.**

Meeting Date: 11/03/2026

Department: Planning

Information

RE:

Case No. PR25-00011; Public Hearing and Consideration of Approval for a Preliminary Plat for Sierra Brook, located on the west side of Midwest Boulevard, south of Coffee Creek Road. (Farzaneh Development, LLLP; Ward 2)

***This item has been requested to be continued to the November 17, 2026 Planning Commission meeting.**

Attachments

No file(s) attached.

Planning Commission **2. C.**

Meeting Date: 11/03/2026

Department: Planning

Information

RE:

Case No. PR25-00007; Consideration of Approval for a Final Plat of Jackson Creek 2, located east of Douglas Boulevard, south of Sorghum Mill Road. (Jackson Creek Land Fund, LLC; Ward 2)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission Members

FROM: Ken Bryan, City Planner

DATE: November 3, 2026

RE: Case No. PR25-00007; Consideration of Approval for a Final Plat of Jackson Creek 2, located east of Douglas Boulevard, south of Sorghum Mill Road. (Jackson Creek Land Fund, LLC; Ward 2)

Background: The applicant is requesting approval of a final plat for Jackson Creek Phase 2, located south of Sorghum Mill Road, east of Douglas Boulevard. The plat contains 66 lots on 26.32 acres.

Planning Department:

1. The final plat conforms to the preliminary plat.

Engineering Department:

2. The final plat conforms to the preliminary plat.

Edmond Electric:

3. Electric – The owner or project representative is required to submit a CAD file to Edmond Electric's Engineering Group at ElectricEng@edmondok.gov that contains the Final Plat, paving, and utilities as approved by the City's Engineering Department prior to design of the electric distribution plan. The electric distribution plan will be designed and provided to the owner or project representative for their use. Necessary easements are required to be provided on the Final Plat prior to City Council acceptance. This project is subject to the current municipal code "21.03.100 - Connection to Electrical System" effective on April 12, 2016.

Fire Code Services:

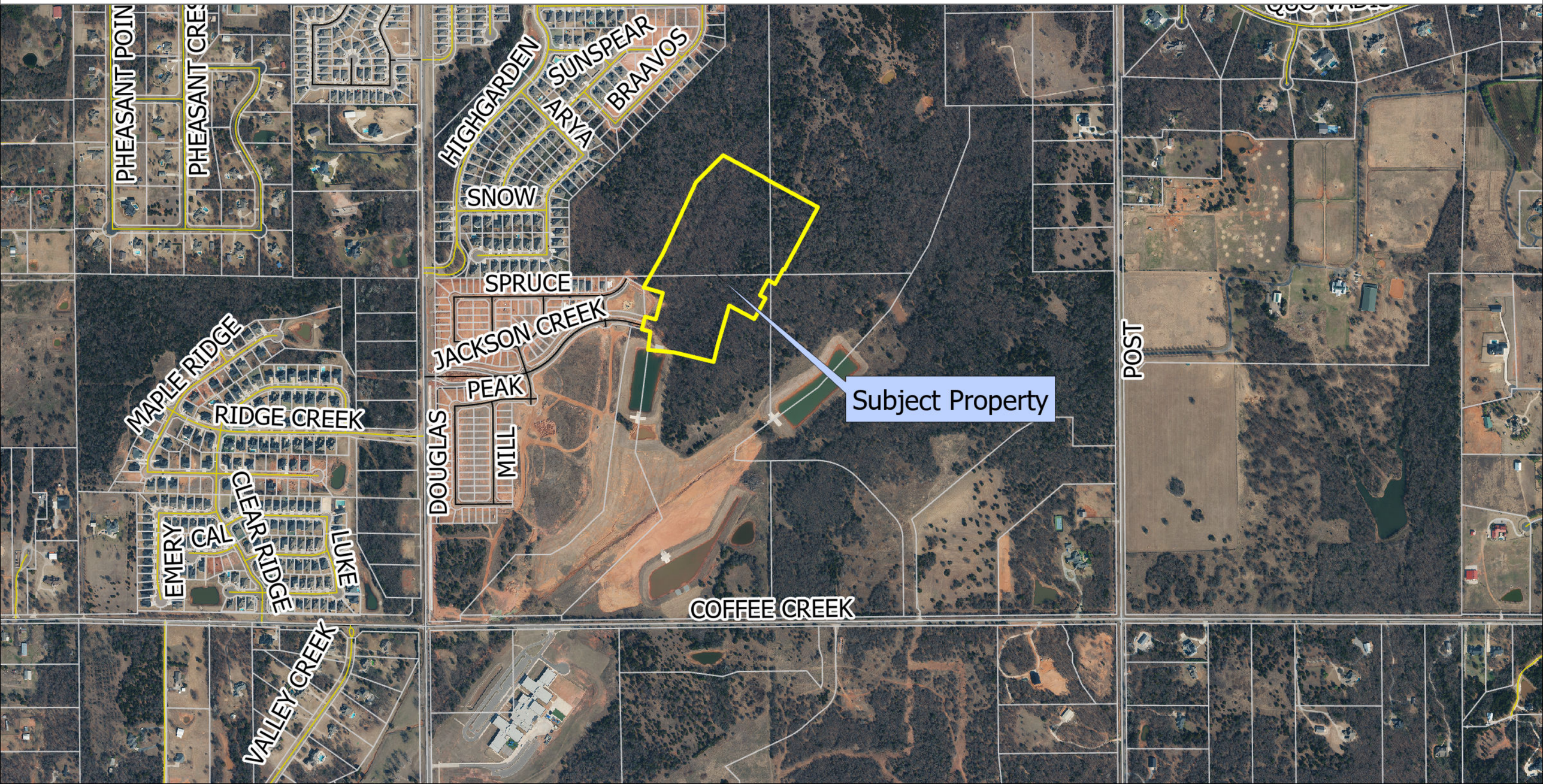
4. Fire Code – The Building and Fire Code Services Department has reviewed the project and finds no concerns that should prevent the approval of this project.

Landscaping/Urban Forestry:

5. Landscaping – The final plat conforms to the preliminary plat.

Location Map
PR25-00007 Jackson Creek Phase 2 FP

Disclaimer
The City of Edmond disclaims any warranty or merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.



FINAL PLAT

of

JACKSON CREEK PHASE 2

BEING A PART OF THE NW/4, NE/4, SW/4 & SE/4, SEC 12, T14N, R2W, IM

AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That IDEAL HOMES, LLC, an Oklahoma Limited Liability Company, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of JACKSON CREEK PHASE 2, an addition to the City of Edmond, Oklahoma County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of JACKSON CREEK PHASE 2, an addition to the City of Edmond, being a part of the Northwest Quarter (NW/4), Northeast Quarter (NE/4), the Southwest Quarter (SW/4) & Southeast Quarter (SE/4), Section Twelve (12) & Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the public, for public streets, private drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this _____ day of _____, 2026.

Signed by the Manager this _____ day of _____, 2026.

IDEAL HOMES, LLC

By: _____
Gene Mckown, Manager

STATE OF OKLAHOMA
SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2026, personally appeared Gene Mckown, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this _____ day of _____, 2026.

My Commission Expires: _____ _____
Notary Public
My Commission No.: _____

CERTIFICATE OF PLANNING COMMISSION

I, _____, Planning Commission Chair for the City of Edmond, hereby certify that the City of Edmond Planning Commission duly approved the Final Plat of JACKSON CREEK PHASE 2, an addition to the City of Edmond, Oklahoma County, Oklahoma at a meeting the _____day of _____, 2026.

_____
Planning Commission Chair

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Edmond, Oklahoma County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of JACKSON CREEK PHASE 2, an addition to the City of Edmond, Oklahoma County, Oklahoma.

Signed by the City Clerk this _____ day of _____, 2026.

_____
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Edmond that the dedication shown on the Final Plat of JACKSON CREEK PHASE 2, an addition to the City of Edmond, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Edmond this _____ day of_____, 2026.

_____ _____
City Clerk Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of JACKSON CREEK PHASE 2, an addition to the City of Edmond, Oklahoma County, Oklahoma is vested in IDEAL HOMES, LLC, on the _____ day of _____, 2026, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2025 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this _____ day of _____, 2026.

_____

_____

STATE OF OKLAHOMA
SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this _____ day of _____, 2026, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this _____ day of _____, 2026.

My Commission Expires: _____ _____
Notary Public
My Commission No.: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2025 and prior years are paid on the Final Plat of JACKSON CREEK PHASE 2, an addition to the City of Edmond, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this _____ day of _____, 2026.

_____
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of JACKSON CREEK PHASE 2, an addition to the City of Edmond, Oklahoma County, Oklahoma, consisting of 3 sheets, represents a careful survey made under my supervision on the _____ day of _____, 2026, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify 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.

Witness my hand and seal this _____ day of _____, 2026.

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

STATE OF OKLAHOMA
SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this _____ day of _____, 2026.

My Commission Expires: _____ _____
Notary Public
My Commission No.: _____

PROPERTY DESCRIPTION

A tract of land being a part of Section Twelve (12), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of the Southwest Quarter (SW/4) of said Section 12;

THENCE North 89°25'16" East, along and with the North line of said SW/4 and the North line of the proposed plat JACKSON CREEK PHASE I, a distance of 1,531.74 feet;

THENCE South 60°06'26" East, departing the North line of said SW/4, continuing along and with the North line of said proposed plat JACKSON CREEK PHASE I, a distance of 170.16 feet to the POINT OF BEGINNING;

THENCE North 29°51'39" East, departing said North line, a distance of 294.41 feet;

THENCE North 24°52'32" East, a distance of 602.89 feet;

THENCE North 45°15'37" East, a distance of 289.68 feet;

THENCE South 61°37'13" East, a distance of 373.41 feet;

THENCE South 28°22'47" West, a distance of 4.37 feet;

THENCE South 61°37'13" East, a distance of 450.00 feet;

PROPERTY DESCRIPTION (CONT.)

THENCE South 28°22'47" West, a distance of 540.00 feet;

THENCE North 61°37'13" West, a distance of 8.90 feet;

THENCE South 28°22'47" West, a distance of 130.00 feet;

THENCE North 61°37'13" West, a distance of 61.64 feet;

THENCE South 28°22'47" West, a distance of 130.00 feet;

THENCE South 61°37'13" East, a distance of 48.97 feet;

THENCE South 28°22'47" West, a distance of 180.00 feet;

THENCE North 61°37'13" West, a distance of 217.20 feet;

THENCE South 16°09'04" West, a distance of 316.73 feet;

THENCE South 13°37'00" West, a distance of 129.34 feet;

THENCE North 76°23'00" West, a distance of 308.62 feet;

THENCE North 84°25'09" West, a distance of 200.25 feet to a point on the East line of said proposed plat JACKSON CREEK PHASE I;

THENCE along and with the East line of said proposed plat JACKSON CREEK PHASE I the following five (5) calls:

1. North 07°07'04" East, a distance of 140.07 feet;
2. North 75°04'04" West, a distance of 67.67 feet;
3. North 14°55'56" East, a distance of 100.00 feet;
4. South 75°04'04" East, a distance of 83.58 feet;
5. North 14°55'56" East, a distance of 208.56 feet to the Northeast (NE) Corner of said proposed plat JACKSON CREEK PHASE I;

THENCE North 73°50'51" West, along and with the North line of said proposed plat JACKSON CREEK PHASE I, a distance of 152.91 feet to the POINT OF BEGINNING.

Containing 1,146,677 square feet or 26.3241 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The West line of the Southwest Quarter (SW/4) of Section Twelve (12), Township Fourteen (14) North, Range Two (2) West having a bearing of North 00°24'53" West.

This property description was prepared on the _____ day of _____, 2026, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

OWNER'S NOTARY	CITY CLERK	ABSTRACTOR	ABSTRACTOR'S NOTARY	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY
					LICENSED PROFESSIONAL LAND SURVEYOR MATTHEW JOHNSON 1807 OKLAHOMA	

FINAL PLAT
of
JACKSON CREEK PHASE 2

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jacks.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
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FINAL PLAT

of

JACKSON CREEK PHASE 2

BEING A PART OF THE NW/4, NE/4, SW/4 & SE/4, SEC 12, T14N, R2W, IM

AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	32.74'	30.00'	18.22'	31.14'	N73°40'03"E	062°31'47"
C2	29.55'	100.00'	14.88'	29.44'	N50°52'04"E	016°55'50"
C3	38.03'	100.00'	19.25'	37.80'	S70°13'40"W	021°47'20"
C4	34.02'	30.00'	19.10'	32.23'	S48°38'12"W	064°58'16"
C5	34.02'	30.00'	19.10'	32.23'	S16°20'03"E	064°58'16"
C6	15.95'	100.00'	7.99'	15.94'	S44°14'57"E	009°08'29"
C7	206.41'	100.00'	167.31'	171.67'	S19°27'17"W	118°15'58"
C8	34.02'	30.00'	19.10'	32.23'	S46°06'08"W	064°58'16"
C9	34.02'	30.00'	19.10'	32.23'	N18°52'08"W	064°58'16"
C10	67.69'	100.00'	35.20'	66.41'	N31°57'44"W	038°47'03"
C11	32.72'	30.00'	18.20'	31.13'	N43°49'08"W	062°29'51"
C12	106.71'	500.00'	53.56'	106.51'	S67°44'04"E	012°13'43"
C13	128.06'	600.00'	64.27'	127.81'	N22°15'56"E	012°13'43"

Line Table		
Line #	Length	Direction
L1	35.36'	N61°09'04"E
L2	35.36'	S28°50'56"E
L3	35.32'	S73°19'29"W
L4	35.36'	N16°37'13"W
L5	35.36'	S73°22'47"W
L6	35.36'	N16°37'13"W

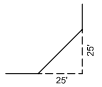
NOTES:

1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within JACKSON CREEK PHASE 2.
2. Maintenance of all common areas and private drainage easements within JACKSON CREEK PHASE 2 shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
3. The contractor shall install tree protection fencing prior to and throughout the duration of construction. Tree Preservation Areas shall be determined by the Woodland Park Planned Unit Development (PUD).

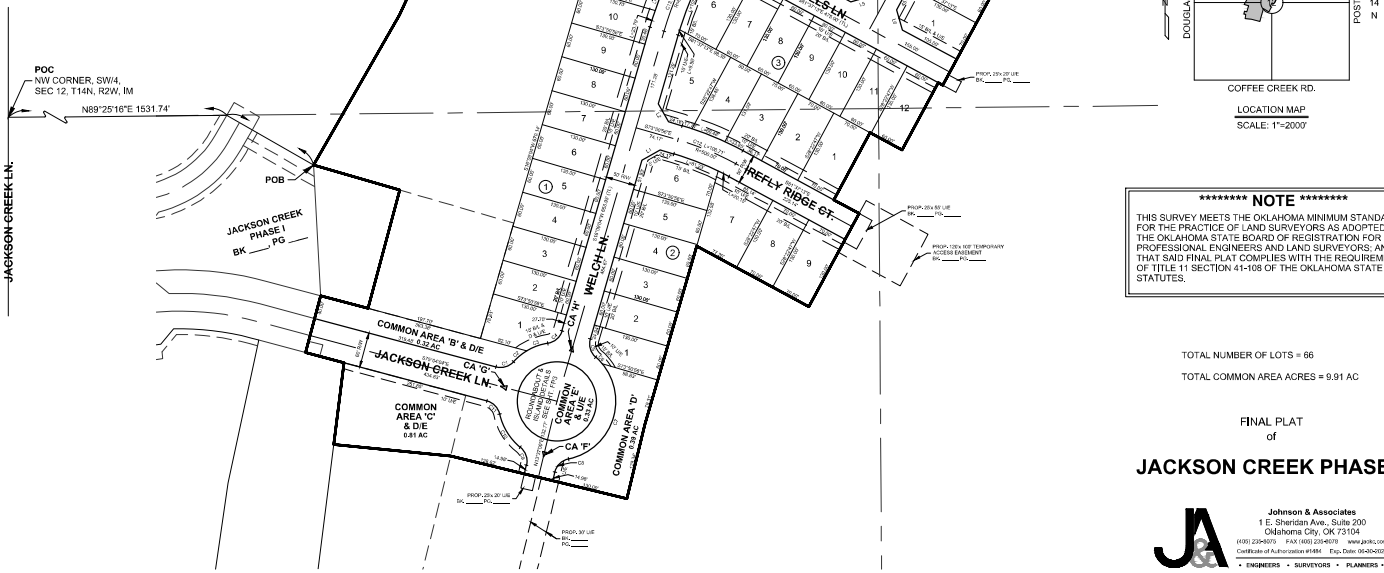
● DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED

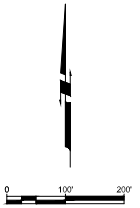
○ DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED

△ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

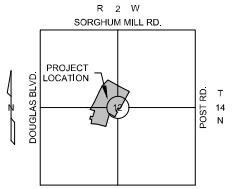


TYPICAL SIGHT TRIANGLE





BASIS OF BEARING
Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83) The West line of the Southwest Quarter (SW/4) of Section Twelve (12), Township Fourteen (14) North, Range Two (2) West having a bearing of North 00°24'53" West.



LOCATION MAP
SCALE: 1"=2000'

********** NOTE **********

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT. R/W = STATUTORY RIGHT OF WAY
LNA = LIMITS OF NO ACCESS
CA = COMMON AREA
TPA = TREE PRESERVATION AREA
NR = NOT RADIAL
TL = TOTAL LENGTH
B/L = BUILDING LIMIT LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PRIVATE DRAINAGE EASEMENT
D & U/E = PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT

TOTAL NUMBER OF LOTS = 66

TOTAL COMMON AREA ACRES = 9.91 AC

FINAL PLAT
of
JACKSON CREEK PHASE 2

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jacllc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2027
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Planning Commission **3. A.**

Meeting Date: 11/03/2026

Department: Planning

Information

RE:

Discussion and Consideration of the Community Wildfire Protection

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Attachments

Presentation

Attachments

Community Wildfire Protection Plan (CWPP)

Lahaina, HI



California Camp Fire

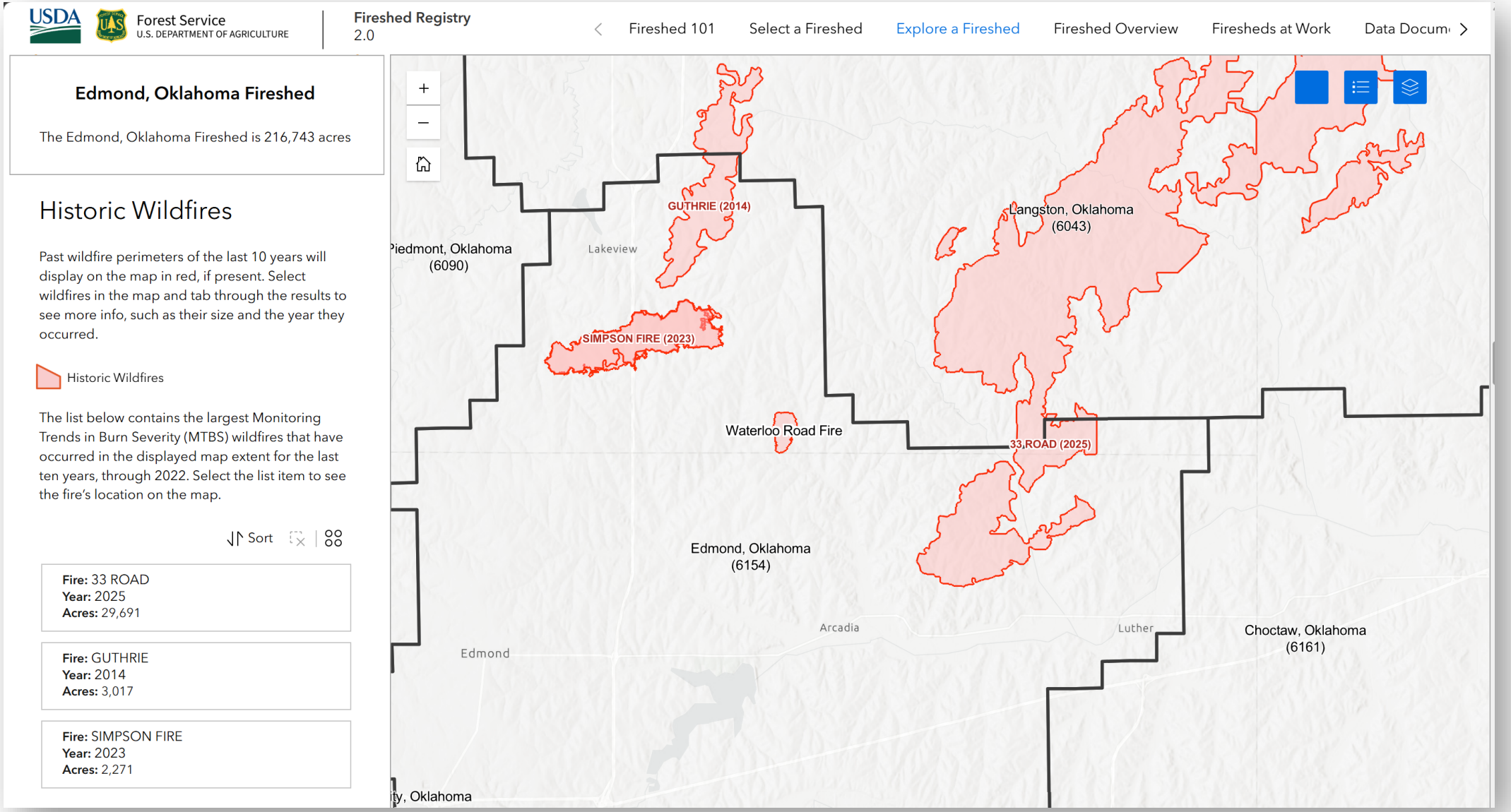


Stillwater, Ok

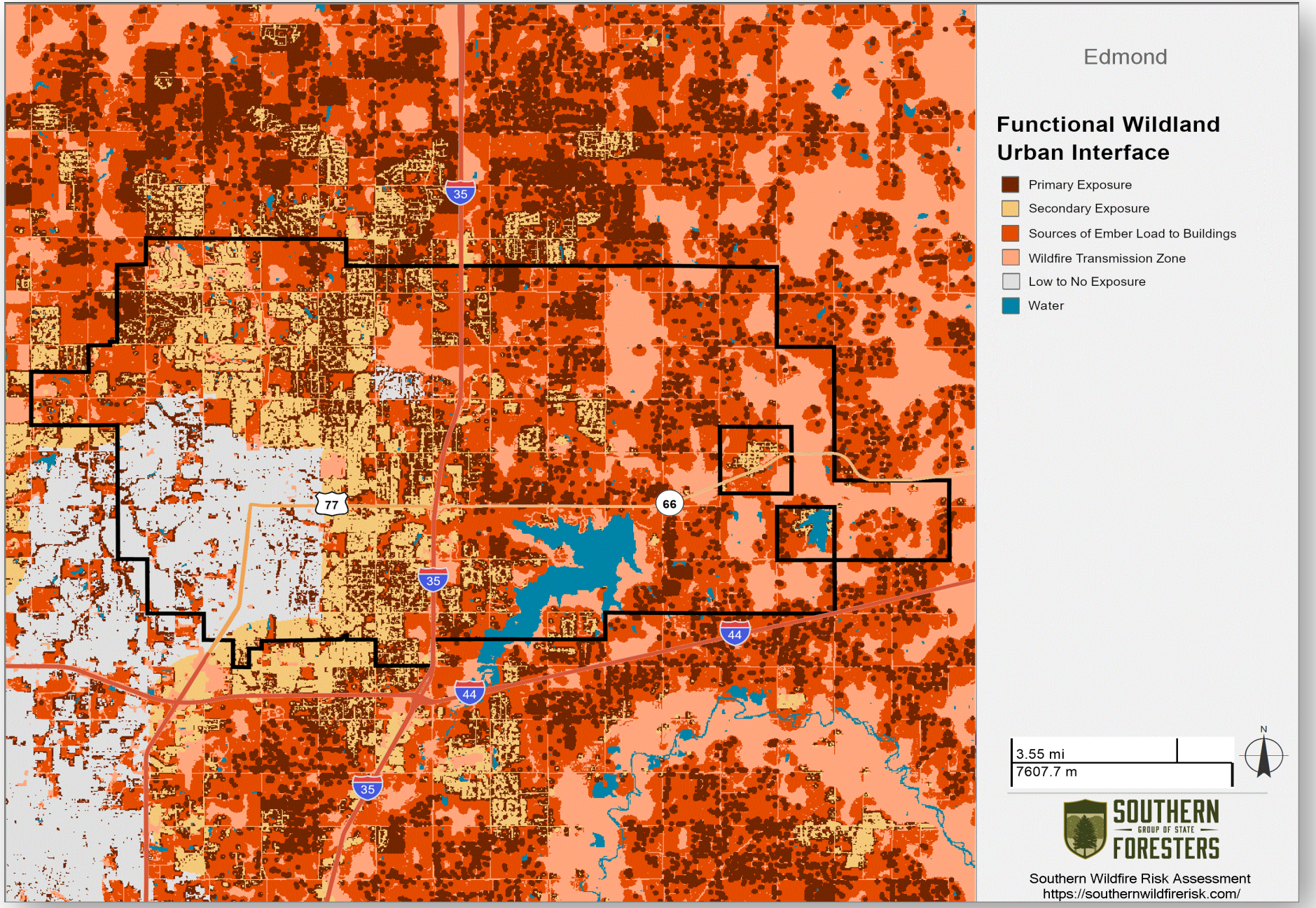


Edmond has a high risk of wildfire—higher than 79% of communities in the US.

(Source: www.wildfirerisk.org)



Trustworthy service through continuous improvement



Trustworthy service through continuous improvement

What is a CWPP?

Community Wildfire Protection Plans (CWPPs) are collaborative, community-driven frameworks that outline local priorities for reducing wildfire risk. These plans serve as both a strategic guide and a practical tool to help communities identify hazards, prioritize actions, and strengthen partnerships between residents, fire agencies, land management entities, and other stakeholders.

Core Requirements

Since the passage of the Healthy Forest Restoration Act (HFRA) of 2003, CWPPs have become a cornerstone of community wildfire resilience planning. HFRA established a formal role for communities in shaping wildfire mitigation efforts and set 3 basic requirements for plan development:

Core Requirements

Developed collaboratively with local government, fire departments, and state forestry agencies.

Core Requirements

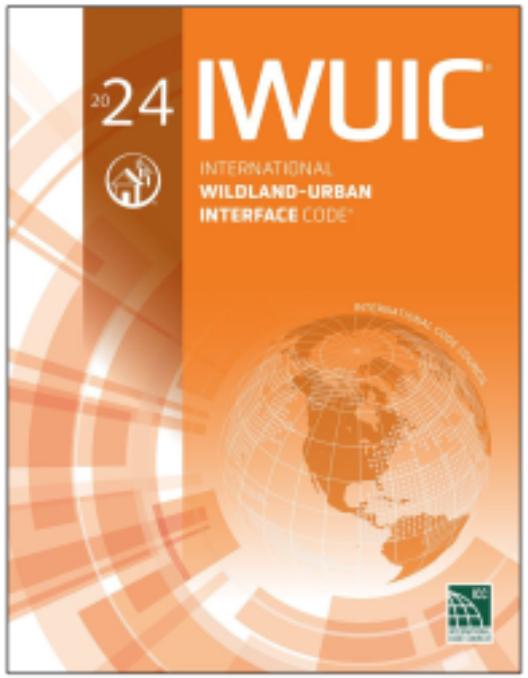
FIREWISE USA™
Residents reducing wildfire risks

Oklahoma Prescribed Burn Association

They must identify and prioritize areas for hazardous fuel reduction.

Core Requirements

They must recommend measures to reduce structural ignitability.

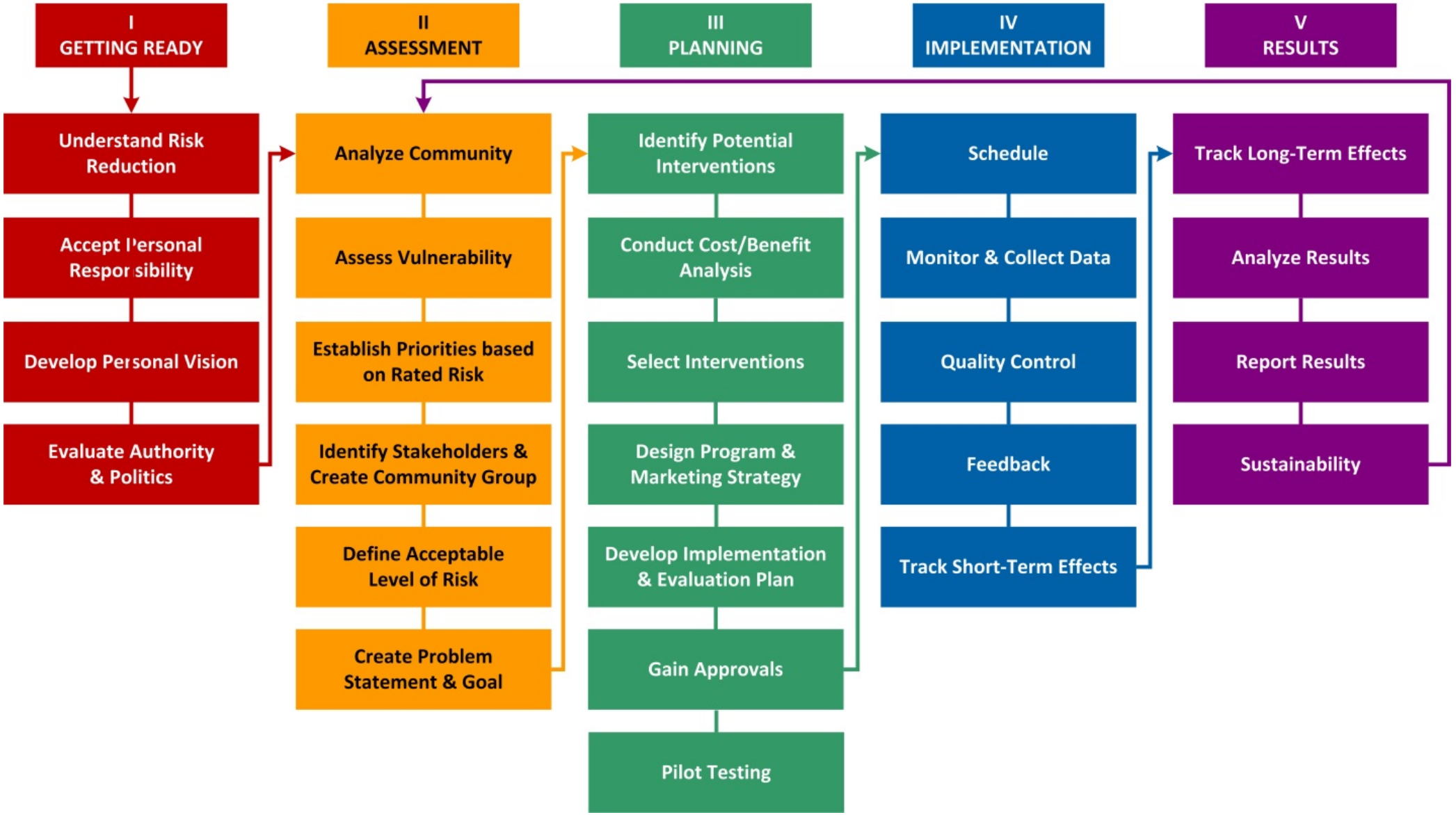


CPAW
Community Planning Assistance for Wildfire

Community Risk Reduction

- **Community Risk Reduction (CRR) is a structured, data-driven process to identify, prioritize, and strategically mi tigate local risks to reduce their occurrence and impact.**

COMMUNITY RISK-REDUCTION MODEL




COMMUNITY RISK REDUCTION
EDUCATION
ENGINEERING
ECONOMIC INCENTIVE
ENFORCEMENT
EMERGENCY RESPONSE
GETTING AHEAD OF THE CALL
CRRWEEK.ORG

Education

- Ready Set Go
- Firewise
- AlertED
- Eastern Red Cedar removal
- Community clean-up days











Economic Incentive



- Rebates for homeowners in California already
- Grant funding may be accessible for CWPP initiatives

OKLAHOMA INSURANCE DEPARTMENT

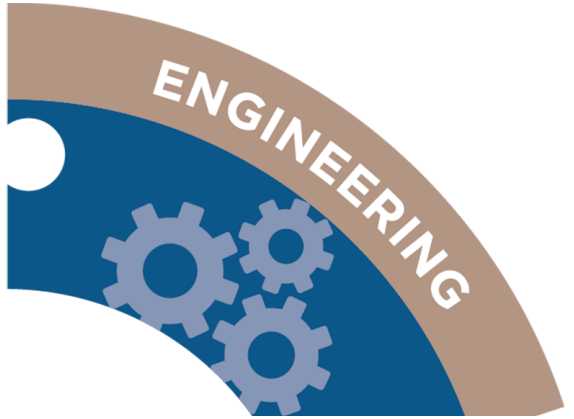
State Farm®

Emergency Response

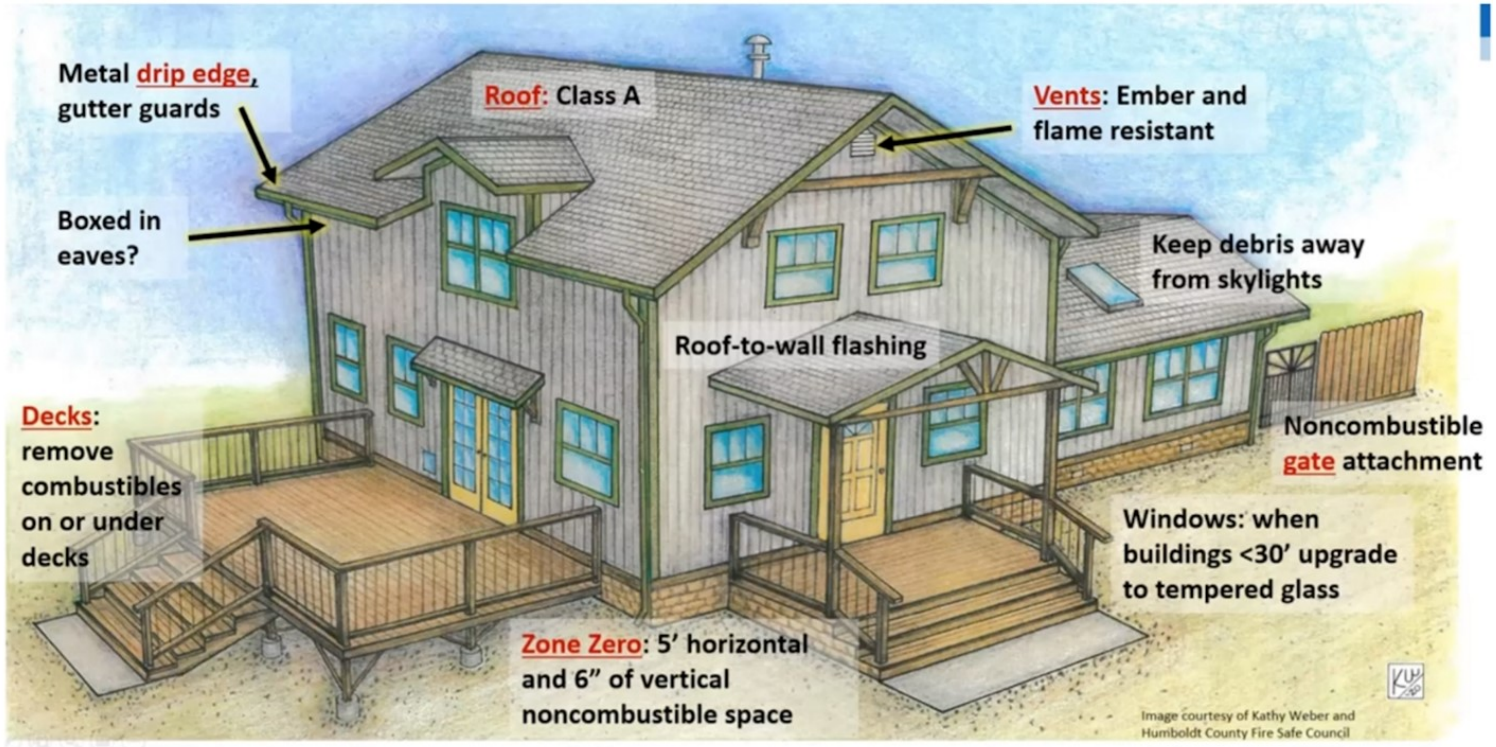
- Progressive Hose loads
- More equipment
- Mutual Aide agreements



Engineering



- Structural home hardening
- Engineered fire breaks
- Leveraging technology for advanced warning



Enforcement

- Prescribed burning permits
- Wildland codes




WHAT'S
NEXT
?



Ignition-Resistant Homes

Use wildfire-resistant building materials and landscaping.

Land Use Planning

Direct how communities develop in wildfire-prone areas using plans and regulations.

Evacuation & Readiness

Be ready for wildfires with community alerts, evacuation routes, and family plans.

Vulnerable Populations

Address the social and economic vulnerabilities of people in the community.

Smoke Ready

Prepare for the health impacts of wildfire smoke in the community.

Prevent Ignitions

Reduce ignitions from campfires, debris burning, vehicles, and other sources.

Response

Manage and fight wildfires to protect lives, communities, and resources.

Hazardous Fuels Management

Cut, thin, burn, or otherwise reduce flammable vegetation on the landscape.

Recovery & Rebuilding

Restore the landscape and community following a wildfire.

Questions?



COMMUNITY WILDFIRE PROTECTION PLAN

AN ACTION PLAN FOR WILDFIRE MITIGATION
DATE: *March 2026 (Draft Version 1.0)*

Prepared by: Jesse Benne
Organization: City of Edmond / Edmond Fire Department
Contact Information: jesse.benne@edmondok.gov

SIGNATURES

The **City of Edmond** (Edmond) Community Wildfire Protection Plan (CWPP) provides a comprehensive wildfire mitigation plan for the Wildland-Urban Interface (WUI) areas within the City of Edmond, OK. The plan ensures consistency with current policy guidance, including the Healthy Forests Restoration Act (HFRA), best practices from national organizations, and The City of Edmond Operational Plan (EOP).

Therefore, in recognition of the responsibilities of Edmond government and with the authority vested in me as the Chief Executive Officer of the City of Edmond, I hereby promulgate the **City of Edmond** Community Wildfire Protection Plan.

_____ _____

Mark Nash, Mayor Date
City of Edmond

_____ _____

AJ Kreiger, City Manager *Date*
City of Edmond

_____ _____

Terry Essary, Fire Chief *Date*
City of Edmond

_____ _____

JD Younger, Police Chief *Date*
City of Edmond

_____ _____

Ben Curry, Emergency Management Coordinator *Date*
City of Edmond

_____ _____

Aaron Williams, Hazardous Mitigation Coordinator *Date*
Oklahoma Forestry Services

ACKNOWLEDGEMENTS

The following federal and other interested parties were consulted and involved in the preparation of this plan.

Name	**Organization** **Acceptance**
Jesse Benne	*City of Edmond, Fire Marshal*
Leigh Martin	*City of Edmond, Urban Forestry*
Kirsten Ledington	City of Edmond, Director of Department of Building & Safety
Ken Bryan	*City of Edmond, Director of Planning*
Adam Ray	*Quail Forever, Wildlife Biologist*
Scott Hatch	*Orange County Fire Authority, Wildland Resource Planner*
Jacob Harriet	*Oklahoma Department of Wildlife Conservation, Game Warden*
John Weir	*Senior Extension Specialist for Fire Ecology, Oklahoma State University Extension*

EXECUTIVE SUMMARY

The Edmond Community Wildfire Protection Plan (CWPP) establishes a strategic framework for reducing wildfire risk, strengthening operational readiness, and enhancing long-term community resilience within the City of Edmond's Wildland-Urban Interface (WUI). Rapid eastward growth into previously undeveloped rangeland and wildland areas has significantly increased wildfire exposure to residential neighborhoods, critical infrastructure, transportation corridors, and public safety resources.

Edmond currently faces increasing wildfire risk associated with expanding development patterns, volatile fuel conditions including Eastern Redcedar encroachment, drought cycles, wind-driven fire behavior, and increasing operational complexity during large-scale incidents. These conditions create additional pressure on emergency response systems, evacuation planning, water supply infrastructure, communications systems, and long-duration suppression capabilities.

This CWPP provides a coordinated, non-regulatory roadmap for wildfire mitigation, preparedness, suppression planning, and recovery operations through collaboration among local, state, federal, and community stakeholders. The plan prioritizes:

- Vegetation and hazardous fuel reduction
- Structural ignitability reduction
- Community preparedness and evacuation readiness
- Expansion of wildfire suppression capabilities
- Long-term infrastructure and communications resiliency
- Future station and staffing considerations associated with WUI growth

This plan also establishes a strategic foundation for future eligibility and competitiveness for local, state, and federal mitigation funding opportunities, including programs associated with the Healthy Forests Restoration Act (HFRA), Building Resilient Infrastructure and Communities (BRIC), Hazard Mitigation Grant Program (HMGP), Assistance to Firefighters Grants (AFG), Staffing For Adequate Fire and Emergency Response (SAFER), and Community Wildfire Defense Grants (CWDG).

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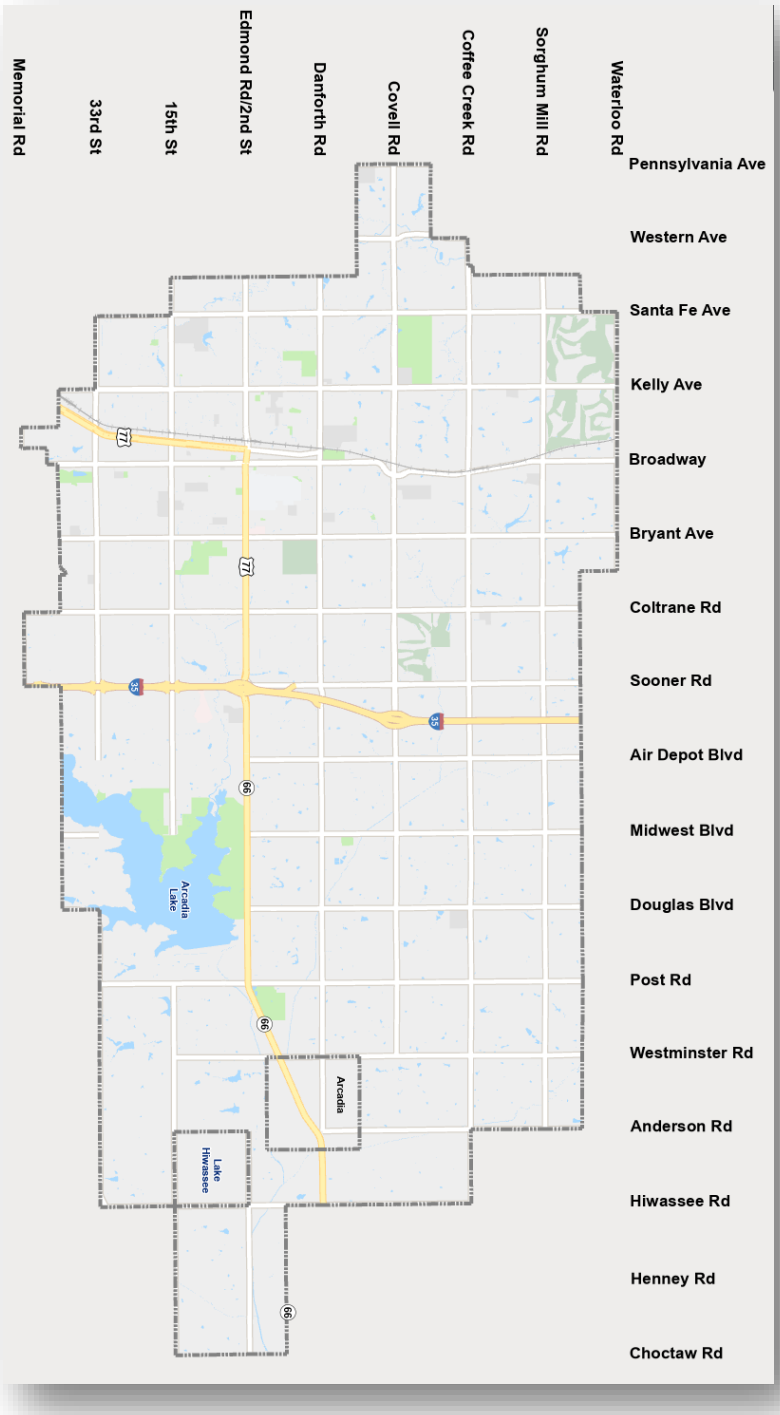
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1) COMMUNITY BACKGROUND AND EXISTING SITUATION

The City of Edmond is a rapidly growing community within the Oklahoma City metropolitan area, recognized for its quality of life and residential appeal.

Description	Data/Findings (Approximate)
County	Oklahoma (primary), Logan (portions)
Community Size	~95,000–98,000 residents
Community Area	~84.4 square miles
WUI Definition/Risk	The Wildland-Urban Interface (WUI) is the zone where human development meets or intermingles with undeveloped wildland, creating areas at increased risk for wildfires. WUI areas are generally classified into two main types based on housing density and vegetation coverage: • **Interface WUI:** High-density human development located next to undeveloped wildland. Typically, these areas have more than 3 structures per acre and populations greater than 250 people per square mile. • **Intermix WUI:** Lower-density housing spread throughout wildland areas, where structures are interspersed with vegetation. These areas usually have at least 1 structure per 30 acres and populations between 28 and 250 people per square mile. Edmond is growing towards the east, encountering undeveloped wildland/rangeland, and has a HIGH RISK of wildfire—higher than 79% of communities in the US. (wildfirerisk.org)
Community Infrastructure at Risk	Residential structures, commercial areas bordering WUI, major roadways (I-35), utilities, and schools. Homeownership rate is high (70.8%), indicating many private structures are vulnerable.
Community Wildfire History	Oklahoma has seen recent large increases in wildfire occurrence and acres burned, increasing the priority for mitigation. Common causes often include debris burning and lightning strikes.

2) BASE MAP AND VISUALS



3) OBJECTIVES / GOALS

Objective: To establish clear priorities for wildfire mitigation in the Wildland-Urban Interface (WUI) of Edmond, OK, increasing awareness, reducing structure ignitability, managing vegetative fuels, and enhancing community preparedness.

Goals:

1. **Reduce Wildfire Risk to Life and Property**
    - Identify areas at high risk of wildfire.
    - Prioritize actions that protect homes, critical infrastructure, and evacuation routes.
2. **Improve Firefighter and Public Safety**
    - Address access issues, water supply needs, and defensible space.
    - Reduce hazardous fuels to make fire behavior more predictable and manageable.
3. **Guide Hazardous Fuels Reduction**
    - Recommend vegetation management projects (e.g., thinning, fuel breaks, prescribed fire).
    - Help prioritize where and how fuels treatments should occur.
4. **Enhance Community Preparedness and Resilience**
    - Promote Firewise practices and defensible space around structures.
    - Increase public awareness of wildfire risk and mitigation strategies.
5. **Support Coordinated Planning and Collaboration**
    - Align efforts among local government, fire departments, land managers, and residents.
    - Encourage shared responsibility between agencies and the community.
6. **Improve Wildfire Response and Evacuation Planning**
    - Identify evacuation routes, safety zones, and communication needs.
    - Reduce response time and improve emergency coordination during wildfire events.
7. **Enable Access to Funding and Grants**
    - Qualify communities for state and federal wildfire mitigation funding.
    - Provide justification and prioritization for projects when seeking grants.
8. **Strengthen Long-Term Operational Resilience**
    - Identify future fire stations, staffing, and apparatus needs associated with WUI growth.
    - Improve operational sustainability during prolonged wildfire incidents.
    - Enhance long-term communications reliability and infrastructure redundancy.
9. **Improve Situational Awareness and Technology Integration**

- Expand the use of UAV/drone technology for wildfire reconnaissance and thermal intelligence.
- Evaluate advanced wildfire detection technologies including AI-assisted camera systems and remote monitoring capabilities.
- Improve interoperability between CAD, AVL, mapping, and regional response systems.

---

4) PRIORITIZED MITIGATION RECOMMENDATIONS

These mitigation strategies will focus on vegetation management and structural home hardening for the citizens of Edmond. All strategies will be driven by Community Risk Reduction (CRR) strategies.

CURRENT MITIGATION EFFORTS

BURN PERMITS

The Edmond Fire Department currently issues open burning permits for residential and commercial properties as well as social events such as bonfires as a case-by-case priority. Guidance is issued governing the issuances of burn bans, and advise on allowable burn days via phone hotline (405-216-7999)
Permits for prescribed burning will be issued to ensure proper communication between landowners, local stake holders, and the fire department.

BUILDING PERMITS

Current building and fire codes are adopted from the State of Oklahoma Building Code 2018 ed. and the Oklahoma Fire Code 2018 ed. Local municipal codes are Title 16 - BUILDINGS AND CONSTRUCTION, and Title 17 - Fire, respectively.

VEGETATION REQUIREMENTS

The governance of vegetation falls under several local municipal codes as follows:

- Title 8.16.100 Tree Removal, Cutting Trees, or Foliage
- Title 21 – Subdivisions
    - 21.01.010 - Submission of Preliminary Plat
    - 21.02.160 - Provision of Forest Area
    - 21.02.170 - Tree Preservation Required
    - 21.03.113 - Tree Protection
    - 21.03.114 - Tree Planting

    - 21.07.040 - Maintenance Bond
- Title 22 – Zoning
    - Chapter 6 Site Design Standards

PROPOSED COMMUNITY HAZARD REDUCTION PRIORITIES

These recommendations focus on managing the land and infrastructure to limit fire spread and improve emergency access.

Area/Project	Treatment Recommended	Priority
WUI Greenbelts/Common Areas	In advance of fire season (typically fall and early late winter/early spring) mow grass short in all common areas and maintain firebreaks (e.g., cleared strips or noncombustible material) along the perimeter of WUI neighborhoods.	High
Hazardous Fuels Management	Identify and prioritize the removal of highly volatile fuel sources such as dead vegetation and Eastern Redcedar trees in WUI areas and along evacuation routes.	High
Emergency Access Routes	Enforce and maintain clear signage and code requirements for road width (12–16 ft) and vertical clearance (15 ft) for all private and public roads in the WUI, per IWUIC guidelines.	High
Prescribed Fire Program	In cooperation with Oklahoma Forestry Services (OFS) and OSU Extension, explore the potential for a community-supported Prescribed Burn Association (PBA) to safely reduce heavy fuel loads on large parcels of adjacent rangeland and wildlands.	Medium

PROPOSED STRUCTURAL IGNITABILITY REDUCTION PRIORITIES

These actions, primarily for homeowners, focus on the Home Ignition Zone (HIZ) concept to prevent ignition from wind-blown embers and radiant heat, following NFPA and IWUIC standards.

Homeowner Action	Rationale/Standard
Existing Homes	The City of Edmond will utilize nationally recognized programs such as Firewise USA® and Ready, Set, Go! ® to educate residents on the principles of structural ignitability and home hardening.
Pre-Development	Vegetation modification requirements outlined in the International Wildland–Urban Interface Code (IWUIC) can be effectively applied during the pre-development phase to reduce future wildfire hazards and ensure long-term efficacy.
Land Use Management	Developers and City of Edmond will work with adjacent landowners to meet minimum distance requirements in IWUIC.
New Developments	New developments within the wildland–urban interface should prioritize the reduction of structural ignitability in accordance with the standards and requirements set forth in the International Wildland-Urban Interface Code (IWUIC).

PROPOSED EDUCATION AND OUTREACH PRIORITIES

Activities planned and implemented by the community, Edmond Fire Department, and Oklahoma Forestry Services, based on national standards for wildland preparedness.

Activity	Frequency / Target	Goal
Adopt and Promote "Ready, Set, Go!"	Ongoing, community-wide	Educate residents on the three levels of preparedness: **Ready** (prepare the home and create defensible space), **Set** (have situational awareness and pack essentials when fire threatens), and **Go** (evacuate early).
Firewise USA/Home Ignition Zone (HIZ) Workshops	Annually, focused on WUI neighborhoods	Distribute NFPA-based materials on the HIZ (0-5ft, 5-30ft, 30-100ft) and the specific home hardening steps.
Emergency Notification Enrollment	Biannually, via utility bills and city website	Encourage all residents, particularly those in the WUI, to register for the local emergency notification system to receive timely **Set** and **Go** alerts.

Activity	Frequency / Target	Goal
Eastern Redcedar Removal	Annually, city-sponsored	Encourage the removal of Eastern Redcedars where they pose potential wildfire risk.
Community Clean-Up Day	Annually, city-sponsored	Coordinate bulk debris collection to help residents' dispose of dead vegetation and unnecessary combustibles from their property and common areas.

5) WILDFIRE PRE-SUPPRESSION PLAN

This section covers items within the Emergency Operations Plan regarding wildland fires. This section includes operational elements, necessary infrastructure, and partnering agencies (internal and external).

CURRENT PRE-SUPPRESSION CAPABILITIES

WILDFIRE PROTECTION RESPONSIBILITY

Role	Responsibility
Structural Protection	Edmond Fire Department (EFD)
Wildland Protection	EFD, with mutual aid from surrounding rural fire districts, and Oklahoma Forestry Services (OFS). Assistance from OFS is only available under extreme wildfire emergencies when the agency's firefighting resources may be deployed in central and western Oklahoma (well outside their normal protection area in the eastern counties).

WATER AVAILABILITY

The City of Edmond water infrastructure provides hydrants throughout most of the urban and suburban areas. In new WUI developments, water standards should comply with IWUIC requirements for on-site or nearby water availability.

Satellite Imaging

The National Weather Service in Norman will monitor and notify the Edmond Fire Department of fire incidents based on Doppler technology. Satellite imaging will be used to pinpoint areas of interest and guide decisions on primary responses to wildfire incidents.

Alarm Response

The Edmond Fire Department has six strategically located stations. The Automatic Vehicle Locator (AVL) technology ensures the closest appropriate apparatus responds to an incident, regardless of district. This is achieved by utilizing computers or mobile devices capable of sending GPS coordinates.

Computer Aided Dispatch (CAD) will "uplift" for wildfire responses, increasing staffing during high fire danger. Central Square CAD to CAD interface with OKC will ensure a faster aide response.

Communications

Edmond currently operates on the 800 MHz statewide radio system, OKWIN (Oklahoma Wireless Information Network), for which we are the system owners of two simulcast sites. This system is being used between emergency services within Edmond, mutual aid agencies, and other internal city departments.

Our Motorola radios have reached end-of-life, meaning they are no longer supported with parts, repairs, or updates. Continuing to use them increases maintenance costs and reliability risks, making replacement essential for sustained operations.

Evacuation

The CWPP supports the 'Ready, Set, Go!' framework. An official Evacuation Plan is maintained by Edmond Emergency Management. It emphasizes:

1. **Preparation (Ready):** Residents should have a personal Wildfire Action Plan, including escape routes and a pre-assembled Emergency Supply Kit.
2. **Notification (Set):** Residents receive alerts via the local emergency notification system and local media to prepare to leave.
3. **Action (Go):** Residents are strongly encouraged to **leave early** and not wait for a mandatory evacuation order if they feel threatened, utilizing pre-determined evacuation routes.

Air Support

Air support will be requested first from OKC Fire, then the Oklahoma Forestry Services (OFS) based on fire size, behavior, and threat to life or property.

Edmond Police drones equipped with thermal imaging will be utilized to search for hot spots and assist with tactical decisions within unified command of wildland fires. These drones have limited capabilities East of I-35 due to cellular coverage.

Resource Staging

The 24-acre Edmond Fire Training facility at 5300 E Covell will act as a staging area. This location is located in the central part of Edmond City Limits, has quick access to I-35, and is essentially located on the west / southwest edge of the Wildland Urban Interface.

Fire Maintenance building will be utilized for small repairs to equipment for extended events such as tire repair, small engine repair, or maintenance to keep response vehicles in service.

Command Post

The temporary command post at 5300 E. Covell will serve as the designated Emergency Operations Center, providing a centralized location for coordinating response efforts, managing resources, and maintaining situational awareness during critical incidents.

Our mobile command post can deploy rapidly and support remote incident operations; however, its onboard technology is outdated, limiting its effectiveness, connectivity, and ability to fully integrate with modern emergency response systems.

Mutual Aid Agreements

Mutual automatic-aide agreements have been signed with all adjacent municipalities to Edmond city limits. These following agreements include wildfire response of brush pumpers and tankers.

Department	Location
Oak Cliff	13425 Bryant Ave. Edmond, OK 73034
Woodcrest	11975 S. Douglas Blvd. Guthrie, OK 73044
Arcadia	217 N. Main St. Arcadia, OK 73007
Luther	108 S. Ash Street Luther, OK 73054
Deer Creek	20855 N. Meridian Ave Edmond, OK 73012

The following agreement is still under review for wildfire response.

Oklahoma City	820 NW 5th st. Oklahoma City, OK 73106

PROPOSED PRE-SUPPRESSION CAPABILITIES

Proposed Capability	Location
Increased Aerial Support	Emerging technologies including unmanned aerial systems (UAS), thermal imaging platforms, and AI-assisted fire detection systems may significantly improve wildfire situational awareness and operational decision-making.
Increased camera capabilities	Mobile, stationary, and satellite technologies leveraging AI to identify hot spots and support fire-suppression efforts would significantly enhance visual awareness and notification capabilities
Increase Water supply	Install more hydrants to comply with IWUIC, and Identify and install dry hydrants in accessible lakes, ponds, and creeks as a community mitigation priority.
Improved Communication Interoperability	Improve mobile command and incident communications, to include interoperability with mutual aid partners.
Increase lighting for staging area	The Edmond Training Facility does not currently have lighting for overnight operations and extended incidents.
Increase capabilities for mobile command post	Identify and leverage new satellite and interoperability capabilities for our mobile command post to connect city phones, internet, and communications.
Staging area marking	The Edmond Training Facility has space for staging apparatus and helipad but are not painted designated areas.
Additional Computers	6 – For upfitting reserve apparatus
Additional Radios	6 – For upfitting reserve apparatus

6) WILDLAND SUPPRESSION CAPABILITIES

This section will cover Edmond Fire's current capabilities and proposed needs to equip the city with the necessary resources.

CURRENT WILDLAND SUPPRESSIOIN CAPABILITIES

Current Capability	Description
Ladder Trucks	1- 107' ladder with 500-gallon tank and 1500 GPM pump with pump and roll- front bumper mounted 120 GPM turret 1- 100' Platform with 200- gallon tank and 2000 GPM pump 1- 75' ladder with 500-gallon tank and 1500 GPM pump
Engine pumpers	6 - front line engines with 750-gallon tank, 1500 GPM pump with pump and roll- front bumper mounted 120 GPM turret
Reserve Engine pumpers	2- Reserve engines 750-gallon tank - 1250 GPM Pump 1- Reserve engine 900-gallon tank – 1250 GPM pump 1- Reserve engine 1000-gallon tank - 1500 GPM pump
Tankers	1- 2500 Gallon- 1000 GPM pump w/ pump and roll- top mounted 500 GPM turret 1- 3500 Gallon- 1000 GPM pump w/ pump and roll- top mounted 500 GPM turret 1- 3000 Gallon- 1200 GPM pump w/ Pump and roll- top mounted 500 GPM turret
Brush pumpers	6- with 300-gallon Tanks and 250 GPM Pumps 1- with 500-gallon Tank and 250 GPM Pump
Hose Loads	All front line and reserve engine pumpers and brush pumpers will be equipped with progressive hose load packs for fighting wildland fires.
Polaris Ranger	1- with 50 gallons of water

PROPOSED WILDLAND SUPPRESSION CAPABILITIES

Proposed Capability	Description
Increased Station Coverage	Adding additional fire stations East of I-35 will assist with our eastward growth into the WUI and provide a faster response to incipient fires.
Equipment for Managing and Cutting Fire Breaks (Skid Steer, Dozer, etc.)	Heavy equipment to create and maintain fire breaks in strategically located positions. Heavy equipment could also be utilized for firefighting capabilities for wildland operations.
Trailers	1 – For Polaris Ranger to be transported (currently have to drive to incident) 1- For skid loader and implements
Fuel Cells	Multiple fuel cells for refueling capabilities during incidents.

7) PLAN MAINTENANCE

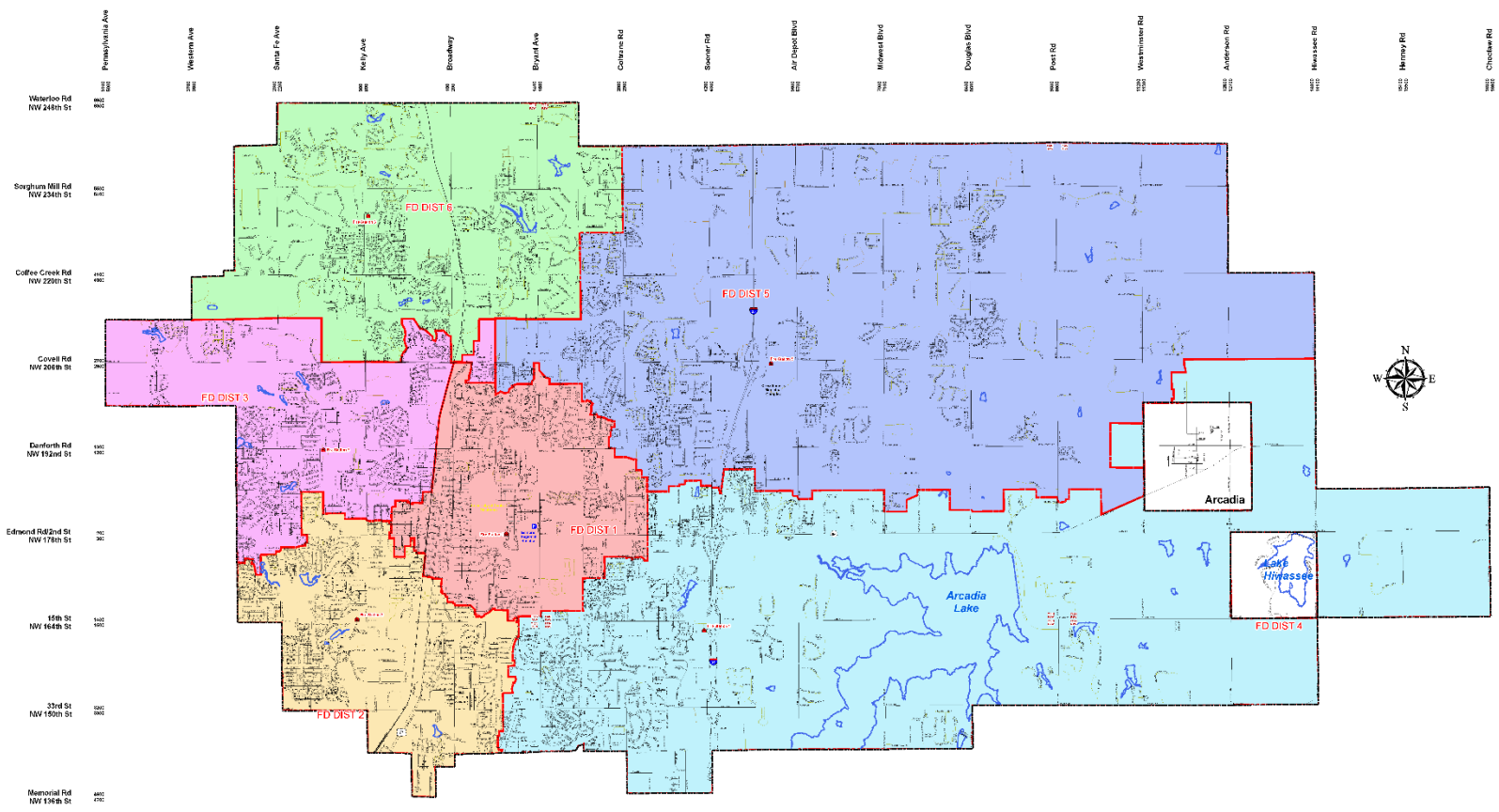
The Community Wildfire Protection Plan (CWPP) shall undergo a comprehensive revision on a five-year cycle (in conjunction with the city emergency operation plan) to ensure its continued accuracy, relevance, and alignment with current wildfire risk conditions. Each revision will incorporate the most recent data and analyses provided by federal, state, and local forestry agencies; documented mitigation activities and accomplishments completed since the previous update; and any newly available scientific, environmental, or community-specific information pertinent to wildfire risk and resilience. This systematic review process ensures that the CWPP remains an authoritative, data-driven framework for guiding long-term wildfire preparedness, hazard reduction, and community protection efforts.

APPENDICES

APPENDIX A: EDMOND FIRE DEPARTMENT STATION LOCATION MAP.

City of Edmond, Oklahoma

Fire Districts Map



Legend

- Fire Stations
- Hospital
- Lakes
- City Limits
- Railroad
- Public Street
- Private Street
- Private Driveway
- Alley
- Street Under Construction
- Oil Lease Road
- Fire Response Districts
- Fire District 1
- Fire District 2
- Fire District 3
- Fire District 4
- Fire District 5
- Fire District 6

Publisher

City of Edmond, Oklahoma - Information Technology Department

Geographic Information Systems

City of Edmond Data Disclaimer:

Monday, December 2, 2013

Map Scale

1 inch = 2,000 feet

0 1 2 4 Miles

0 2,000 4,000 8,000 Feet

APPENDIX B: PROJECT AREA REPORT INCLUDING DEFINED WILDLAND URBAN INTERFACE (WUI) MAP IDENTIFYING HIGH-RISK AREAS.

Functional Wildland Urban Interface

Functional WUI represents a classification of the land near buildings* into zones that generally describe wildfire exposure to structures and risk mitigation activities appropriate for each.

Primary Exposure — The Primary Exposure zone identifies where structures are immediately nearby (within 75m of) burnable land cover. Reducing fire intensity and ember production in this zone would reduce the exposure of nearby buildings to heat and embers. Buildings in this zone also require hardening of the structure to resist ignition.

Secondary Exposure — The Secondary Exposure zone identifies land where structures are within 1500 m of burnable land cover, meaning homes in this zone could be impacted by lofted embers or by home-to-home spread even though they are not immediately located with vegetation types classified as burnable. Structures in this zone would benefit from the hardening of the structure to resist ignition from embers and nearby structures, but defensible space is usually not required due to the heavily developed nature of the zone.

Sources of Ember Load to Buildings — These are areas of burnable land cover that produces embers capable of reaching nearby buildings. Ember production is a function of fire type and intensity, and ember travel is a function of wind speed and direction. Fuel treatment in this zone is a priority for reducing ember load to the nearby buildings.

Wildfire Transmission Zone — The Wildfire Transmission Zone is unpopulated land within about 2.4 km of a group of structures. Fires that originate within or spread to the Wildfire Transmission Zone have an immediate threat of reaching the nearby structures; fuel treatments that slow fire spread in this zone can reduce risk to these structures.

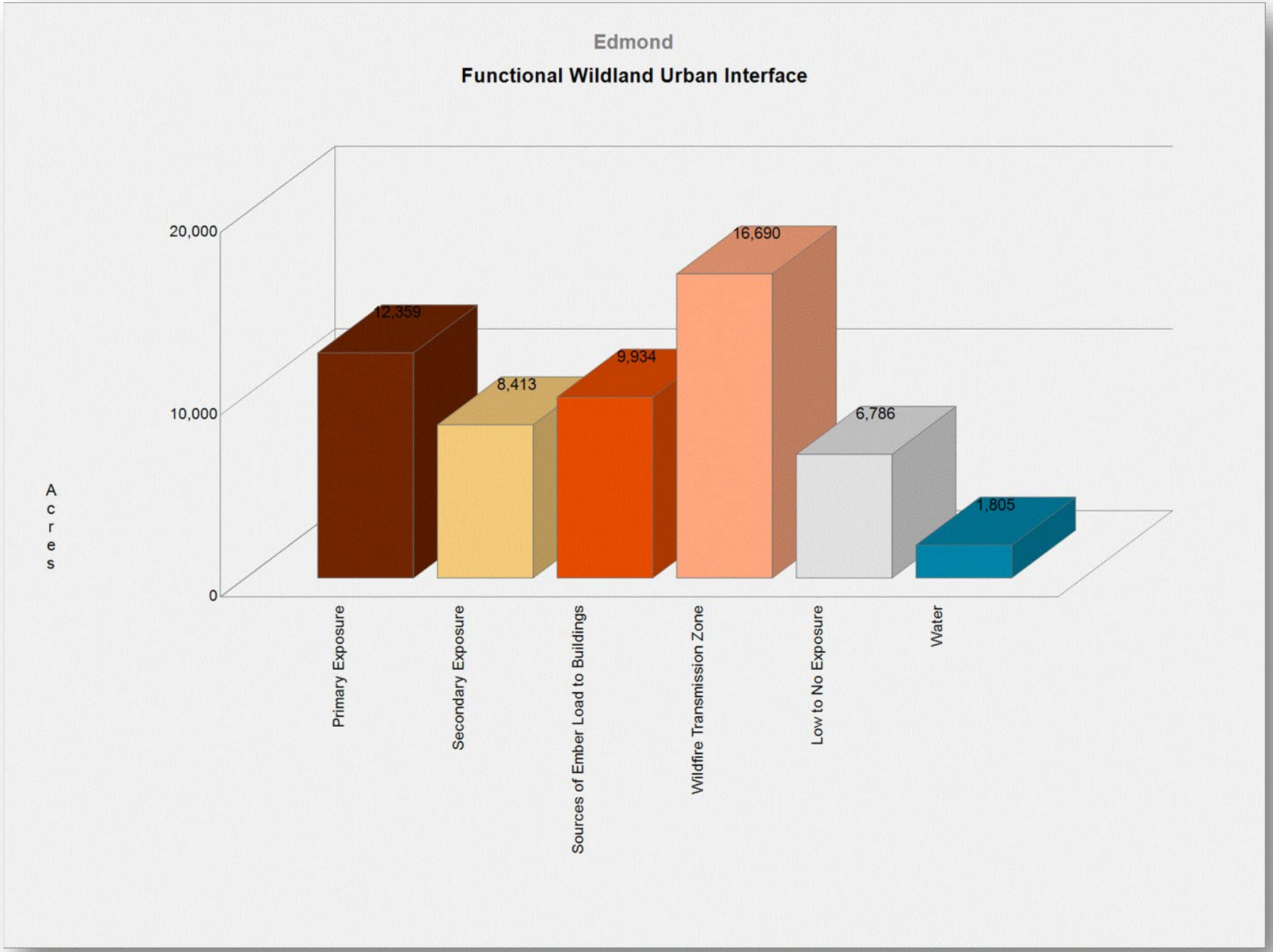
Low-to-No Exposure — The Low-to-No Exposure zone identifies where structures beyond 1500m from a large (500 ha) contiguous blocks of burnable land cover. Flames—even from home-to-home spread—and embers have a relatively low likelihood of reaching structures in this zone zone, but smoke and evacuations could still impact this area.

Water — Classified as Non-burnable Water (NB8) in the Surface Fuel Map.

*Buildings used in producing Functional WUI are defined as greater than 40 m2

Data Source: Southern Wildfire Risk Assessment, Pyrologix 2023 (includes fuel disturbances through 2022)

	Functional Wildland Urban Interface Category	Acres	Percent
	Primary Exposure	12,359	22 %
	Secondary Exposure	8,413	15 %
	Sources of Ember Load to Buildings	9,934	18 %
	Wildfire Transmission Zone	16,690	30 %
	Low to No Exposure	6,786	12 %
	Water	1,805	3 %
	Total	**55,987**	**100 %**


Edmond
Functional Wildland Urban Interface
20,000
10,000
0
Acres
12,359
8,413
9,934
16,690
6,786
1,805
Primary Exposure
Secondary Exposure
Sources of Ember Load to Buildings
Wildfire Transmission Zone
Low to No Exposure
Water



APPENDIX C: RESERVED FOR IWUIC GUIDANCE DOCUMENTS

APPENDIX D: RESERVED FOR VEGETATION MODIFICATION GUIDANCE DOCUMENTS

Planning Commission **4. A.**

Meeting Date: 11/03/2026

Department: Planning

Information

RE:

Case No. U26-00027; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1014 N Santa Fe Ave. (Gusk; Ward 4)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, City Planner

DATE: November 3, 2026

RE: Case No. U26-00027; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1014 N Santa Fe Ave. (Gusk; Ward 4)

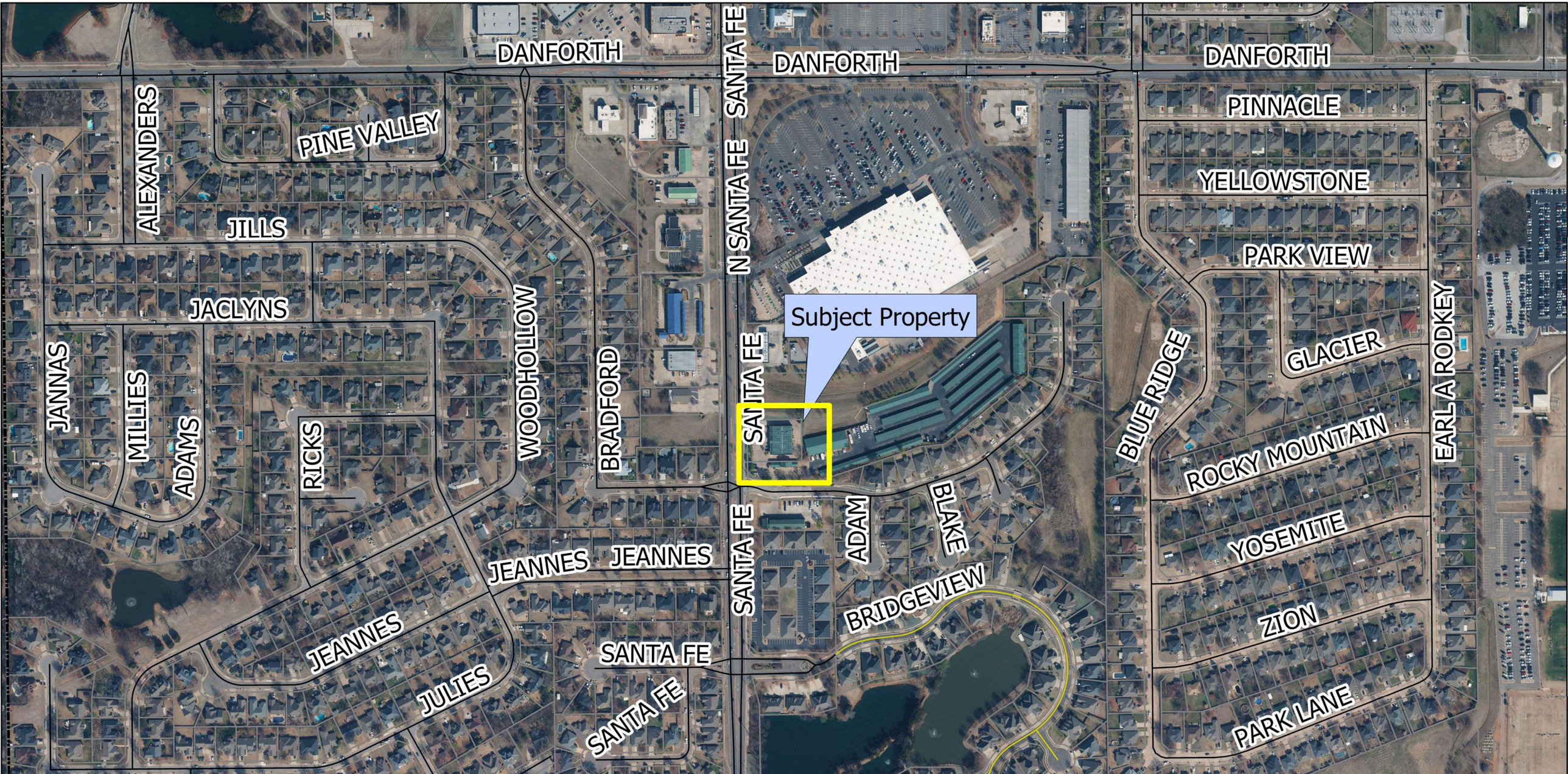
Background: The applicant is requesting approval of a Specific Use Permit for a massage business that currently exists at this location.

Compliance with Ordinance: The Edmond City Council recently established requirements that massage therapy businesses obtain permission to operate within our city limits. The business listed above has demonstrated compliance with the applicable city ordinance, including providing evidence that the therapist(s) hold the applicable license from the State Board of Cosmetology and Barbering and that the façade requirements are met.

Staff Recommendation: Staff recommends approval of the application for U26-00027. Staff recommendations are based on a technical evaluation of the information provided at the time of review. Staff recommendations are advisory only and do not constitute Planning Commission or City Council decisions.

Location Map
U26-00027 1014 N Santa Fe Ave

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OKLAHOMA STATE BOARD OF
COSMETOLOGY AND BARBERING

USE THIS
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WHEN CONDUCTING
BUSINESS

207355

Zhaohui Zhang

Expiration Date
February 28, 2027

LICENSE CARD

MiMi Cassbolt
Interim Executive Director

OKLAHOMA STATE BOARD OF COSMETOLOGY & BARBERING

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Zhaohui Zhang

Massage Therapy
License

File/License #:

207355

MiMi Cassbolt

Interim Executive Director

Expiration Date

February 28, 2027

KEEP LICENSE POSTED

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REMOVE AT RENEWAL TIME

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LICENSE RENEWAL APPLICATION- DETATCH ONLY FOR RENEWAL. THIS IS THE ONLY NOTICE YOU WILL RECEIVE!

COSMETOLOGY AND BARBERING BOARD

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- **If your name has changed, LEGAL DOCUMENTATION IS REQUIRED**
- **Non-citizens must file Affidavit Verifying Lawful Presence (Form 399)**

Have you been convicted of a felony within the past year ☐ **YES** ☐ **NO**

☐ **Check box if you are on State or Federal assistance or at 140% or less of poverty level. Documentation is required.**

Home Address Street/Apt. City State Zip Home Phone

RESIDENCE ADDRESS IS REQUIRED BY LAW. (§59-199.3-B-3) PO BOX IS ACCEPTABLE

Cosmetologist, Barber, Cosmetician, Manicurist,Facialist, Advanced Operator **$40**

Master Cosmetology Instructor **$65**
Master Barber Instructor **$65**
Manicurist Instructor **$45**
Demonstrator **$20**
Establishment and Cosmetic Studio **$45**
Dulicate License **$10**

Email

Licensee Signature

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VAN ACCESSIBLE
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PARKING ONLY
VIOLATORS WILL BE TOWED
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WELLNESS
572-205-6666

Planning Commission **4. B.**

Meeting Date: 11/03/2026

Department: Planning

Information

RE:

Case No. U26-00028; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1413 S Boulevard. (Gusk; Ward 3)

Attachments

Memo

Attachments

OFFICE OF THE CITY PLANNER
EdmondOK.gov/Planning
Current.Planning@EdmondOK.gov
(405) 359-4790

TO: The Edmond Planning Commission

FROM: Ken Bryan, City Planner

DATE: November 3, 2026

RE: Case No. U26-00028; Public Hearing and Consideration of Approval of a Specific Use Permit for a massage therapy business located at 1413 S Boulevard. (Gusk; Ward 3)

Background: The applicant is requesting approval of a Specific Use Permit for a massage business that currently exists at this location.

Compliance with Ordinance: The Edmond City Council recently established requirements that massage therapy businesses obtain permission to operate within our city limits. The business listed above has demonstrated compliance with the applicable city ordinance, including providing evidence that the therapist(s) hold the applicable license from the State Board of Cosmetology and Barbering and that the façade requirements are met.

Staff Recommendation: Staff recommends approval of the application for U26-00028. Staff recommendations are based on a technical evaluation of the information provided at the time of review. Staff recommendations are advisory only and do not constitute Planning Commission or City Council decisions.

Location Map
U26-00028 1413 S Boulevard

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OKLAHOMA STATE BOARD OF
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173693

Caihua Hu

Expiration Date
November 30, 2026

Leah Longest
Chair of Board

LICENSE CARD

OKLAHOMA STATE BOARD OF COSMETOLOGY & BARBERING

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Massage Therapy
License

Caihua Hu

File/License #:

173693

Leah Longest
Chair of Board

Expiration Date
November 30, 2026

KEEP LICENSE POSTED

FOLD TO BACK

REMOVE AT RENEWAL TIME

FOLD TO BACK

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- **If your name has changed, LEGAL DOCUMENTATION IS REQUIRED**
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Have you been convicted of a felony within the past year ☐ **YES** ☐ **NO**

☐ **Check box if you are on State or Federal assistance or at 140% or less of poverty level. Documentation is required.**

Home Address Street/Apt. City State Zip Home Phone

RESIDENCE ADDRESS IS REQUIRED BY LAW. (§59-199.3-B-3) PO BOX IS ACCEPTABLE

Cosmetologist, Barber, Cosmetician, Manicurist,Facialist, Advanced Operator $40

Master Cosmetology Instructor $65
Master Barber Instructor $65
Manicurist Instructor $45
Demonstrator $20
Establishment and Cosmetic Studio $45
Dulicate License $10

Email

Licensee Signature

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B.I.D. 651

BUSINESS HOURS

9:	10:
9:	10:
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VISA

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VISA

discover

We love our customers

MASSA

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