



REPORT TO:  
STILLWATER PLANNING COMMISSION No. PZ.17.2207  
ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT - STILLWATER, OKLAHOMA

**Date of Meeting:** June 6, 2017

**Subject:** Text Amendment, Water Distribution System

**Purpose of Report:** To clarify water pressure requirements for the creation of new lots

**Background:** At the April 17, 2017 City Council meeting, the final plat for North Tower Park, Re-Plat of Section 5 was not approved due to the minimum water pressure issue. According to City of Stillwater Design and Construction Standards, the minimum operating pressure is 40psi.

Since the April 17<sup>th</sup> Council meeting, inquiries have been made to staff as to the specific application of the direction provided by Council in regards to new lots created and new service connections to existing lots.

**Processing Track:**

Planning Commission – June 6, 2017

City Council – June 19, 2017

**Discussion:** The Land Development Code governs the criteria for the creation of new lots. One such criteria is found in Section 23.357 Water Distribution System where is identified the responsibilities of the developer and the responsibilities of the City. A component of the water distribution system is found in the City Design and Construction Standards that establishes a minimum operating pressure of 40psi.

Based on the direction of City Council as discussed at the April 17 and the May 15 Council meetings, staff proposes amendment to Chapter 23 Land Development Code concerning the creation of new lots. New divisions of land are being proposed within some areas where 40 psi minimum operating pressure is not sustained. In an effort to properly guide new lot creation, staff proposes this text amendment to provide clarification on this matter.

Also, accompanying the Land Development Code amendment will be an amendment to Chapter 41 Utilities. This amendment will clarify the requirements for new water service connections. An exception is proposed for an existing lot/parcel as lots exist within some areas where 40psi minimum operating pressure is not sustained.

**Findings:**

1. This text amendment clarifies the water pressure requirements for the creation of new lots.
2. This text amendment allows for the continued division of land where the minimum water pressure is provided.

**Alternatives:**

1. Find that the proposed text amendment is needed and recommend that the City Council approve the proposed text amendment as presented.
2. Find that the proposed text amendment is needed and recommend that the City Council approve the proposed text amendment with identified changes.
3. Find that the proposed text amendment is not needed and recommend that the City Council not approve the proposed text amendment.

**Prepared by:** Paula J. Dennison, Development Services  
**Reviewed by:** Water Resources  
**Date of Preparation:** May 25, 2017  
**Attachments:** Draft language for Section 23.357(j)