

AGENDA
TULSA COUNTY BOARD OF ADJUSTMENT
REGULARLY SCHEDULED MEETING
THURSDAY, OCTOBER 20, 2026, 1:30 PM
WILLIAMS TOWER I
1 WEST 3RD STREET, ST. FRANCIS ROOM
TULSA, OKLAHOMA 74103



RECEIVED



1:30 pm, Oct 13, 2026

Consider, Discuss, and/or take action on:

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES

A. September 15, 2026

IV. UNFINISHED BUSINESS

A. CBOA 3372 – Heather Rogers

Action Requested:

Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3), and Variance of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3) **Staff request continuance to November 17, 2026.**

Location: 6022 S. 60th W Ave Tulsa, OK

V. NEW BUSINESS

B. CBOA 3389 – Candlestick Sand LLC

Action Request:

Special Exception to recommend approval to the Oklahoma Department of Mines for Mineral Processing in an AG District (Sec. 6.010, Table 6-1).

Location: S of Intersection W 14th St and S 217th W Ave, Sand Springs, OK 74063

VI. OTHER BUSINESS

A. DIRECTOR'S REPORT

VII. NEW BUSINESS

VIII. BOARD MEMBER COMMENTS

IX. ADJOURNMENT

Website: <https://tulsacountyplanning.org>

E-mail: esubmit@incog.org

**Tulsa County Board of Adjustment
MINUTES
Regularly Scheduled Meeting
Tuesday September 15, 2026, 1:30 p.m.
Williams Tower I
1 West 3rd Street, St. Francis Room**

Members Present	Members Absent	Staff Present	Others Present
Charney		S. Tauber	County Inspector -
Hicks		K. Davis	Kerrick Edenborough
Nunley		J. Rojas	Legal -
Roderick		D. Wilkerson	Jeffrey Niese
Stout			

The notice and agenda of the said meeting were posted to the County Clerk's office, County Administration Building, September 9, 2026, at 3:24 p.m. as well as to the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Mr. Charney volunteered to call the meeting to order at 1:30 p.m.

Mr. Davis read the rules and regulations.

The public meeting held on September 15th for the Tulsa County Board of Adjustment was the first meeting after the County Commissioners appointed a new Board of Adjustment conforming to the provisions of Title 19, Section 868.1 et seq. of the Oklahoma Statutes. This inaugural meeting will not include minutes from any previous version of the Tulsa County Board of Adjustment

Board Action: Election of officers

On **MOTION** of **HICKS**, the Board voted 4-0-1 (Hicks, Nunley, Roderick, Stout; all ayes; no nays; and Charney abstained) to **APPROVE** Charney as Chair of the Board.

On **MOTION** of **CHARNEY**, the Board voted 4-0-1, (Charney, Nunley, Roderick, Stout all ayes; no nays; and Hicks abstained) to **APPROVE** Hicks as Vice-Chair of the Board of Adjustment.

On **MOTION** of **HICKS**, the Board voted 4-0-1, (Charney, Hicks, Nunley, Stout all ayes; no nays; and Roderick abstained) to **APPROVE** Roderick as Secretary of the Board of Adjustment.

Board Action: Consideration and approval, modify or deny the policies and procedures presented by staff:

On **MOTION** of **HICKS**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout all ayes; no nays; and no abstentions) to **APPROVE** the Policies and Procedures.

Board Action: Consideration and approval, modify or deny the regular meeting calendar and location for the remainder of the calendar year in 2026 through the end of 2027 as presented by staff.

MOTION of **NUNLEY**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout all ayes; no nays; and no abstentions) to **APPROVE** the Meeting Schedule for 2026 through 2027.

UNFINISHED BUSINESS

CBOA 3358 - Jose Soto

Action Requested:

Appeal of Tulsa County's requirement that the property owner obtain a Special Exception and/or Variance for a pre-existing carport (Sec.14.110)

Location: 3139 S. 59th W. Ave. Tulsa, OK

Presentation:

Applicant or representative not present.

Interested Parties:

None

Comments and Questions:

Mr. Charney and Mr. Hicks explained to the other Board members that Mr. Soto had been before the previous Board several times in the past year and has not fulfilled any of the conditions that the Board has set for his case. This carport replaces a prior existing carport although in a different location on the property and a different size.

Board Actions:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout all ayes; no nays; and abstentions) to **DENY** an Appeal of Tulsa County's requirement that the property owner obtain a Special Exception and/or Variance for a pre-existing carport (Sec.14.110)

Legal Description:

LT 5 BLK B, BERRY HILL GARDENS County of Tulsa, State of Oklahoma.

CBOA 3372 – Heather Rogers

Action Requested:

Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3), and Variance of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3) **Staff is requesting a Continuance** to the October 20,2026 Tulsa County Board of Adjustment meeting.

Location: 6022 S. 60th W Ave Tulsa, OK

Presentation:

Applicant was not present.

Interested Parties:

None

Comments and Questions:

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0 (Charney, Hicks, Nunley, Roderick, Stout all ayes; no nays; and no abstentions) to **CONTINUE** to the October 20, 2026, Tulsa County Board of Adjustment meeting.

Legal Description:

Lots 26 and 27, Block 12, in the town of New Taneha, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

NEW APPLICATIONS

CBOA 3379 - Chip Pettit

Action Requested:

Variance of the Minimum Lot Area per Dwelling Unit to allow 2 dwellings in the AG district (Section 2.040, Table 2-3)

Location: 9805 E 161st St S, Bixby, OK

Presentation:

Chip Pettit, 9805 East 161st Street South, Bixby, Oklahoma 74008, stated that he wanted to put another house on his lot for older relatives. This will be for family only. They will use the same driveway. His closest neighbor approved of this request. There will be a new sewer system installed. DEQ has been out to inspect it. This will be a new single unit manufactured home.

Interested Parties:

None

Comments and Questions:

Mr. Hicks stated that it was important that there was an all-weather hard surface parking space for one vehicle, and that there be tie downs and skirting. Mr. Hicks stated that he could support this request and Mr. Charney stated that he could support it also.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout all ayes; no nays; and no abstentions) to **APPROVE** a Variance of the Minimum Lot Area per Dwelling Unit to allow 2 dwellings in the AG district (Section 2.040, Table 2-3) subject to the following conditions that it be for family use only, meets DEQ requirements, has all-weather hard surface parking, skirting, and tie downs.

Finding the hardship to be that this is an unusually large residential lot.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

Legal Description:

E479.2 W849.7 LYING S OF MVRR LESS BEG 370.50E & 353.81N SWC SW TH N
APR 128.67 SE APR 168.76 SW APR 119.19 POB & LESS S24.75 THEREOF FOR ST
SEC 19 17 14 2.204ACS County of Tulsa, State of Oklahoma.

CBOA 3380 - James Moseby

Action Requested:

Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.040 Table 2-3)

Location: 18307 N 97th E. Ave., Collinsville, OK

Presentation:

James Moseby, 10302 East 89th East Avenue North, Owasso, Oklahoma 74055, stated that four of his family members went in together to purchased 32.5 acres and they want to split the property four ways. Currently there is a mobile home at the front of the property. There is a panhandle that touches each of the properties. Each family member will be responsible for maintaining their portion of the road.

Interested Parties:

None.

Comments and Questions:

Mr. Charney stated that they recognize that there are unusually shaped tracts that when split no longer reach out to a publicly dedicated road. It has always been important to the Board that there is a recorded Easement of Record that does go to each of these four parcels to the publicly dedicated and maintained road. This must speak to maintenance of the easement and how it will be addressed. It is also important to see how the storm water flows.

Any further division of the land would trigger a plat requirement. Emergency vehicles can use the 30' requirement of the easement. Any improvement needs to be within the easement.

Mr. Hicks stated that he supported this request.

Board Action:

On **MOTION** of **HICKS**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout all ayes; no nays; and abstentions) to **APPROVE** a Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.040 Table 2-3) subject to the following conditions that it abides by lot split CELD-44 and has a mutual access agreement be recorded and on file. A recorded Easement must be filed with the County. The plat survey will be overridden by CELD-44.

The hardship being the unusually large amount of land being divided.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the

terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

Legal Description:

N/2 S/2 NW LESS S495 W660.46 THEREOF & LESS W16.5 THEREOF FOR RD SEC 6 22 14 32.488ACS County of Tulsa, State of Oklahoma.

CBOA 3381 - Ron Hafner

Action Requested:

Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.040 Table 2-3)

Location: 1014 E 136th St N, Skiatook, OK

Presentation:

Ron Hafner, 1014 East 136th Street North, Skiatook, Oklahoma 74070, stated that they want to add to the easement to reach a 5-acre tract that is being split off from the parent tract for family members. A publicly maintained road dead-ends into Tract A.

Interested Parties:

None.

Comments and Questions:

Mr. Hicks commented that there was a Flood Plain survey submitted and the Boards findings will only address the land use and does not address permitting.

Board Action:

On **MOTION** of **RODERICK**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout all ayes; no nays; and abstentions) to **APPROVE** Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.040 Table 2-3) subject to the condition that a proper recording of the easement is made with maintenance language.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

Legal Description:

SE SE SEC 25 22 12 County of Tulsa, State of Oklahoma.

CBOA 3382 - Anthony Robinson

Action Requested:

Use Variance of the maximum number of dwellings from 2 to 4 on a single lot in the AG district (Sec. 6.010, Table 6-1)

Location: 16847 S Garnett Rd, Bixby, OK

Presentation:

Anthony Robinson, 16847 South Garnett Road, Bixby, Oklahoma 74008, stated that they want to put a single-wide manufactured home and a stick-built home later which will be the 4th house.

Interested Parties:

None.

Comments and Questions:

Mr. Hicks stated that this is an unusually large tract of over 400-acres.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout) all ayes, no nays, and abstentions to **APPROVE** a Use Variance of the maximum number of dwellings from 2 to 4 on a single lot in the AG district (Sec. 6.010, Table 6-1).

The hardship is the large family tract of over 400-acres.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

Legal Description:

ALL SEC 29-17-14 LESS 19.65 AC FOR RY WEST OF SNAKE CREEK 389.22ACS
County of Tulsa, State of Oklahoma

CBOA 3383 - Joseph Metzger

Action Requested:

Variance of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3)

Location: 6930 E 126th St N, Collinsville, OK

Presentation:

Joe Metzger, 6930 East 126th Street North, Collinsville, Oklahoma 74021, stated that there has been a second dwelling on this site, and he and his wife want to replace that dwelling. Their lot size is slightly smaller than the required amount of land for a second dwelling.

Interested Parties:

None.

Comments and Questions:

None.

Board Action:

On **MOTION** of **HICKS**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout) all ayes; no nays; and abstentions) to **APPROVE** a Variance of the Minimum Lot Area per Dwelling Unit in an AG district (Section 2.050, Table 2-3) subject to the conditions that all DEQ and standard requirements are met.

Finding the hardship to be that it is a large piece of property and is within 1/10th of the required acreage for a second dwelling. It is the replacement for a previously existing manufactured home.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

Legal Description:

TR BEG 397.61E NWC GOV LT 3 TH E264.78 S658.05 W264.78 N658.05 POB LESS N16.5 THEREOF FOR RD SEC 2 21 13 3.893ACS County of Tulsa, State of Oklahoma

CBOA 3384 - Brandon Cherry**Action Requested:**

Variance of the minimum lot area per dwelling unit in an AG-R district (Sec. 2.040, Table 2-3); Variance of rear setback from 40 ft to 18ft.; and Variance of side setback from 15 ft to 14.5 ft (Sec.2.040, Table 2-3)

Location: 12721 N 95th E Ave, Collinsville, OK

Presentation:

Brandon Cherry, 12721 North 95th East Avenue, Collinsville, Oklahoma 74021, stated that he had lived at this residence since 2019 where he took care of his grandparents and parents. He has a family that he wants to move to, but it is too small for two families. He wants to put a double-wide manufactured home for both families to live in as his parents are aging. There will be two dwelling units on this property, and the acreage is approximately 1.36 acres. There are GRDA power lines that they cannot be under, and this pushes them further north into the setback. AG-R requires 1 acre per dwelling. He has spoken with his neighbors, and they are fine with this request. There is a new septic for this manufactured home.

Interested Parties:

No protestant speakers were present.

Comments and Questions:

Mr. Charney stated that he could support this request. The acreage is not small and could accommodate this addition home.

Board Action:

On **MOTION** of **CHARNEY**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout all ayes; no nays; and no abstentions) to **APPROVE** a Variance of the minimum lot area per dwelling unit in an AG-R district (Sec. 2.040, Table 2-3);

On **MOTION** of **HICKS**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout, all ayes; no nays; and no abstentions) to **APPROVE** a Variance of rear setback from 40 ft to 18ft;

On **MOTION** of **NUNLEY**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout, all ayes; no nays; and no abstentions) to **APPROVE** a Variance of side setback from 15 ft to 14.5 ft (Sec.2.040, Table 2-3)

Finding the hardship that the lot size is large enough to accommodate a second dwelling and that it is pushed back away from the roadway.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the

terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

Legal Description:

NORTH-DALE ACRES subdivision, S 190.2 LT 10 BLK 2 County of Tulsa, State of Oklahoma

CBOA 3385 - Hubert Marris

Action Requested:

Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.040 Table 2-3)

Location: 14101 W 17th St S, Sand Springs, OK

Presentation:

Hubert Marris, 14101 West 17th Street South, Sand Springs, Oklahoma 74063, stated that he has split his lot with his son and needs an easement to be able to access that house that he is going to build.

Mr. Davis stated that the lot split was subject to the approval of this easement Variance.

Mr. Charney stated that there will need to be a maintenance, responsibility and use agreement with the easement Variance.

Interested Parties:

None.

Comments and Questions:

Mr. Charney confirmed receipt of an email of protest from one neighbor.

Board Action:

On **MOTION** of **HICKS**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout) all ayes, no nays, and to **APPROVE** a Variance of the minimum street frontage requirement from 30' to 0' of maintained public road in an AG district (Sec. 2.040 Table 2-3) subject to an easement being properly recorded with a maintenance agreement. If there are any issues with the flood zone, that is a separate matter and cannot be addressed by this Board.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

Legal Description:

NORTH-DALE ACRES subdivision, S 190.2 LT 10 BLK 2 County of Tulsa, State of Oklahoma

CBOA 3386 - Brandon Gideon

Action Requested:

Special Exception to allow mining and mineral processing of sandy loam in an approximately 2-acre area within an AG district (Sec. 6.010, Table 6-1)

Location: 11927 N Cincinnati Ave, Skiatook, OK

Jeff Niese, with the District Attorney's office, stated that now the County Board of Adjustments (CBOA) is under Statute No. 868, and the Extraction of Minerals does not come under the authority of the Board, but the Processing of Minerals does. His offices recommend is that the CBOA give this matter on mines a recommendation only. He did find an opinion from the Attorney General's office on a similar issue that said it would be on recommendation of the Board.

Mr. Wilkerson stated that the twist in this is that the Tulsa County Zoning Code still says a Special Exception is required action by the Board of Adjustment for Mining and Mineral Processing.

Mr. Charney stated that historically there were a lot of people interested in mining in the County. Now the state may approve or deny it with a different set of standards.

Presentation:

Brandon Gideon, 14810 North Peoria, Skiatook, Oklahoma 74070, stated that he has a two-acre lot that he would like to mine for sandy loam. The trucks will come in and go out on the same road. The road is new and in good condition. These would be 10-wheelers, anything larger would have a difficult time turning around.

Interested Parties:

Kevin Lackey and **Thomas Lackey**, 12305 North Cincinnati Avenue, Skiatook, Oklahoma, 74070 stated that they were next-door neighbors, presented their opposition to the request.

Comments and Questions:

Mr. Charney stated that he felt that this would be injurious to the neighbors since this was only a 2-acre lot in a neighborhood with similar lots.

Board Action:

On **MOTION** of **RODERICK**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout) all ayes, no nays, and to recommendation to **DENY** a Special Exception to allow mining and mineral processing of sandy loam in an approximately 2-acre area within an AG district (Sec. 6.010, Table 6-1).

Legal Description:

NW NW SW LESS N500 W330 THEREOF & LESS W50 THEREOF FOR RD SEC 01 21 12 6.028 ACS

Hicks recused himself from the following case, CBOA-3387. He left the meeting at 4:13 and returned 4:30.

CBOA 3387 - Shane Vaughn

Action Requested:

Variance of side setback requirements in AG district (Sec. 2.040, Table 2-3); Variance of the minimum lot area for an AG district (Sec. 2.040, Table 2-3)

Location: 6410 N 131st E Ave, Owasso, OK

Presentation:

Shane Vaughn, 6410 North 131st East Avenue, Owasso, Oklahoma 74055, stated that he had built the accessory building before he knew that there were setback requirements.

Interested Parties:

Mike Schaffitzel, 6288 N 131st E Avenue, Owasso, Oklahoma 74055, objected to the variance request and commented that Mr. Vaughn started construction without proper permits. Mr. Schaffitzel noted that Mr. Vaughn has plenty of room on his lot and indicated that there are no unusual circumstances that justify the variance. Mr. Schaffitzel commented that Mr. Vaughn crossed the lot line, and he expected full restoration of his property and proper stormwater drainage solution that would not affect the natural drainage pattern.

Comments and Questions:

The Board openly discussed the presentation and indicated that a hardship was not presented by the applicant.

Board Action:

On **MOTION** of **RODERICK**, the Board voted 4-0-0, (Charney, Nunley, Roderick, Stout) all ayes, no nays, and to **DENY** a Variance of side setback requirements in AG district (Sec. 2.040, Table 2-3); Variance of the minimum lot area for an AG district (Sec. 2.040, Table 2-3)

Legal Description:

BEG 912.8E & 1383S NWC NW TH S150 W413.93 NWLY152.44 E441.50 LESS E25 THEREOF FOR RD SEC 4 20 14 1.387ACS County of Tulsa, State of Oklahoma.

CBOA 3388 - Steven Jones

Action Requested:

Special Exception to permit a manufactured housing unit, single section, in an AG-R District (Sec. 2.030, Table 2-2)

Location: 11225 N 123rd E Ave, Collinsville, OK

Presentation:

Steve and Karen Jones, 11404 North 94th East Avenue, Owasso, Oklahoma 74055, stated that they have family that are disabled and want to have them close by for care.

Interested Parties:

None.

Comments and Questions:

None.

Board Action:

On **MOTION** of **NUNLEY**, the Board voted 5-0-0, (Charney, Hicks, Nunley, Roderick, Stout) all ayes, no nays, and to **APPROVE** a Special Exception to permit a manufactured housing unit, single section, in an AG-R District (Sec. 2.030, Table 2-2) subject to DEQ and standard requirements.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, for the following property:

Legal Description:

The East 442.09 feet of the West 452.09 feet of the South 317.53 feet of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter (NE/4 SW/4 NE/4) of Section Eight (8), Township 21 North, Range 14 East of the I.B.&M., Tulsa County, State of Oklahoma according to the U.S. Survey thereof.

OTHER BUSINESS

NEW BUSINESS

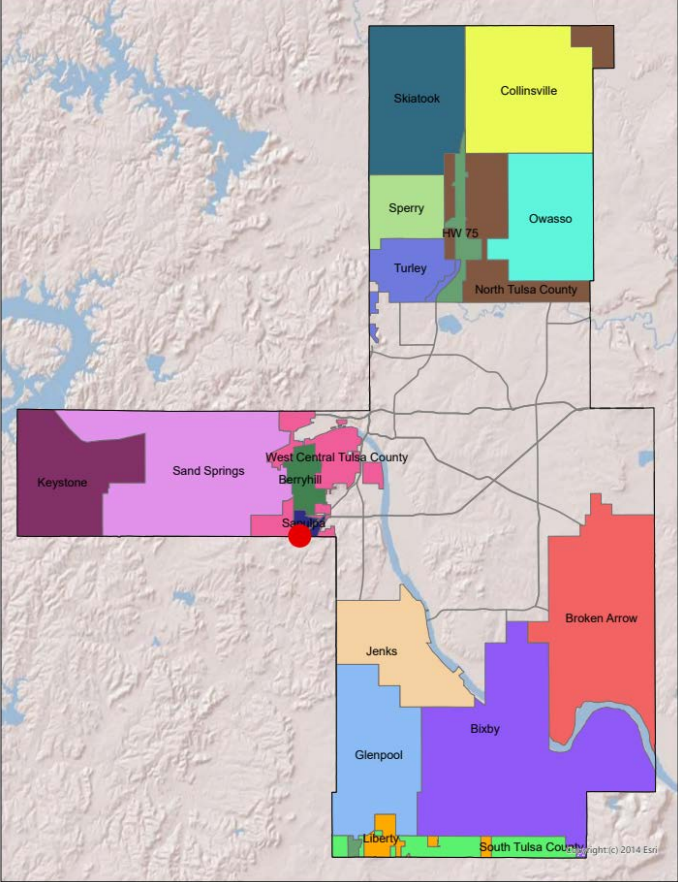
BOARD MEMBER COMMENTS

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:48 p.m.

Date approved: _____

Chair: _____

	CaseNumber: CBOA-3372 HearingDate: Oct. 20, 2026, 1:30 PM (Continued from September 15, 2026, meeting.)
Case Report Prepared by: Kendal Davis	Owner and Applicant Information: Applicant: Heather Rogers Property Owner: Same
Action Requested: Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3- 3), and Variance of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3) Staff requests one more continuance (to November) due to unresolved ownership issues that complicate the variances.	
Location Map: 	Additional Information: Present Use: Residential Tract Size: 0.14± Acres Legal Description: Lots 25 and 26, Block 12, in the town of New Taneha, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof. Present Zoning: RS-3 (Residential Single-Dwelling-3) Fenceline/Area: West Central Tulsa County Land Use Designation: Rural Residential/Agricultural

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9232

CASE NUMBER: CBOA-3372

HEARING DATE: Oct. 20th, 2026, 1:30 PM

CASE REPORT PREPARED BY: Kendal Davis
(Continued from Sept. 15th, 2026, meeting.)

APPLICANT: Heather Rogers

ACTION REQUESTED: Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3), and Variance of side and rear setbacks in an RS-3 district (Sec. 3.040, Table 3-3)

LOCATION: 6022 S 60th W Ave, Tulsa, OK

ZONED: RS-3 (Residential Single-Dwelling-3)

FENCELINE: West Central Tulsa County

PRESENT USE: Residential

TRACT SIZE: 0.14± Acres

LEGAL DESCRIPTION: Lots 25 and 26, Block 12, in the town of New Taneha, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

RELEVANT PREVIOUS ACTIONS:

CBOA-3372 (August 2026): The board approved a Special Exception to allow a manufactured housing unit, single section, in an RS-3 District. Accompanying variances were Continued to next meeting due to ownership issues.

BOA 10913 (March 1980): The board voted to grant an Exception to locate a mobile home in an RS-3 District for 1-year, with a removal bond required.

ANALYSIS OF SURROUNDING AREA: The subject property is located between S 60th West Ave and S 61st West Ave, approximately 180 feet from the Creek County border. It is located within and entirely enclosed by an RS-3 subdivision (New Taneha), which contains several other single-section manufacturing housing units within it. The surrounding area is characterized mostly by single-family dwellings in small lots, at times extending across lot-lines due to the lot-dimensions (approximately 25 x 130 ft) being vestigially small due to the plat being from the year 1910.

STAFF COMMENTS: The applicant is requesting a Variance of minimum lot area and minimum lot width for an RS-3 district. The subject tract is currently undergoing a lot combination, which is contingent on the approval of this variance. The existing lots being combined are each individually 0.07± acres in area and 25± feet wide, making the post-combination lot 0.14± acres in area and 50± feet wide. The applicable minimum lot area and width for RS-3 districts are 6900 sqft (0.158± acres) and 60 ft, respectively. By performing this lot combination, the applicant greatly reduces the deficiencies of the property with regards to the zoning code, while still requiring these variances due to the inability of underlying hardship of not having the necessary land to be in full compliance of the zoning code's lot regulations.

Staff note, based on the provided site plan, that the requested Variance of side and rear setbacks will not be necessary for the single-section manufactured housing unit, nor will a variance for the rear setback. While this variance might appear to be necessary for the existing shed shown in the site plan, it is also not needed. The site plan shows the manufactured housing unit being placed 10± feet from the side property line (where the minimum setback is 5 feet) and 18± feet from the shed in question, which itself is 18± feet long. The shed is then shown to be 6± feet from the rear lot line. The rear setback in an RS-3 district is 20 feet, so the manufactured house should be outside the setback, while the shed is within it. However, per Section 8.030-A of the zoning code, the minimum side and rear setbacks of an accessory building in an R district are 3 feet if the lot area is 22500 square feet or less— that is, 0.52± acres or less— which the subject lot falls under, even after combination.

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed Variance to allow an accessory building in the side yard in an RE district (Sec. 8.030) is compatible and non-injurious to the surrounding area.

Sample Motions:

“Move to _____ (approve/deny) a Variance of minimum lot area and minimum lot width for an RS-3 district (Sec. 3.040, Table 3-3)

Subject to the following conditions, if any: _____.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.

SITE PLAN NARRATIVE FOR LOT LINE ADJUSTMENT

Tulsa County, Oklahoma

Property Owner: Heather Rogers

Property Address- 6022 S. 60th W. Avenue
Tulsa, Oklahoma 74107

Legal Description-Lots 26 and 27, Block 12

Purpose of Request

I, **Heather Rogers**, am the owner of **Lot 26 and Lot 27, Block 12**, located at 6022 S. 60th W. Avenue, Tulsa, Oklahoma 74107. These two lots have historically been used together as a single residential homesite. I am requesting approval to combine the existing lot lines into one parcel so the property accurately reflects its current and intended use.

The existing parcel dimensions are approximately **50 feet wide by 110 feet deep**.

Existing Conditions

- One existing manufactured home is located on the property.
- Existing home size: **16 feet × 80 feet**.
- Home orientation runs **north to south**.
- Fencing currently exists along the south property line.
- The existing manufactured home has become unlivable and is scheduled for demolition.

Proposed Improvements

Demolition

- The existing 16' × 80' manufactured home will be removed.
- Demolition is anticipated to require **one (1) day**.
- A portion of the fence located on the south side of the property will be temporarily removed to facilitate the removal process.

Replacement Home

- A new manufactured home measuring **16 feet × 72 feet** will be installed.
- The new home will be positioned in the same general location and orientation as the existing home, running north to south.

- Because the replacement home is smaller than the existing home, no increase in building footprint is proposed.
- Placement of the new home is expected to take **one (1) day**.

Statement of Request

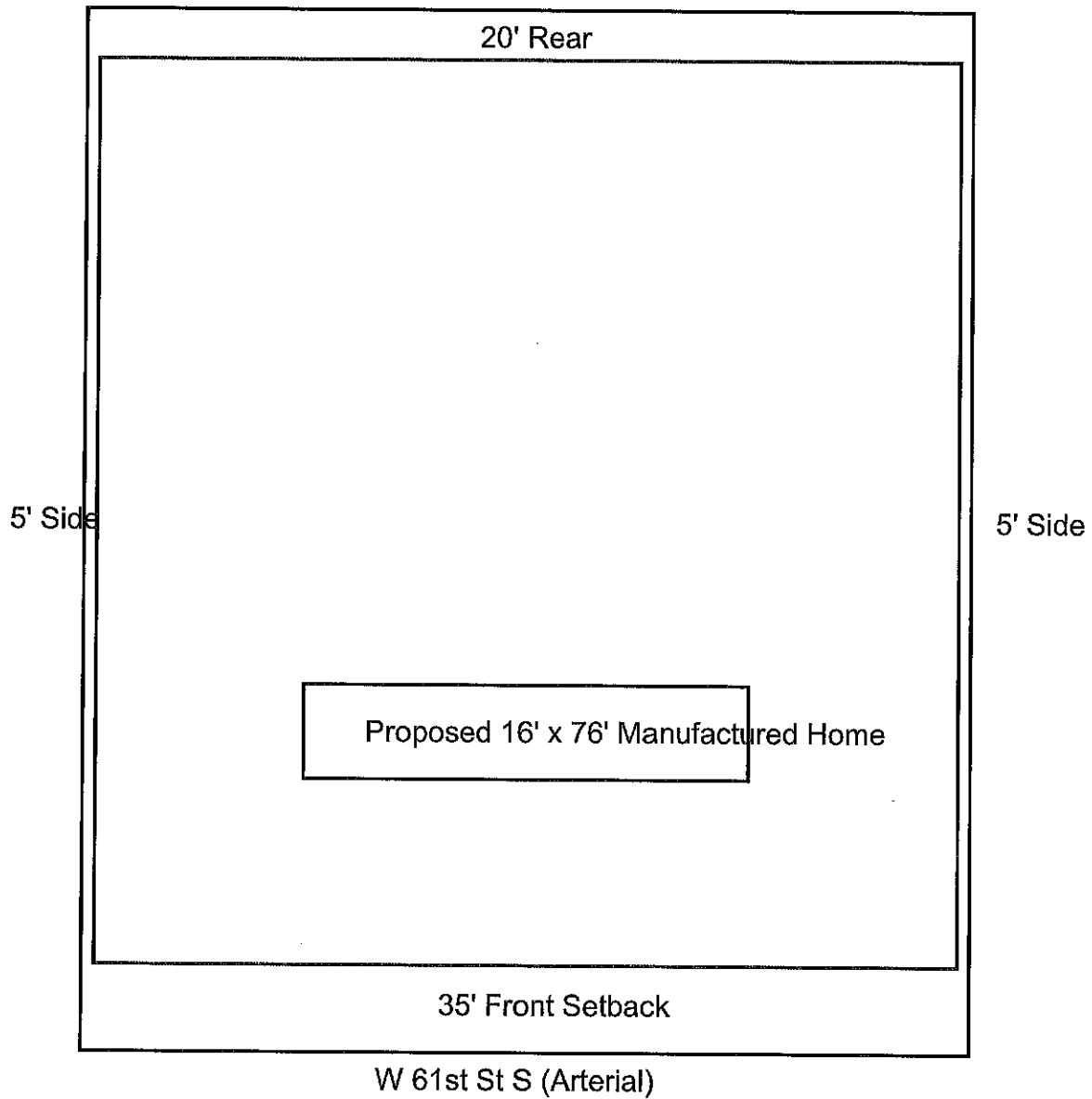
Because Lots 26 and 27 are currently being utilized as a single homesite and the replacement home is smaller than the existing structure, I respectfully request approval of this **lot line adjustment and combination of Lots 26 and 27 into one parcel**. The proposed improvements will not increase the density or intensity of use and will continue the property's existing residential use.

Respectfully Submitted,

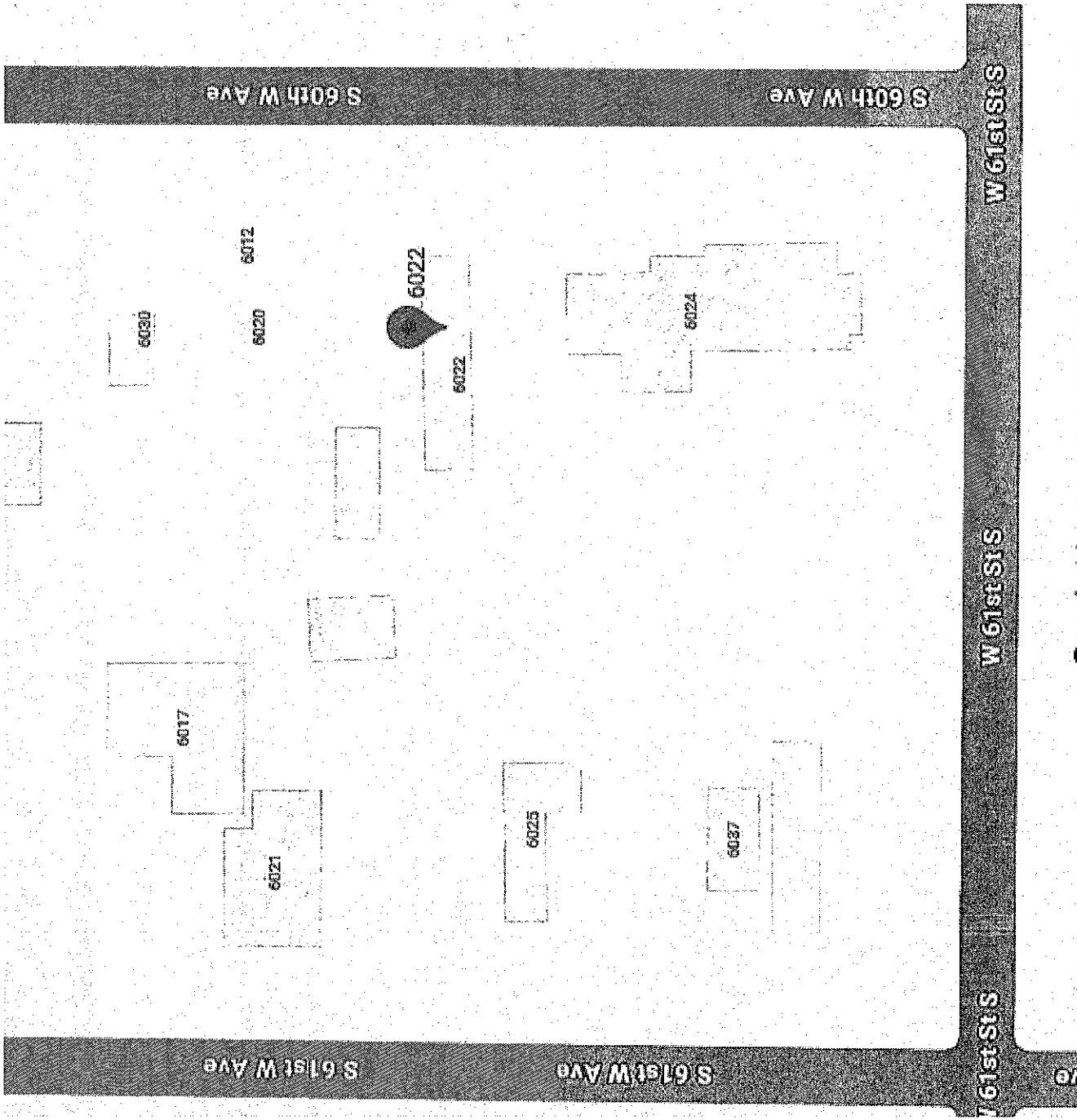
Heather Rogers

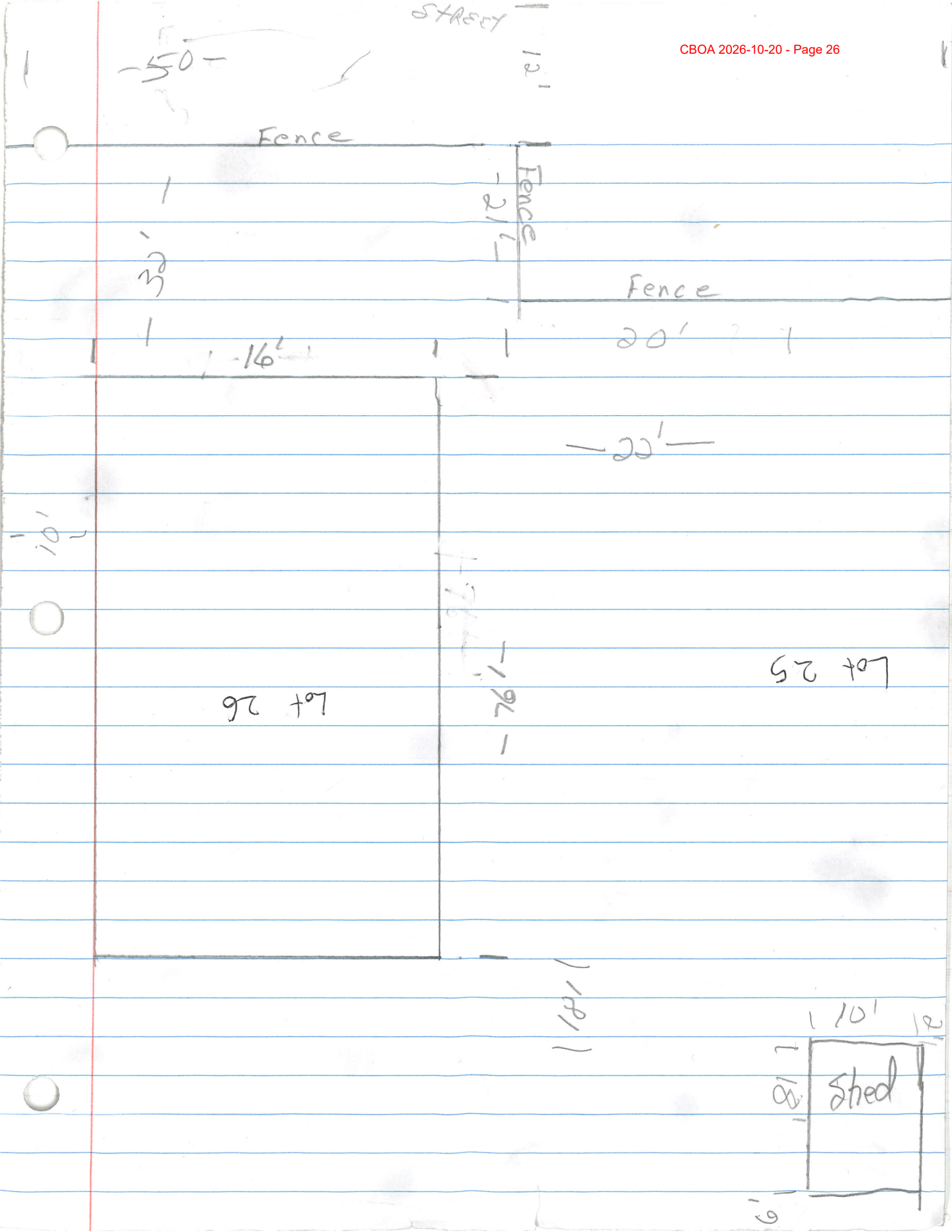
Owner of Lots 26 and 27, Block 12
6022 S. 60th W. Avenue
Tulsa, Oklahoma 74107

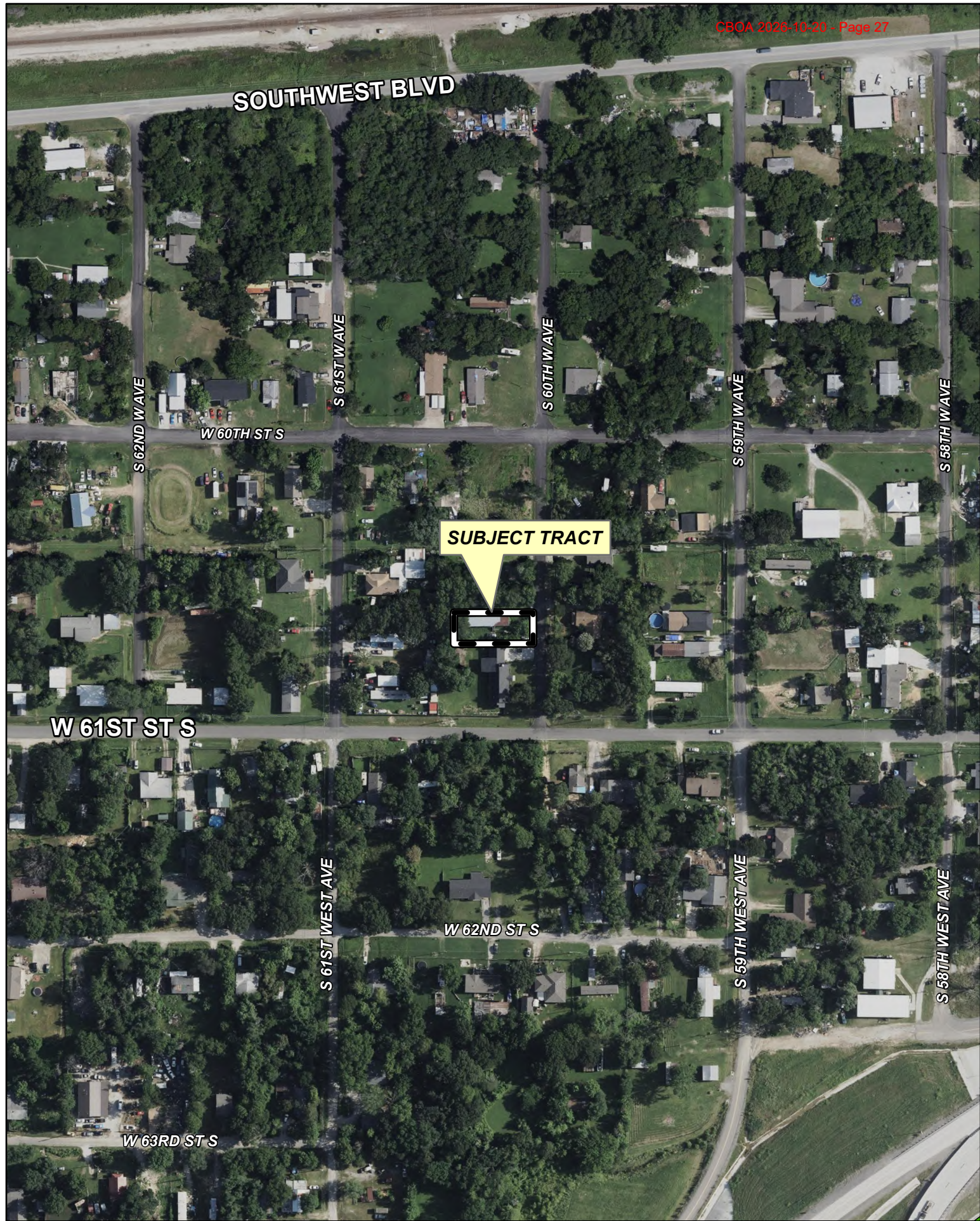
Proposed Site Plan - 6022 S 60th W Ave, Tulsa, OK



Existing fence to be removed. Existing 18x80 manufactured home to be replaced with a proposed 16x76 manufactured home. Setbacks shown: 35' front arterial setback, 5' side setbacks, and 20' rear setback.





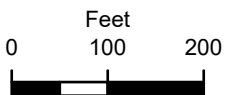


W 61ST ST S

SUBJECT TRACT

W 62ND ST S

W 63RD ST S



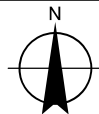
Subject
Tract

CBOA-3372

32 19-12

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2024



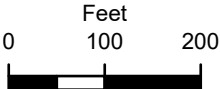
SOUTHWEST BLVD

**SUBJECT TRACT
RURAL RESIDENTIAL/AGRICULTURAL
LAND USE PLAN**

Legend

Tulsa County Land Use Plan

- Employment
- Existing Neighborhood
- Highway 75 Planning Area
- Industrial
- Neighborhood Center
- New Neighborhood
- Parks and Open Space
- Public/Semi-Public
- Rural Commercial
- Rural Residential/Agricultural
- Trail District



CBOA-3372

32 19-12



SOUTHWEST BLVD

CG

CS

S 62ND W AVE

W 60TH ST S

S 61ST W AVE

S 60TH W AVE

RS-3

S 59TH W AVE

S 58TH W AVE

SUBJECT TRACT



W 61ST ST S

AG

RMH

S 61ST WEST AVE

W 62ND ST S

A

S 59TH WEST AVE

S 58TH WEST AVE

RMH

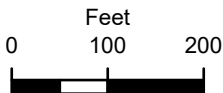
W 63RD ST S

RMH

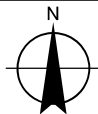
RMH

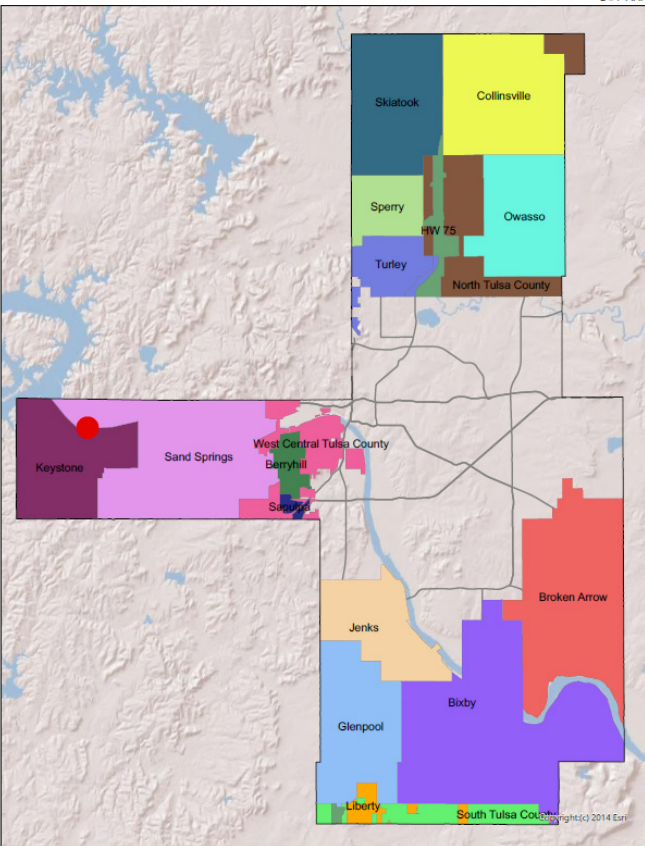
Legend

 Sapulpa Corporate Limits



CBOA-3372



 Board of Adjustment	Case Number: CBOA-3389 Hearing Date: October 20th, 2026, 1:30 PM
Case Report Prepared by: Kendal Davis	Owner and Applicant Information: Applicant: Candlestick Sand LLC Property Owner: Candlestick Beach LLC
Action Requested: Special Exception to recommend approval to Oklahoma Department of Mines to allow Mineral Processing of in an AG District (Sec. 6.010, Table 6-1).	
Location Map: 	Additional Information: Present Use: Agricultural Tract Size: 67.73 ± Acres Legal Description: PRT E/2 W/2 & PRT W/2 E/2 BEG SECR CANDLESTICK BEACH ADDN TH S1140 WLY ALONG THREAD OF ARK RIV 2680 TH N1130 TH ELY TO POB LESS PRT IN GOV LTS 2 3 SEC 10 19 10 67.73ACS OF ACCRETIONS Present Zoning: AG (Agricultural) Fenceline/Area: Sand springs Land Use Designation: Residential

TULSA COUNTY BOARD OF ADJUSTMENT
CASE REPORT

TRS: 9010

CASE NUMBER: CBOA-3389

CASE REPORT PREPARED BY: Kendal Davis

HEARING DATE: October 20th, 2026, 1:30 PM**APPLICANT:** Candlestick Sand LLC**ACTION REQUESTED:** Special Exception to recommend approval to Oklahoma Department of Mines to allow Mineral Processing of in an AG District (Sec. 6.010, Table 6-1).**LOCATION:** S of Intersection W 14th St and S 217th W Ave, Sand Springs, OK 74063**ZONED:** AG (Agricultural)**FENCELINE:** Sand Springs**PRESENT USE:** Agricultural**TRACT SIZE:** 67.73 ± Acres**LEGAL DESCRIPTION:** PRT E/2 W/2 & PRT W/2 E/2 BEG SECR CANDLESTICK BEACH ADDN TH S1140 WLY ALONG THREAD OF ARK RIV 2680 TH N1130 TH ELY TO POB LESS PRT IN GOV LTS 2 3 SEC 10 19 10 67.73ACS OF ACCRETIONS**RELEVANT PREVIOUS ACTIONS:** None

ANALYSIS OF SURROUNDING AREA: The subject property is located along the north bank of the Arkansas River, immediately south of West 14th Street South. Surrounding development consists of an established single-family residential neighborhood zoned RS-3 to the north and predominantly undeveloped, AG-zoned riverfront land to the east and west. The Arkansas River lies to the south, with Old State Highway 51 and scattered residential development beyond the river.

The residential neighborhood immediately north of the site is the primary compatibility consideration for the proposed mineral processing use. Review should consider the location of processing equipment and stockpiles, separation from nearby homes, hours of operation, dust and noise control, and truck access and routing to minimize impacts on the surrounding neighborhood.

APPLICANT STATEMENT: None provided

STAFF COMMENTS: The applicant is requesting a Special Exception to allow mineral processing in an AG District. The subject property consists primarily of open sandy areas and riverfront land along the Arkansas River. An established single-family residential neighborhood is located immediately north of the site, across West 14th Street South.

Staff's primary concern is the potential impact of the proposed operation on nearby residences, including noise, dust, truck traffic, and the placement of processing equipment and stockpiles. The exhibits identify the surrounding development but do not establish the proposed operational layout or intensity. The applicant should provide information regarding processing activities, equipment locations, hours of operation, anticipated truck traffic, access routes, and measures to control dust and noise.

If the Board determines that the proposed use is appropriate, staff recommends that any approval establish clear operational limits and appropriate buffering to minimize impacts on adjacent residential properties. Given the site's proximity to the Arkansas River, applicable floodplain and environmental requirements should also be addressed before operations begin.

If inclined to approve the request the Board may consider any condition, it deems necessary in order to ensure that the proposed use is compatible and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) Special Exception to allow Mineral Processing of in an AG District (Sec. 6.010, Table 6-1).

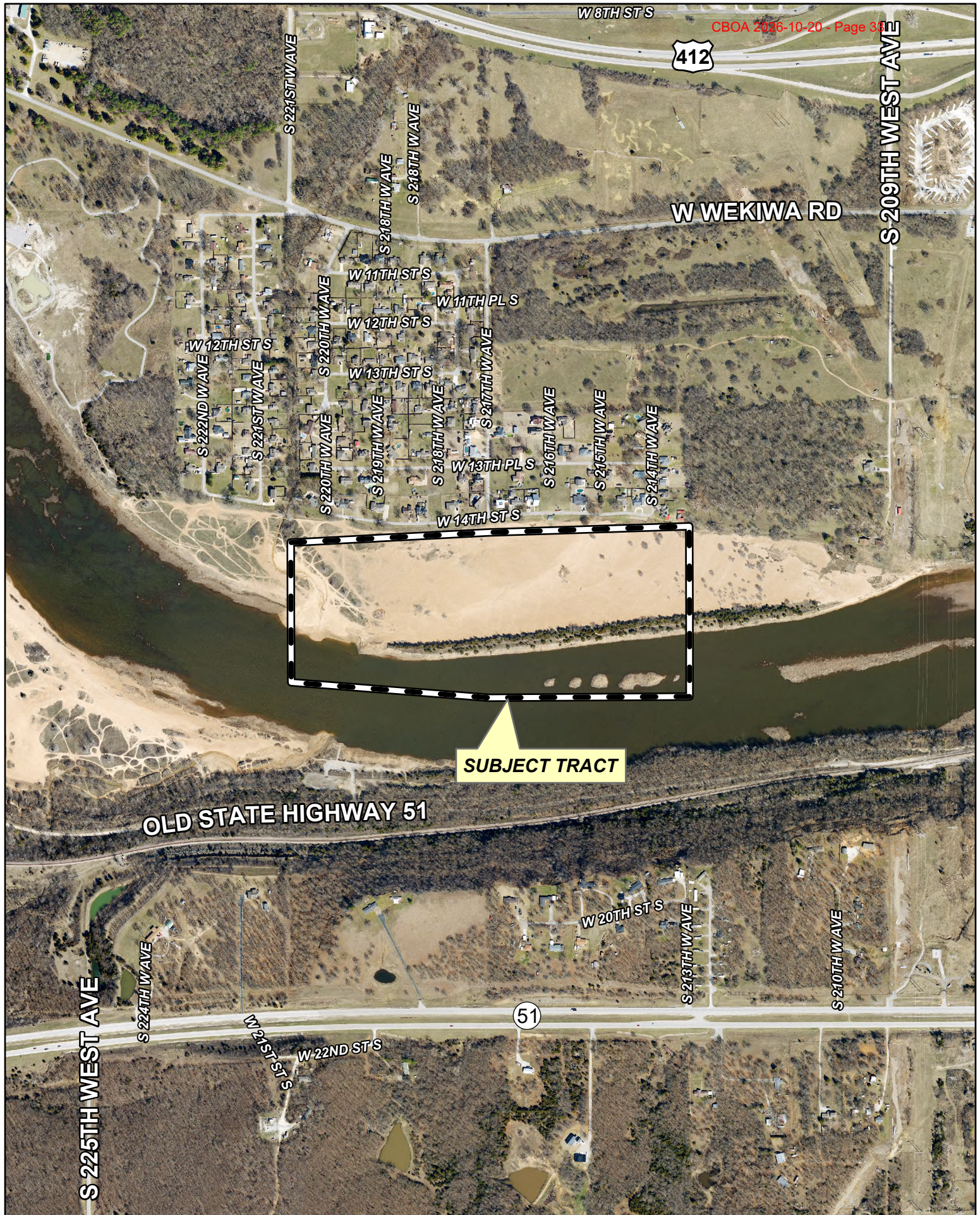
Should the Board approve the request, staff recommends the following (possible conditions) to ensure compatibility and protect surrounding properties:

- 1.*
- 2.*
- 3.*

Subject to the following conditions, if any: _____.

In approving a special exception, the board of adjustment is authorized to impose such conditions and restrictions as the board of adjustment determines to be necessary to ensure compliance with the standards of §14.080-G, to reduce or minimize the effect of the special exception upon other properties in the area, and to better carry out the general purpose and intent of these zoning regulations.

That the special exception will be in harmony with the spirit and intent of these zoning regulations; and the special exception will not be injurious to property in the vicinity of the subject property or otherwise detrimental to the public welfare.



412

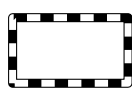
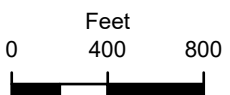
S 209TH WEST AVE

W WEKIWA RD

SUBJECT TRACT

OLD STATE HIGHWAY 51

51



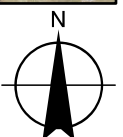
Subject
Tract

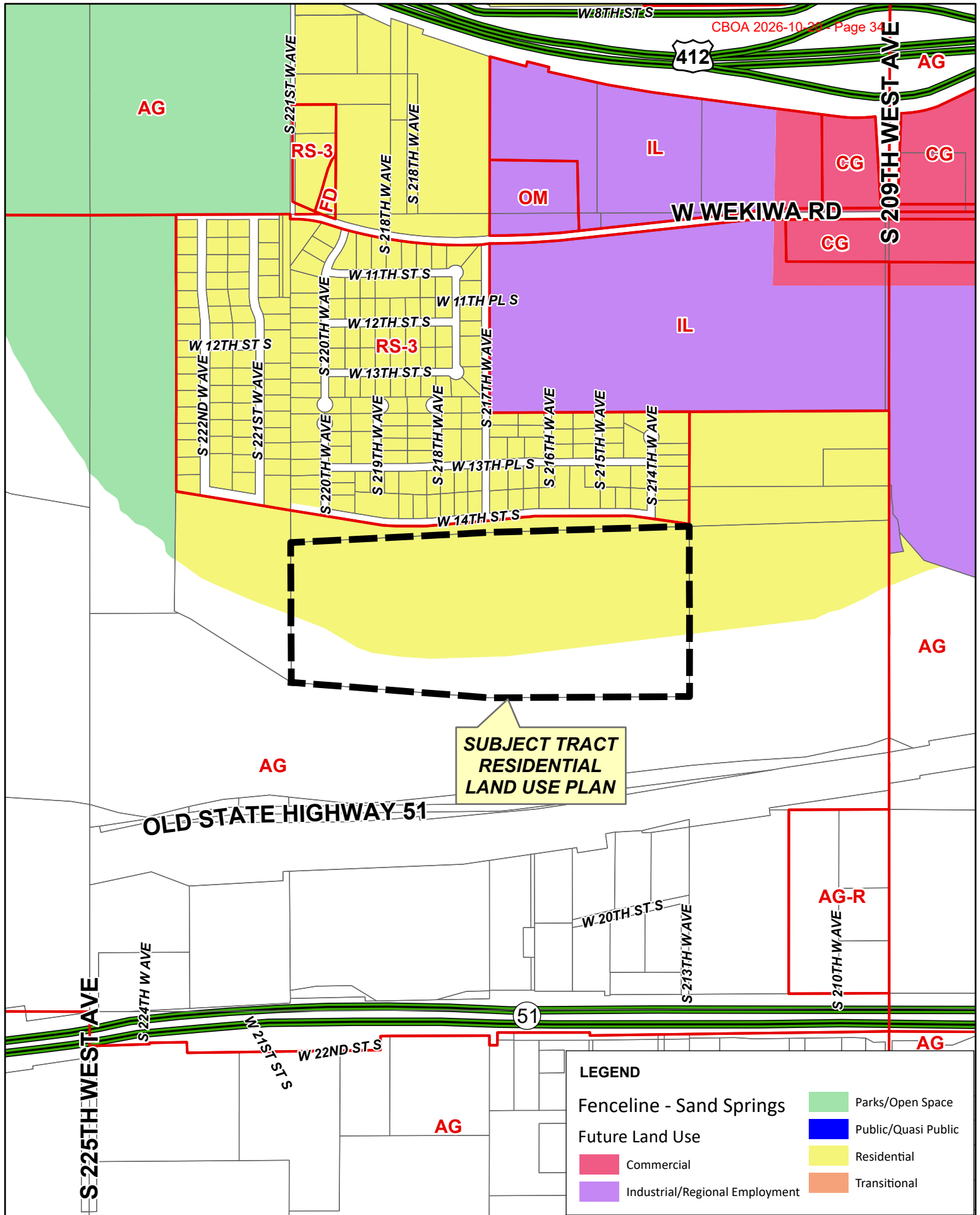
CBOA-3389

10 19-10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025





**SUBJECT TRACT
RESIDENTIAL
LAND USE PLAN**

LEGEND

Fenceline - Sand Springs

Future Land Use

Commercial

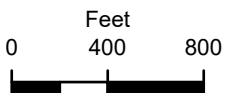
Industrial/Regional Employment

Parks/Open Space

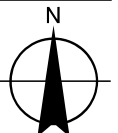
Public/Quasi Public

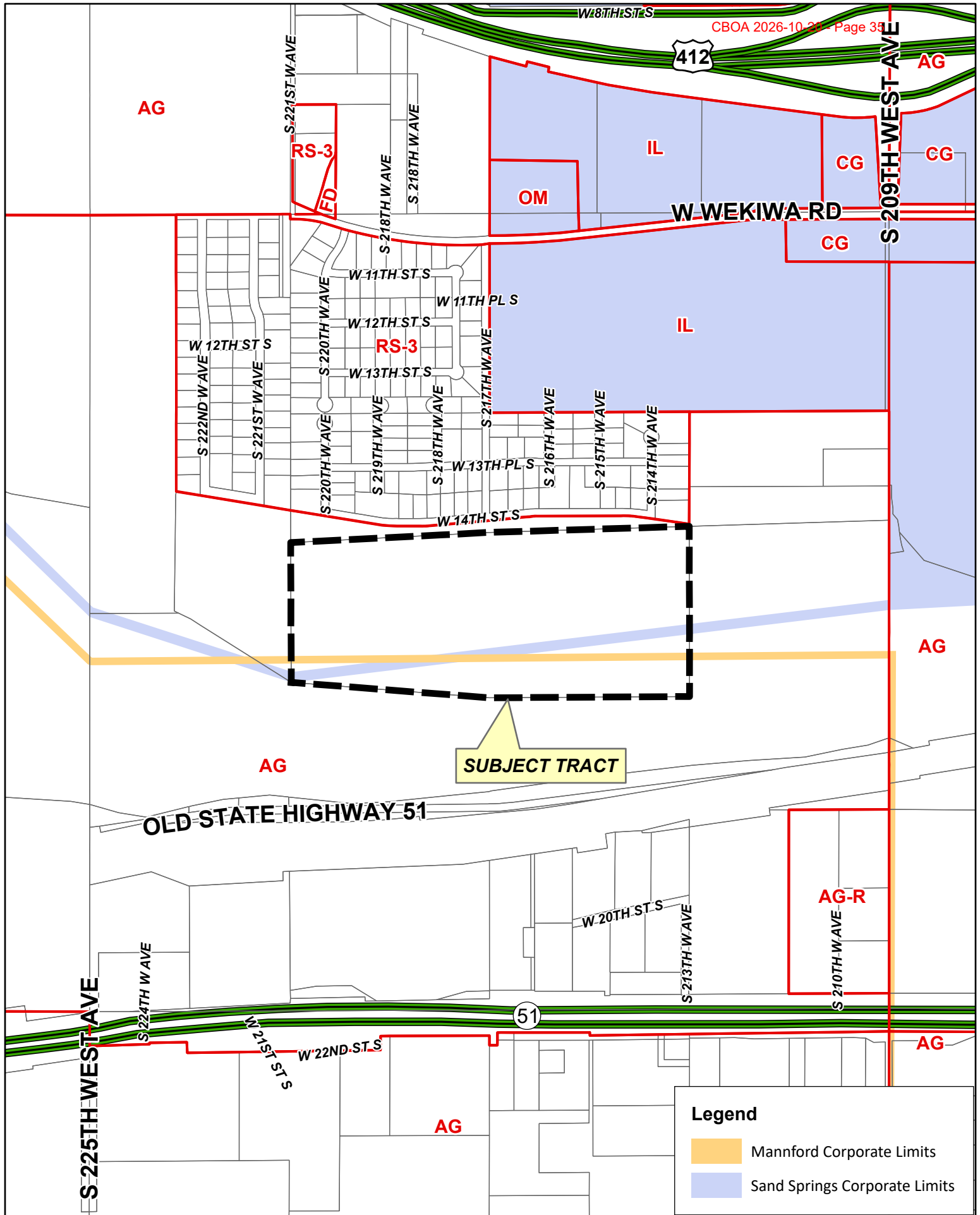
Residential

Transitional



CBOA-3389

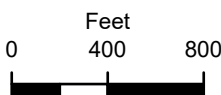




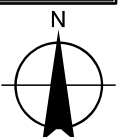
SUBJECT TRACT

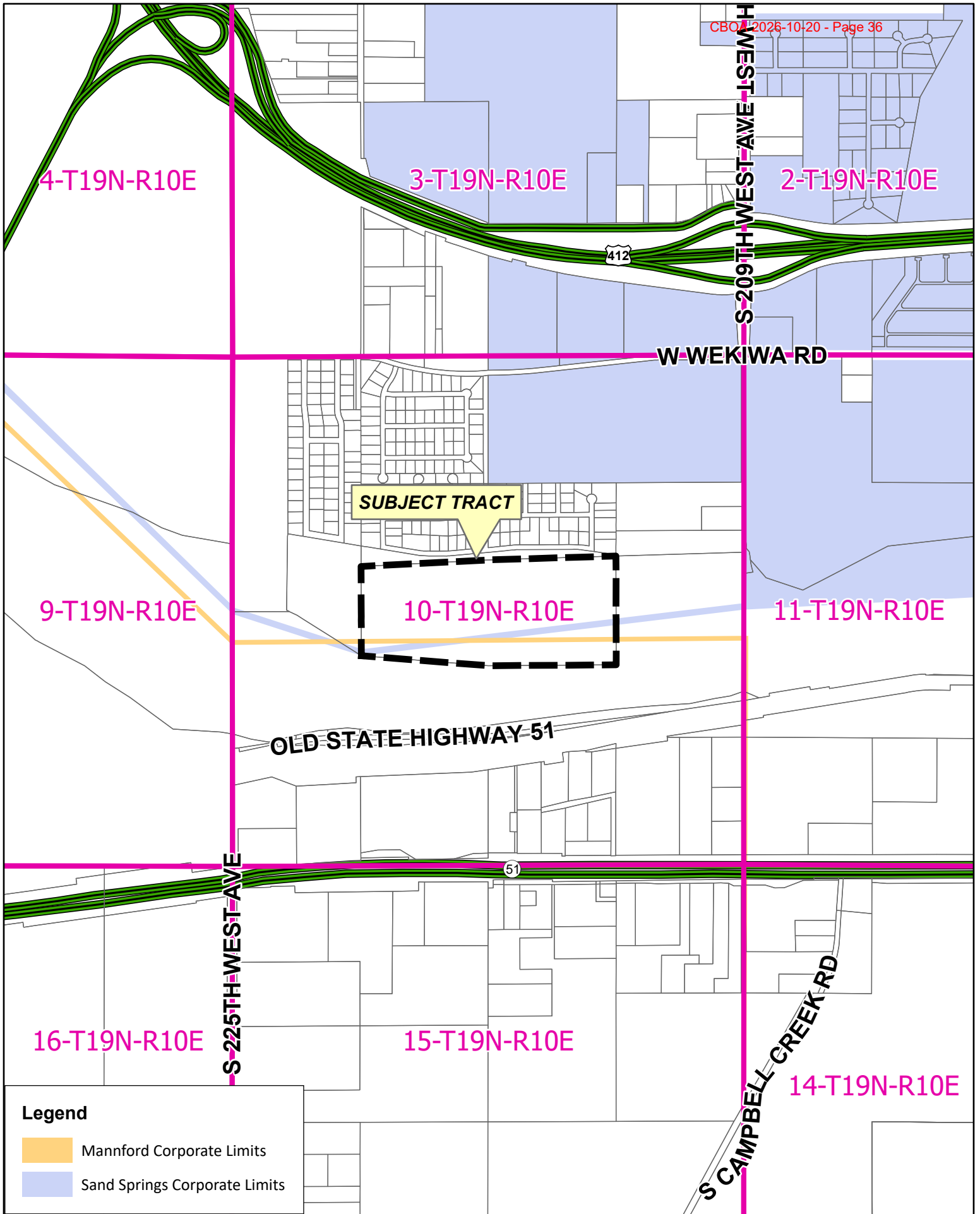
Legend

- Mannford Corporate Limits
- Sand Springs Corporate Limits



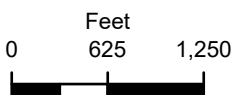
CBOA-3389





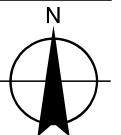
Legend

-  Mannford Corporate Limits
-  Sand Springs Corporate Limits

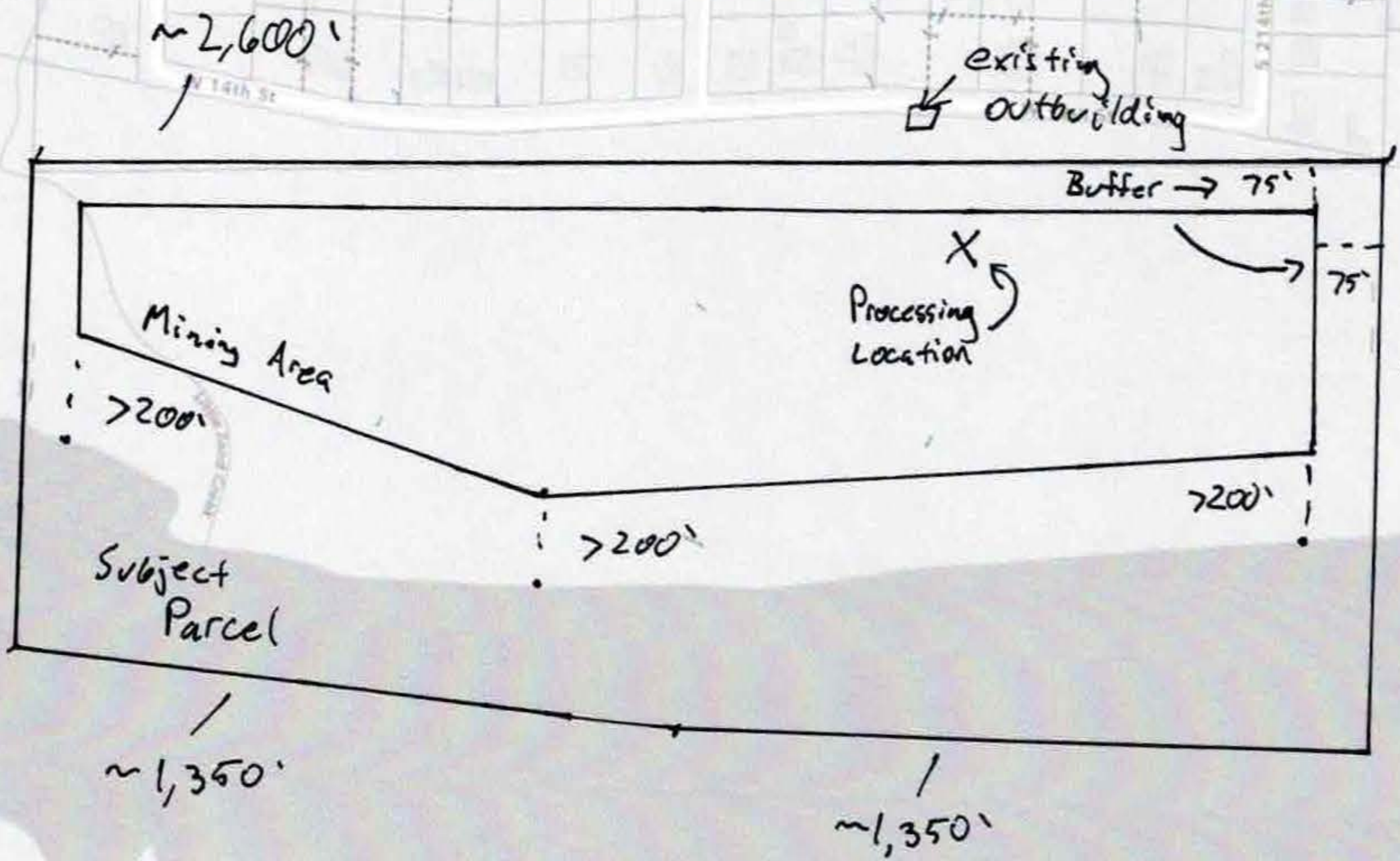


CBOA-3389

10 19-10

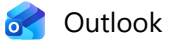


Township: 19 North Range: 10 East Section: 10



FEMA Flood Hazard Zones

-  1% Annual Chance Flood Hazard (100-yr)
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard (500-yr)
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee



Re: BOA - Special Exception for Mining

From Jay Mackey < Candlestickbeach@gmail.com >

Date Wed 10/7/2026 7:24 AM

To Rojas, Javier <jrojas@incog.org>

Cc Wilkerson, Dwayne <DWilkerson@incog.org>; Davis, Kendal <kdavis@incog.org>

2 attachments (5 MB)

Candlestick Sand LLC LE-2901 - Approval.pdf; Application - Revised.pdf;

Hey Javier,

I apologize fo the delay, as I mentioned on the phone I'm on vacation overseas at the moment. The attached* is intended for educational/informational purposes for your team. That being said, if there are other specific documents or questions you have, please let me know - happy to help you all as I'm able.

I am currently working together with ODM on an update to the application - though the permit is already issued. Things like mapping refinements, permit numbers, publication, etc.

Best,
Jay

*Staff note: the 'attached' referenced above can be seen in the exhibits on the following pages.

STATE OF OKLAHOMA
DEPARTMENT OF MINES
2915 N. Classen Blvd, Suite 213
Oklahoma City, OK 73106
405-427-3859
Fax 405-424-4932

New Permit

PERMIT TO ENGAGE IN NON-COAL MINING

The Mining Lands Reclamation Act, 45 O.S. 1981 §721-728

Date: November 21, 2025

Permit No: LE-2901

Permit is hereby issued to:

Candlestick Sand LLC

918-519-0056

Name of Company, Corporation, Partnership, Individual

Telephone No.

2801 E. Kenosha St./P.O. Box 141054

Broken Arrow

OK

74014

Street, R.F.D., Box No.

City

State

Zip Code

to mine Sand by the following method(s) (Please check method(s)):

Underground: _____ (Refuse) Surface: ✓

Auger Mining: _____ Dredging: _____ Hydraulic Mining: _____ Pumping: _____

Quarrying: _____ Stripping: ✓ Other: _____

Permit period term is from 11-01-2025 to 10-31-2030

Total estimated acres to be affected: 10

Total estimated acres to be covered by bond: 10

Name or Number of mine: Candlestick Sand 1

Nearest Town: Sand Springs, OK

Section(s): 10 Township: 19N Range: 10E

Section(s): _____ Township: _____ Range: _____

Section(s): _____ Township: _____ Range: _____

County Tulsa

Permit reviewed by:

Ginna Harmon
Ginna Harmon

Minerals Permit Manager

Title

Approved by:

Suzen M. Rodesney
Suzen M. Rodesney

Director

Title

If, for any reason whatever, you cease to operate at the location shown on this permit, notify the Department of Mines immediately as your liability continues in effect until the Department is notified and/or completed reclamation is approved.

RECEIVED

SEP 22 2025

OKLA DEPT OF MINES
MINERALS PROGRAMOklahoma Department of Mines
2915 N. Classen Blvd., Suite 213
Oklahoma City, OK 73106
(405) 427-3859**NON-COAL MINING APPLICATION & RECLAMATION PLAN
FIELD EVALUATION**

The Mining Lands Reclamation Act, 45 O.S. 1981 §721-728

Applicant: Candlestick Sand, LLC
2801 E. Kenosha St./P.O. Box 141054
Broken Arrow, OK 74014

Date: September 11, 2025

The following has been reviewed for Permit # L.E.-2901

	Reviewed	Additional Info Needed*
Legal Description	✓	
Reclamation Plan	✓	
Perimeter Markers in Place	✓	
Permit Acreage	✓	
Bonded Acreage Sufficient	✓	
Blasting Plan Approved (if applicable)	N/A	
Front Gate GPS Coordinates	N 36° 08' 33.67 W 96° 14' 00.53"	

* Comments or Recommendations based on field review:

Field Evaluation by:

Matt Mon 9-22-25
Inspector Date

Office Review by:

Diana Hamm 11-21-2025
Minerals Permit Manager Date

Approved by:

Suzanne Rodenry
Director

Title

11-21-2025
Date

Affidavit of Publication

TULSA BEACON
6705 E. 81st St. Ste 180
Tulsa, Oklahoma, 74133
(918) 523-4425

I, Susan E. Biggs, of lawful age, being duly sworn upon oath, deposes and says: That I am the Office Manager of the Tulsa Beacon, a Weekly newspaper printed and published in the City of Tulsa, County of Tulsa, and State of Oklahoma, and that the advertisement referred to, a true and printed copy is hereunto attached, was published in said Tulsa Beacon in consecutive issues on the following dates to wit

1st Insertion	October 16, 2025	Candlestick Sand LLC
		ODM
2nd Insertion	October 23, 2025	
3rd Insertion	October 30, 2025	
4th Insertion	November 6, 2025	

That said newspaper has been published continuously and uninterruptedly in said county during a period of one-hundred and four consecutive weeks prior to the publication of the attached notice or advertisement; that it has been admitted to the United States mail as publications (second-class) mail matter, that it has a general paid circulation, and publishes news of general interest, and otherwise conforms with all of the statutes of the State of Oklahoma governing legal publications.

Publication Fee \$ 125.71

Susan E Biggs

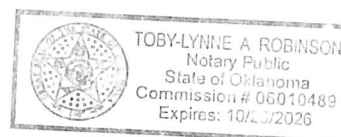
Editor, Publisher or Authorized Agent

SUBSCRIBED and sworn to before me this

6 day of Nov, 2025.

Toby-Lynne A Robinson
Notary Public

My commission expires: 10-26, 20-26



Published in the Tulsa Beacon newspaper, in Tulsa County, in the State of Oklahoma, on October 16, 23, 30 and November 6, 2025.

LEGAL NOTICE

Candlestick Sand LLC, 2801 E Kenosha St P.O.141054 Broken Arrow OK 74014, has submitted a permit application to the Oklahoma Department of Mines (ODM) to mine sand through the surface mining method on portions of the following parcels of land:

Section 10, Township 19N, Range 10E, Tulsa County, Oklahoma.

The total permit area contains 10 acres. The permit site is located approximately 1.5 miles northwest of Lotsee and 0.6 miles south of U.S. 412. The Arkansas River is approximately 200 feet to the South.

A copy of this complete permit application is available for public inspection on ODM's website <https://mines.ok.gov>. Interested parties without access to the internet may obtain a copy of the application by contacting ODM at 405-427-3859.

Any landowner or resident of any occupied dwelling, any public entity or public agency, or any party that may be adversely affected has the right to submit comments or object to the issuance of the permit in writing. An informal conference will be provided if requested. Any objections or requests for an informal conference on this application must be in writing and received no later than fourteen (14) days after the final publication of this notice to the

OKLAHOMA
DEPARTMENT OF MINES
2915 N. Classen Blvd., Suite 213
Oklahoma City, Oklahoma 73106

RECEIVED

NOV 12 2025

DEPT. OF MINES

NON-COAL APPLICATION CHECKLIST FOR APPLICANTS

COMPANY: Candlestick Sand LLC

SECTION: 10 TOWNSHIP: 12N RANGE: 10E COUNTY: Tulsa

DOCUMENT	COMPLETED	NOT NEEDED	MAILED TO ODM	DATE
APPLICATION (Section 1)	✓			
LEGAL ESTATE FORM	✓			
PUBLIC NOTIFICATION	✓			
COMPLIANCE INFO FORM (Section 2)	✓			
PROTECTION OF NATURAL RESOURCES & OTHER PERMITS (Section 3)	✓			
BLASTING PLAN		✓		
BLASTING PERMIT EXEMPTION		✓		
RECLAMATION PLAN & ATTACHMENTS (Section 4)	✓			
STATEMENT OF CERTIFICATION	✓			
LOCATION MAP (8.5 X 11)	✓			
DETAILED LOCATION MAP (460:10-9-6)	✓			
RECLAMATION MAP (460:10-15-3)	✓			
RECLAMATION BOND (DOCUMENTS)	✓			
PERMIT FEE (\$ 175.00)	✓			

PLEASE MAKE SURE ALL THE ITEMS ABOVE AND THIS SHEET IS ENCLOSED WITH YOUR APPLICATION

ARE ALL OF THE ABOVE ITEMS INCLUDED? YES ☒ NO ☐

State of Oklahoma
 Department of Mines
 2915 N. Classen Blvd., Ste. 213
 Oklahoma City, OK 73106

APPLICATION FOR PERMIT TO ENGAGE IN NON-COAL MINING

The Mining Lands Reclamation Act, O.S., 2016 721-728

Section 1

ODM Permit Number _____
 (Office Use Only)

Date 9/5/25

Number of years permit plan is requested: 5

Candlestick Sand LLC	9185190056
Name of Company, Corporation, Partnership, Individual	Telephone Number
2801 E Kenosha St P.O.141054	Broken Arrow OK 74014
Mailing Address	City State Zip Code

CandlestickBeach@gmail.com
 Email Address

Hereby make application for a permit to mine (type of mineral): Sand

by the following method: Surface ☒ Underground ☐

Specify Method:

Quarrying ☐ Stripping ☒ Dredging ☐ Pumping ☐ Auger Mining ☐
 Hydraulic Mining ☐ Other _____

Candlestick Sand 1	Sand Springs
Mine Name or Number (Optional)	Nearest Town
10	19N 10E Tulsa
Section(s)	Township Range County
Section(s)	Township Range County
Section(s)	Township Range County

Type of perimeter markers to be used: High-visibility flags and metal posts at 100-foot intervals

Operational Section General Characteristics of the Mine

NOTE: All of the following questions must be thoroughly answered regarding your mining operation for the intended life of the mine.

1. Answer **all** of the following that apply:

- 1a. If this is an application for a **NEW** permit, indicate the total acreage at the site to be covered by the permit: 10

Will this application replace a limited use permit?

Yes ☐

No ☒

Limited Use Permit No: N/A

- 1b. If this application is for the **RENEWAL** of a mining permit, indicate the mining permit number and the total (overall) acreage covered by the existing permit.

Mining Permit No: N/A

Total Permitted Acreage: N/A

- 1c. If this application is for the **REVISION** of a mining permit, indicate the mining permit number and the total (overall) acreage covered by the existing permit:

Mining Permit No: N/A

Total Permitted Acreage: N/A

Does this request involve the acreage **within** the previously approved permitted boundary?

Yes ☐

No ☐

If yes, indicate the acreage to be covered by this revision: N/A

Does this request involve acreage to be added to the previously approved permitted boundary?

Yes ☐

No ☐

If yes, indicate the acreage to be added by this request: N/A

If no was indicated, please explain the revision request: N/A

This request will be considered an amendment to the permit (Title 45 SS 724 J.).

The application must be submitted as required by and in accordance with OAC:10-19-4.(d).

- 1d. If this application for the **TRANSFER** of a mining permit, indicate the mining permit number and the total (overall) acreage covered by the existing permit.

Mining Permit No: N/A

Total Permitted Acreage: N/A

Name of Company: N/A

- 1e. If this application for the **PURCHASE** of a mining permit, indicate the mining permit number and the total (overall) acreage covered by the existing permit.

Mining Permit No: N/A

Total Permitted Acreage: N/A

Name of Company: N/A

Will additional acreage be affected? Yes ☐ No ☐

If yes, indicate how much additional acreage will be added: N/A

All the acreage within the "Operational Section must include the proposed mine excavation(s), processing plants, haul roads, stockpiles, and any refuse/waste areas or tailing ponds.

State of Oklahoma
Department of Mines
2915 N. Classen Blvd., Ste. 213
Oklahoma City, OK 73106

LEGAL ESTATE

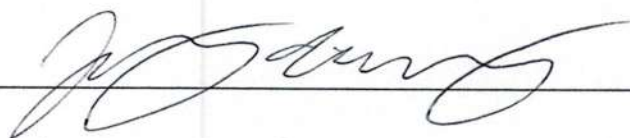
Name of Legal Estate Owner: Candlestick Beach LLC
Mailing Address: 2801 E Kenosha St P.O. 141054
Telephone Number: 9185190056

<u>10</u>	<u>19N</u>	<u>10E</u>	<u>Tulsa</u>
Section(s)	Township	Range	County
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Section(s)	Township	Range	County

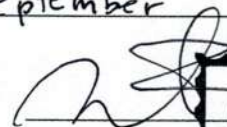
Is the permit application area owned or leased? Owned ☐ Leased ☒

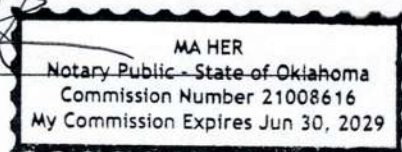
I, Jay Mackey (Legal Estate Owner) certify that I am the owner of the

Legal estate of the property being represented in this Application for a Non-Coal Mining Permit, and that the
(Company, Corporation, Individual(s)) Candlestick Sand LLC
have the right to mine this property.

Signature of Legal Estate Owner: 

Subscribed and sworn to before me this 5th day of September 20 25

My Commission expires June 30, 2029 Notary Public 



IF THE OWNER OF THE LEGAL ESTATE OF THE PROPERTY CHANGES, A NEW LEGAL ESTATE FORM MUST BE SIGNED BY THE NEW OWNER OF THE LEGAL ESTATE. IF THERE ARE MULTIPLE OWNERS OF THE PROPERTY ON THIS APPLICATION, A SEPARATE LEGAL ESTATE FORM MUST BE EXECUTED FOR EACH OWNER.

NOTE: The Department of Mines does not have authority to adjudicate property title disputes.

PUBLIC NOTIFICATION

(Applicable for all applications requiring public notice.)

Please provide the name, city, and county of the newspaper you intend to use for your notice:

Name of Newspaper:	Tulsa Beacon
City/Town of Newspaper:	Tulsa
County of Newspaper:	Tulsa

A copy of your application will be available on the Department of Mines website for public inspection once ODM rules the application complete. Your notice must disclose this information. A sample publication notice will be provided to you.

**THIS NOTICE MUST NOT BE PUBLISHED UNTIL THE
APPLICATION HAS BEEN RULED COMPLETE BY ODM AND
MADE AVAILABLE FOR PUBLIC INSPECTION.**

Submit under separate cover a copy of the Public Notice and the Publisher's Affidavit or other Proof of Publication as required by Title 45 § 724 H.1 a. & b. (1) through (6).

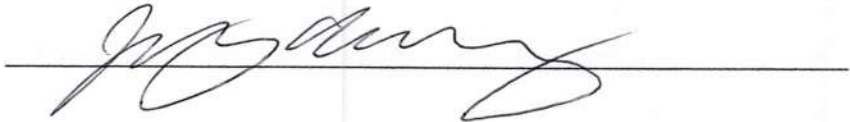
STATEMENT OF CERTIFICATION

I, Jay Mackey
(Company Official or Individual) certify that the (Company,

Corporation, Individual(s)) Candlestick Sand LLC

has the right and power by Legal Estate owned to mine the land for which this application is made. We hereby certify that all details contained in this Permit Application are true and correct to the best of knowledge. We fully understand that any willful misrepresentation of facts will be cause for permit Revocation.

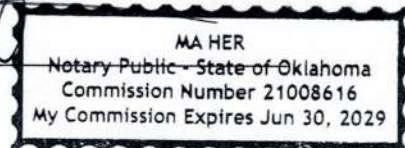
Signature of Company Official



Position Member

Subscribed and sworn to before me this 5th day of September 20 25

My Commission expires June 30, 2029 Notary Public



NOTE: This application must be signed and notarized. This application must include one ORIGINAL copy of the Statement of Certification. Digital signatures will not be accepted. All questions must be addressed and all required documents and information provided before this application can be considered complete. Attach additional sheets as needed.

State of Oklahoma
 Department of Mines
 2915 N. Classen Blvd., Ste. 213
 Oklahoma City, OK 73106

COMPLIANCE AND RELATED INFORMATION

Section 2

ODM Permit Number _____

(Office Use Only)

Date 9/5/2025

Candlestick Sand LLC

9185190056

Name of Company, Corporation, Partnership, Individual

Telephone Number

2801 E Kenosha St P.O.141054 Broken Arrow OK 74014

Mailing Address

City

State

Zip Code

NOTE: Answer all questions on this form. (If no answer, write "none"). Properly identify and secure any attached exhibits, if used. Please refer to the specific item number of this form.

Identification of Interests – In compliance with Section 460:10-11-5 of the Rules and Regulations for Non-Coal Surface Mining and Reclamation, the APPLICANT is required to furnish the following:

460:10-11-5(b)

1. Applicant is (check one box below):

Sole Proprietorship ☐ LLC ☒ Corporation ☐ Partnership ☐ Other _____

2a. Please Provide the names of every officer, partner, director, or other person performing similar to director of the applicant.

Jay Mackey 2801 E Kenosha St, PO 141054 Broken Arrow **OK** 74014 **Member**

Name	Address	City	State	Zip	Position
Jay Mackey	2801 E Kenosha St, PO 141054	Broken Arrow	OK	74014	Member

460:10-11-5(c)

Did the applicant, partner, or corporation or subsidiary of, operate a non-coal surface mining operation in the State of Oklahoma within the five (5) years preceding the date of the application? ☐ Yes ☒ No

If yes, answer the following

none

Name of Mine	City	County	Legal Location of Mine	Permit #

Please include any additional mining operations on a separate sheet.

Compliance Information**460:10-11-6(1)**

1. Has the applicant for the permit, or any subsidiary, affiliate or by or under common control with the applicant:

460:10-11-6(1)(A)

- 1a. Had a federal or state mining permit suspended or revoked in the last five (5) years? ☐ Yes ☒ No

460:10-11-6(1)(B)

- 1b. Forfeited a mining bond or similar security deposited in lieu of bond? ☐ Yes ☒ No

460:10-11-6(2)

2. If the answer to either 1a. or 1b. above was yes, applicant should provide the following information:

460:10-11-6(2)(A)

2a. Permit Identification # none , or Amount of Bond \$ none

2b. Provide the name of the authority that suspended or revoked a permit or forfeited a bond:

none

Provide the reason for such action: none

460:10-11-6(2)(B)

2c. What is the current status of the permit, bond or similar security involved?

none

460:10-11-6(2)(C)

2d. Provide the date, location and type of administrative or judicial proceedings initiated concerning the suspension, revocation or forfeiture:

	Location	Type
none	none	

460:10-11-6(2)(D)

2e. What is the current status of these proceedings? none



PROTECTION OF NATURAL RESOURCES and OTHER PERMIT REQUIREMENTS

Instruction Sheet for Section 3

O.S. Title 45 Section 724

I. Each application for a new operation shall contain, where applicable, a list of all other licenses and permits needed by the applicant to conduct the proposed mining operation. This list shall identify each license and permit by:

- 1. Type of permit or license;*
- 2. Name and address of issuing authority;*
- 3. Identification number or a copy of the application for permits or licenses or, if issued, a copy of the permit or license; and*
- 4. If a decision has been made, the date of approval or disapproval by each issuing authority.*

An existing operation which does not have on file a list of the applicable licenses or permits with the Department on the date of enactment of this act shall not be out of compliance with the provisions of this section. Any renewal of an existing permit or expansion or amendment to an existing operation upon time of application shall submit a copy of all approved licenses and permits issued by other agencies or jurisdictions.

Identifications of all permits and licenses shall include local government agencies with jurisdiction over or an interest in the area of the proposed mining operation including, but not limited to, planning agencies, water and sewer authorities; and all state and federal government agencies with authority to issue permits and licenses applicable to the proposed mining operation, including all state environmental agencies, U.S. Army Corps of Engineers, U.S. Department of Agriculture Natural Resources Conservation Service district office, and federal fish and wildlife agencies.

- A. (REVISION):** If the application that has been submitted is considered an amendment to the existing permit on file with the Department, please submit copies of all the permits issued for your operation.
- B. (NEW APPLICATION)** In response to Section 3 of the non-coal permit application submitted, if your operation indicates the following:
 - Crushing Material
 - Washing Material or recycling processed water
 - Will involve dewatering the mine or discharging fresh or waste water
 - Fall within the jurisdictional requirement of the storm water regulations
 - Operate within the boundaries of a river or stream

Based on your response, please provide the Department with evidence of your communications with the appropriate agency or board. This shall include either a notification from the specific regulatory body, a copy of the correspondence that was sent by you to the regulatory body, a copy of the application that has been filed with the regulatory body or a clearance letter from the regulatory body.

Please be advised the permitting process may not proceed further until this issue is addressed.

State of Oklahoma
 Department of Mines
 2915 N. Classen Blvd., Ste. 213
 Oklahoma City, OK 73106

PROTECTION OF NATURAL RESOURCES

Section 3

ODM Permit Number _____
 (Office Use Only)

9/5/2025

Date

Candlestick Sand LLC

9185190056

Name of Company, Corporation, Partnership, Individual

Telephone Number

2801 E Kenosha St P.O.141054

Broken Arrow OK

74014

Mailing Address

City

State

Zip Code

☐ Yes

☒ No

1. Will this operation involve crushing, dry screening, or using any other means of mechanically altering the mined material or involve any other air contaminant emissions?

If you indicated Yes, please be advised that a permit may be required from the Air Quality Division of the Oklahoma Department of Environmental Quality. Please contact the agency for their respective requirements.

☐ Yes

☒ No

- 2a. Will the operation involve classifying or wet screening, washing the material mined, recycling processed water, or other water handling

☐ Yes

☒ No

- 2b. Will the operation involve dewatering the mine or discharging fresh or wastewater from the mine or plant?

☒ Yes

☐ No

- 2c. Does this operation fall within the jurisdictional requirements of the stormwater regulations of the Oklahoma Department of Environmental Quality?

If you indicated Yes to either 2a., 2b., or 2c., please be advised that a permit may be required from either the Department of Environmental Quality, Oklahoma Water Resources Board, or the Army Corps of Engineers. Please contact each agency for its respective requirements

☐ Yes

☒ No

3. Will this operation involve removing minerals from within any boundaries of river or streambed?

If you indicated Yes, please complete Questions 4 - 5. If you indicated No, please proceed to Question 6.

4a. What is the name of the stream or river? _____

4b. Which of the following classifies this stream or river? Please refer to OAC 460:10-13-2 for descriptions of each.

☐ High Quality Water (HQW)

☐ Scenic River Area

☐ Outstanding Resources Waters (ORW)

☐ None of the above

Please note: Certain permitting and operating procedures are required for mining permits in these environmental areas. Please refer to 460:10-13-3 for the requirements.

☐ Yes

☐ No

5. Does your operation overlie a sensitive sole source groundwater basin or subbasin?

Effective August 1, 2011, if you indicated Yes, this operation falls within the permitting guidelines established by SB 597. You must contact the Oklahoma Water Resources Board to comply with additional permitting requirements.

☐ Yes

☒ No

6a. Will explosives be used?

If Yes, review the Blasting Regulations and complete the Blasting Plan. The plan should accompany the permit application upon submission. In order to purchase, use, or store explosives on a permit, the permittee must also have a Blasting Permit Exemption.

☐ Yes

☒ No

6b. Does the permittee have a current Blasting Permit Exemption?

If Yes, provide Blasting Permit Exemption Number: _____. If No, complete the Blasting Permit Exemption in addition to the Blasting Plan. If explosives will be used, a mining permit will not be issued until a plan and exemption are secured.

☒ Yes

☐ No

7a. In accordance with O.S. 45, Section 730, will your buffer be, at minimum, at least twenty-five (25) feet plus one and one-half (1½) times the depth of such cut as measured from original ground surface to the top of consolidated material?

7b. How wide will the buffer be maintained between any mining activity, any mining permit boundaries, or right-of-way at this site? 75 Feet

Show all buffer locations and widths on the mine map(s). All buffers must be located within the permit boundaries.

O.S. Title 45, Chapter 8, Section 730 "In the case of strip mining operations which remove and do not replace lateral support, unless pursuant to written agreement between the operator and the adjacent property owner, the top of the consolidated material of the open cut adjacent to the property line of other property not owned or leased by the operator shall, at the time mining is completed, not be closer to such other property line than a distance of twenty-five (25) feet plus one and one-half (1½) times the depth of such cut as measured from original ground surface to the top of consolidated material."

OTHER LICENSES AND PERMITS

☒ Yes☐ No

8. Has any other agency, local, county, state, or federal, been contacted to ascertain the need for other licenses and permits with respect to this operation?

If you indicated no other agencies have been contacted, please be advised failure to obtain all the permits necessary for a mining operation may result in issuance of a permit violation or an interruption in mining activity until the required permits are secured.

Please refer to the Non-Coal Permitting Guidelines and Summary and the Notice below regarding other possible governing entities that may need to be contacted. Provide a list of all other licenses and permits needed for this mining operation. If a license or permit has been issued, please provide the Permit Identification Number and date of Approval or a copy of said permit or license. (Title 45 SS 724 I.) If a permit or license is pending, please provide copies of your applications or Notices of Intent (N.O.I.) that have been submitted to other agencies.

If this application is for a revision to an existing permit, copies of all issued permits must be included.

[illegible]

Please Note: A special permit to operate within certain municipalities or counties may be required. It is the responsibility of each applicant to contact the appropriate city or county officials to determine if the mining operation falls within their respective jurisdiction.

Specialized Processing or Manufacturing

☐ Yes ☒ No

9. Will specialized processing or manufacturing be conducted on site with the material mined that is not directly associated to mining? This includes specialized processing of the material *after* mining and processing by a plant site immediately after excavation of the material. This product would be unique in nature and produced from the material mined. This specialized processing or manufacturing facility might not be part of the mining process, and thereby, not included in the permit area requested in the application.

If yes was indicated, please provide ODM with a detailed narrative of the activity. The location of the specialized processing facility will need to be disclosed on the mining map. The description should include the equipment used and a flow chart showing the process. Once the description of the process is reviewed, a determination of applicability will be made by the Department. If the Department finds that the process is not directly associated with the mining, this area may be removed from permit consideration.

State of Oklahoma
Department of Mines
2915 N. Classen Blvd., Ste. 213
Oklahoma City, OK 73106

NON-COAL OPERATOR'S RECLAMATION PLAN

Section 4

ODM Permit Number _____
(Office Use Only)

Date 9/5/2025

Candlestick Sand LLC Candlestick Sand 1
Name of Company, Corporation, Partnership, Individual Mine Name or No.

Reclamation Plan Covers: 10 Permitted Acres 10 Bonded Acres

General Reclamation Plan

Use of Land when Reclamation is Completed

(Check one or more; show acreage)

Please Note: Acreage must total the entire permitted acreage.

- | | |
|--|---|
| ☐ 1. Pasture _____ | ☐ 2. Farmland _____ |
| ☐ 3. Forest _____ | ☒ 4. Water Reservoir <u>5</u> |
| ☒ 5. Recreation <u>5</u> | ☐ 6. Industrial _____ |
| ☐ 7. Residential _____ | |
| ☐ 8. Other _____ Explain: _____ | |
| ☐ 9. None _____ Explain: _____ | |

What will you do to make land usable for purpose stated above?

(Check one or more)

- | | | |
|---|---|---|
| ☒ 10. Fill | ☒ 11. Level | ☒ 12. Grade |
| ☒ 13. Plant Grass | ☐ 14. Sprig or Sod Grass | ☒ 15. Set out Trees |
| ☐ 16. Build Dam | ☒ 17. Stock with Fish | ☐ 18. Stock with Game |
| ☐ 19. Other _____ | | |
| ☐ 20. None (Explain) _____ | | |

- ☐ Yes ☒ No 21. Does the mineral seam contain acid-forming materials?

If yes, please complete Question #3 on the Attachment forms.

Reclamation Attachments and Narratives addressing each and every issue as outlined in the Rules & Regulations must be part of your Reclamation Plan and attached to this form.

RECLAMATION PLAN ATTACHMENT

1. Revegetation Plan:

(A) Planned soil tests:

Annual pH/Nutrient tests

(B) Site preparation and fertilization:

Grade to 3:1 Slopes, apply lime, fertilizer, compost and mulch as needed

(C) Seed and plant selection:

Grasses: Little bluestem, Switchgrass, Sideoats grama

Trees: Bur oak, Post oak, Black willow, Cottonwood

(D) Rate of Seeding or amount of planting per acre:

Grasses: Little bluestem (7 lbs/acre), Switchgrass (6 lbs/acre), Sideoats grama (6 lbs/acre)

Trees: Bur oak, Post oak, Black willow, Cottonwood (100 trees/acre, ~25% each species)

(E) Are there other surface treatments that will be performed to the affected land during reclamation? ☒ Yes ☐ No

If yes, please explain:

Erosion control with mulch, silt fences, trees planted. Oaks on slopes, Willow/Cottonwood near reservoir.

2. Describe the method to prevent or eliminate conditions that could be hazardous to animal or fish life in or adjacent to the permit area.

Water quality monitoring, Stormwater BMPs (silt fences and sediment basin)

3. Provide, as a separate document, a closure plan of the mine and permitted facilities to prevent a release of contaminants for being harmful to the environment. **A closure plan is not necessary for all mines,** but is required where the possibility exist for (a) acid forming materials handling or drainage; chemically treated tailings or stockpiles (excludes fertilizer or lime for re-vegetation purpose).

N/A (No acid-forming materials or chemically treated tailings)

4. Method of control and disposal of mine waste, rock, mineral scrap, tailings, slimes, and other material directly connected with the mining, cleaning, and preparation of mineral substances mined and includes all waste materials deposited on or in the permit area from any source.

Topsoil (Sand and little organic matter) stockpiled on-site, reused for grading/revegetation; no off-site disposal.

5. Method of reclaiming settling and/or sediment ponds.

Temporary sediment basin drained, filled, graded, and revegetated

6. For final reclamation, submit information about practices for safety to persons and to adjoining property in all excavations. Identify area of potential danger and appropriate safety provisions. These provisions can but are not limited to setbacks, fencing, signs, benching, guardrails, and boulders.

90-ft setbacks, fencing around excavations, warning signs, 3:1 slope benching

7. Identify structures (e.g. buildings, roads) that are proposed to remain as part of the final reclamation.

Haul road to remain in order to provide continued access.

All temporary structures (e.g., screening plant) will be removed upon mining cessation. The site will be reclaimed to a recreational water body with ~5 acres of surrounding vegetated land, ensuring a natural state suitable for public recreation (e.g., fishing, paddleboarding). Safety measures (fencing, signage) will remain until reclamation is approved by ODM.

NON-COAL LOCATION MAP by SECTION

The Mining Land Reclamation Act, 45 O.S. 2016 § 721-728

ODM Permit Number: _____
(Office Use Only)

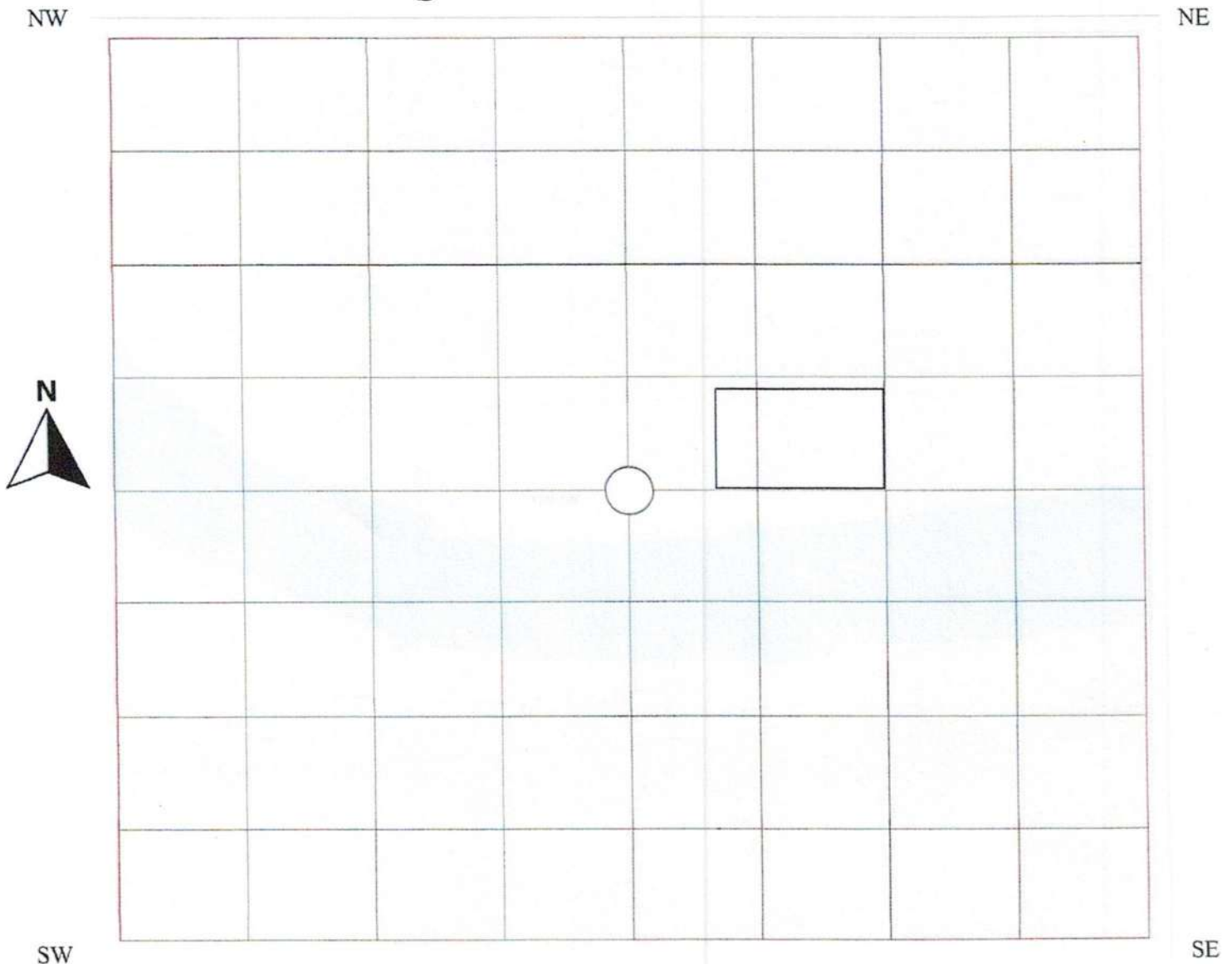
Company: Candlestick Sand LLC

Acres in this Section that will be covered by permit: 10 and bond: 10

Section: 10 Township: 19N Range: 10E County: Tulsa

1. A separate page is needed for every Section.
2. Please as show all permitted and bonded acreage.

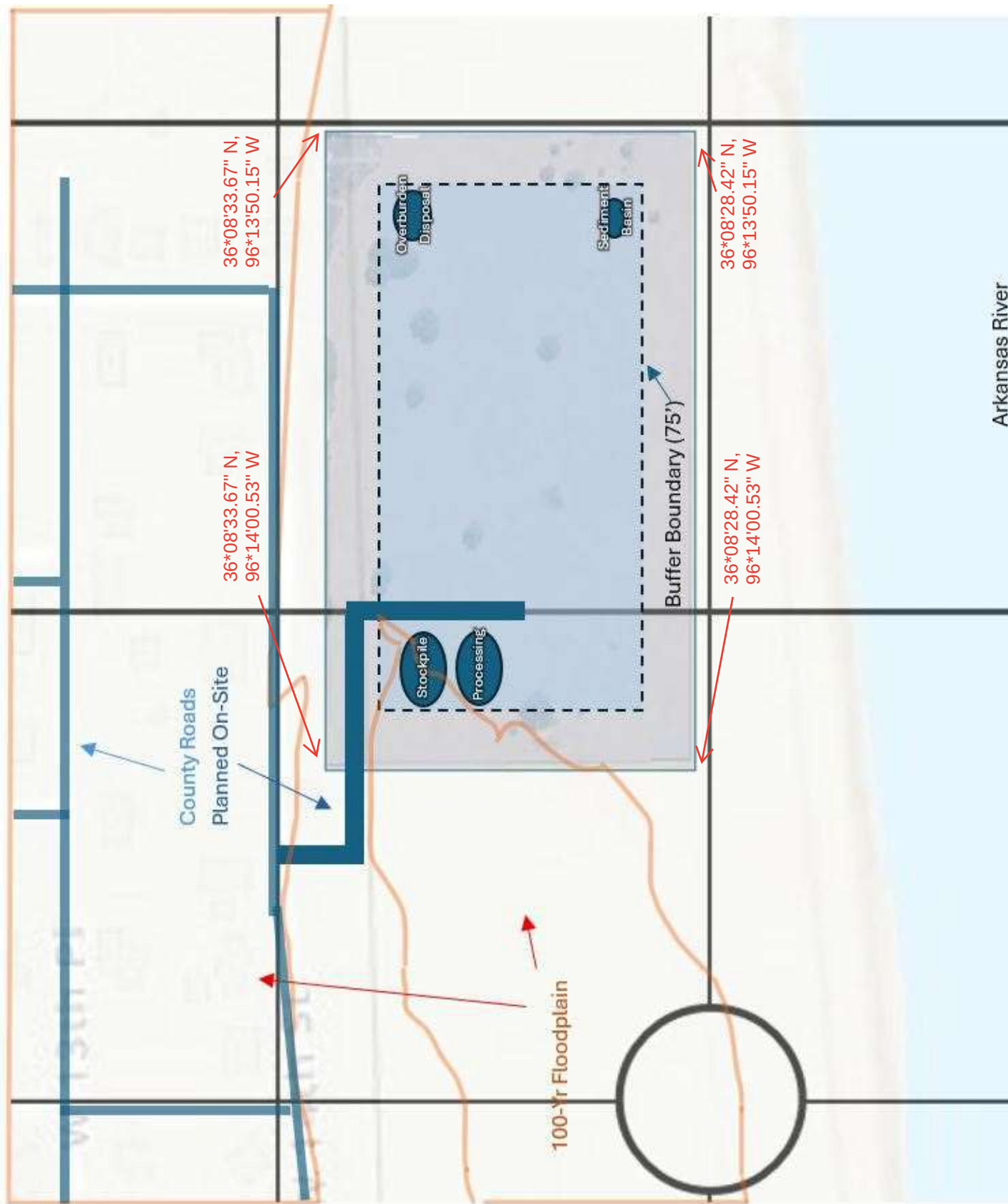
EACH SMALL SQUARE BELOW REPRESENTS A 10-ACRE TRACT.



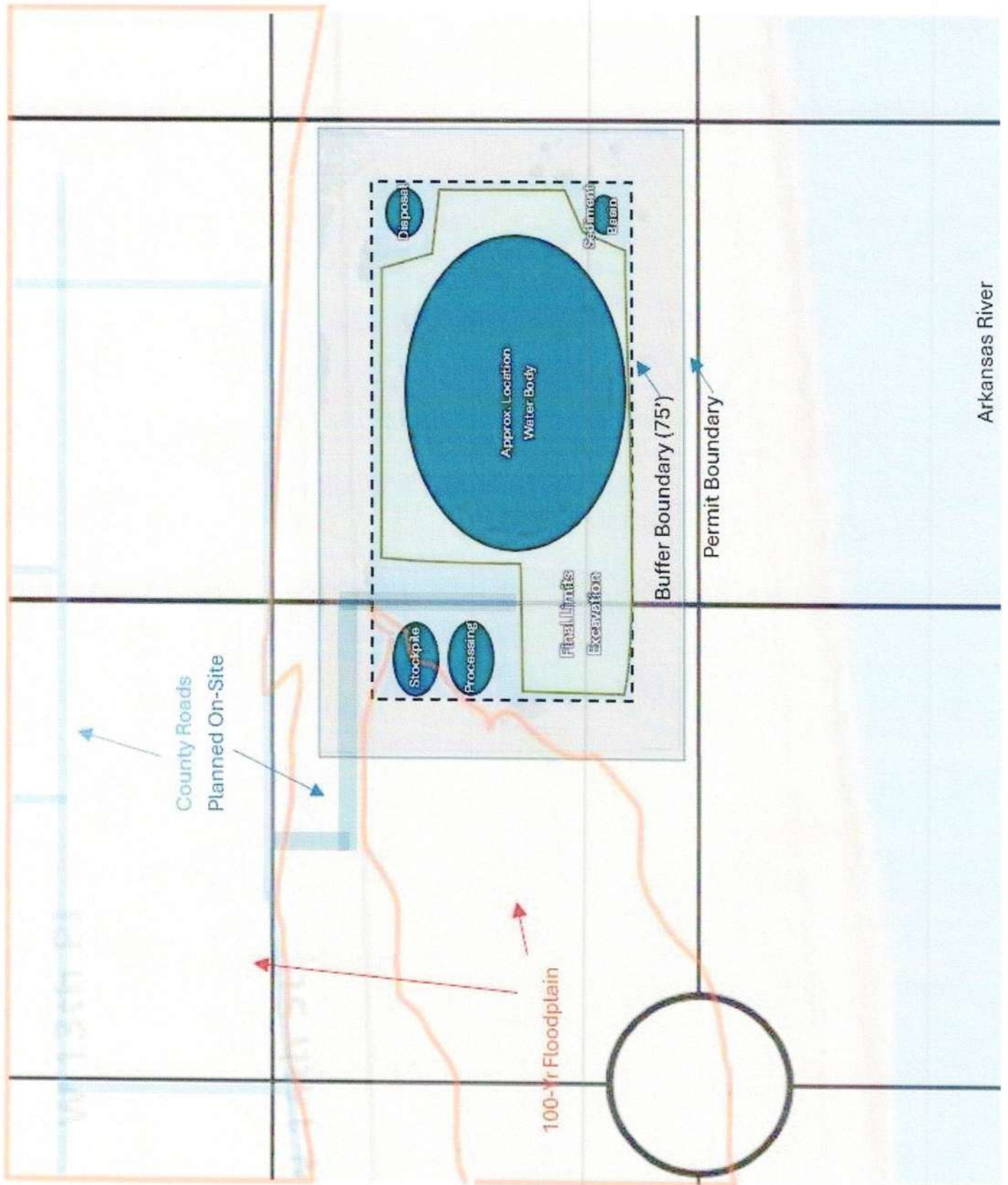
PLOT LOCATION as accurately as possible on map.

NOTE: PLOT ALL TRANSMISSION LINES (gas, water, electric, etc.) in accordance with HB 1735 of 1982

LOCATION MAP



RECLAMATION MAP



COLLATERAL BOND AGREEMENT

Section 1

Name of Permittee (Operator): Candlestick Sand LLC Telephone No.: 9185190056
Mailing Address: 2801 E Kenosha St P.O.141054
City: Broken Arrow State: OK Zip Code: 74014
Corporation ☐ Single Proprietorship ☐ Partnership ☐ Other LLC In the State of OK
Acres to be mined: 10 Mineral to be mined: Sand
Section: 10 Township: 19N Range: 10E County: Tulsa
Section: _____ Township: _____ Range: _____ County: _____
Section: _____ Township: _____ Range: _____ County: _____

This Agreement made this 5th day of September in the year of 2025 by the State of Oklahoma, Department of Mines and Candlestick Sand LLC (Name of Operator) who in consideration of the issuance of the aforesaid permit and intending to be legally bound hereby, is held and firmly bound unto the State of Oklahoma, Department of Mines, in the just and full sum of \$ 15000 to the payment whereof the operator does hereby bind his/her/itself, his/her/its heirs, executors, administrators, assigns and successors, firmly by these presents:

NOW THE OBLIGATION OF THIS CONTRACT is such that if the said operator shall faithfully perform all of the requirements of the Mining Reclamation Act, Title 45 O.S. 2001, Section 721 *et seq.* and as amended thereafter; the Rules and Regulations for Non-Coal Mining and Reclamation Operations (460:10-1-1 thru 460:10-37-7); and all the conditions required in the permit issued to said operator as specified heretofore and designated in this bond (all of which are hereinafter referred to as the "law"); and as such amendments or additions to the law may hereinafter be lawfully made, then this obligation shall be null and void; otherwise to be and remain in full force and effect.

LIABILITY UPON THIS BOND shall be for the amount specified herein. Liability upon this bond shall continue for the duration of surface mining and reclamation at the operation conducted hereunder unless released in whole or in part by the Department, in writing, prior thereto as provided by law.

AND FOR THE PURPOSE OF SECURING SAID OBLIGATION, the said Candlestick Sand LLC (Name of Operator) hereby deposits the following security in lieu of a surety bond in accordance with the provisions of the law.

Section 2

Description of Collateral

Check type of bond:

☐ Negotiable Bond
☐ Certificate of Deposit
☒ Cash or check

☐ Bank Irrevocable Letter of Credit
☐ Other, please specify: _____

Issuer (Name of Bank)	Bond Number	Amount
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total Amount of Collateral: \$ 15000

Collateral Bond Agreement
Page 2 of 2

If the Department has authorized a schedule (attached to this bond), to deposit the collateral required to secure this Bond Obligation, the Operator agrees to make such deposits in strict conformity with such schedule as a supplement to such amounts already deposited with the Department. Failure to deposit promptly collateral in accordance with the schedule shall immediately result in the acceleration of the obligation to deposit the full remaining amount of collateral and such other penalties as may be imposed by the Department of Mines.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals, intending to bind legally themselves, their heirs, successors, assigns and transferees, the day and year first above written.

Section 3

Mining Operator Sign Below

Jay Mackey, Member

Printed Name and Title of Operator Official

Signature

Printed Name and Title of Operator Official

Signature

Candlestick Sand LLC

Print Name of Permittee

Place Corporate Seal HERE,
If applicable

Third Party Sign Below (If applicable)

Printed Name and Title of Third Party Official

Signature

Printed Name and Title of Third Party Official

Signature

Print Name of Third Party

Place Corporate Seal HERE
If applicable

Accepted by Oklahoma Department of Mines

Signature

Title

Approved as to Legality of Form:

Table of Contents

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Operator	2
Facility Information	3
Discharge Information (New) (1 of 1)	4
OUTFLL_ID:Arkansas River	4
Pollution Prevention Plan	5
Attachments	5
Status History	5
Processing Steps	5
Agreements and Signature(s)	6

NOI for Industrial Stormwater Discharges under OKR05

CBOA 2026-10-20 - Page 67

version 1.10

(Submission #: HQF-BZB3-9DCDF, version 1)

Details

Submitted 9/4/2025 (0 days ago) by Jay Mackey

Alternate Identifier Candlestick Sand LLC - New

Submission ID HQF-BZB3-9DCDF

Status In Review

Active Steps Review Submission

Fees

Fee \$447.71

Payments/Adjustments (\$447.71)

Balance Due \$0.00 (Paid)

Form Input

Operator

Authorization Number

NONE PROVIDED

There is no authorization number to enter for a NEW application.

Application Type

New

Operator Name

Candlestick Sand LLC

Operator Details

Operator

Phone Type **Number** **Extension**

Mobile 9185190056

Mailing Address

2801 E KENOSHA ST # 141054 # PO

BROKEN ARROW, OK 74014

Responsible Official

First Name	Last Name
Jay	Mackey
Title	
Member	
Phone Type	Number Extension
Mobile	9185190056
Email	
candlestickbeach@gmail.com	

Is the Responsible Official also the regular Operator Contact
Yes

Consultant

First Name	Last Name
NONE PROVIDED	NONE PROVIDED
Title	
NONE PROVIDED	
Consultant Business Name	
NONE PROVIDED	
Phone Type	Number Extension
NONE PROVIDED	
Email	
NONE PROVIDED	

Registered and in good standing with Secretary of State?
Yes

For more information visit the Oklahoma Secretary of State website
[Oklahoma Secretary of State - Home](#)

Fee
447.71

Facility Information**Facility Details**

Facility Name		
Candlestick Sand 1		
Phone Type	Number	Extension
Business	9185190056	
Facility Physical Address		
Intersection W 14th St and S 217th W Ave		
Sand Springs, OK 74063		

Web Address

NONE PROVIDED

County
Tulsa (72)

Primary SIC Code
1442-Construction Sand and Gravel

Primary SIC Sector
NONE PROVIDED

Secondary SIC Code

NONE PROVIDED

Secondary SIC Sector

NONE PROVIDED

Are there mine dewatering discharges at crushed stone, construction sand and gravel, or industrial sand mining facilities?

Yes

Is the facility contact the same as the operator contact?

Yes

**THIS MAP ONLY FINDS THE LAT/LONG FOR YOUR PROJECT.
A SEPARATE SITE MAP MUST BE UPLOADED BELOW.**

Facility Location (Entrance)

36.142709721347835,-96.23320973004188

SITE MAP MUST INCLUDE CROSS STREETS AND SHOW PROJECT BOUNDARIES.

General location map and site maps

Mapping - Filled.pdf - 09/04/2025 04:46 PM

Comment

NONE PROVIDED

Type of Facility Ownership

Privately Owned Facility

Acreage Affected

Total Area (Acres)	Total Impervious (Acres)	Exposed to Stormwater (Acres)
10.00	3.00	7.00

Discharges to an MS4? (New)

No

Endangered Species Eligibility

a. My site is NOT located in or draining into Federal and State sensitive waters and watersheds.

Seperate Individual or General Permit

No

Is the facility's stormwater discharge subject to impaired water monitoring?

No

DMR Required Indicator

Yes

Is the DMR contact the same as the operator contact?

Yes - Operator

Discharge Information (New) (1 of 1)

`OUTFLL\_ID`:Arkansas River

Outfall Location

36.139647199765676,-96.23320451833182

Receiving Waterbody
Arkansas River

Unknown Tributary
NONE PROVIDED

Is the waterbody impaired?
No

Pollution Prevention Plan

SWP3 Prepared and Available
Yes

Did you post your current SWP3 on your Company/Business's website?
No

Proposed BMP to control pollution in stormwater discharges

Sediment Basin
Employee Training
Secondary Containment
Good Housekeeping
Ret/Detention Pond
Spill Prevention Plans
Dust Collection System

Attachments

Date	Attachment Name	Context	User
9/4/2025 4:46 PM	Mapping - Filled.pdf	Attachment	Jay Mackey

Status History

	User	Processing Status
9/4/2025 4:34:07 PM	Jay Mackey	Draft
9/4/2025 5:45:19 PM	Jay Mackey	Signing
9/4/2025 5:45:19 PM	Jay Mackey	Submitting
9/4/2025 5:45:49 PM	Jay Mackey	Submitted
9/4/2025 5:45:50 PM	Jay Mackey	In Review

Processing Steps

Step Name	Assigned To/Completed By	Date Completed
Form Submitted	Jay Mackey	9/4/2025 5:45:49 PM
Review Submission		
Accept Submission		
Push to Central Records		

SUBMISSION AGREEMENTS

- ☒ I am the owner of the account used to perform the electronic submission and signature.
- ☒ I have the authority to submit the data on behalf of the facility I am representing.
- ☒ I agree that providing the account credentials to sign the submission document constitutes an electronic signature equivalent to my written signature.
- ☒ I have reviewed the electronic form being submitted in its entirety, and agree to the validity and accuracy of the information contained within it to the best of my knowledge.

This form has not yet been submitted. To complete your submission, you must click the "Submit Form" button at the bottom of this page. Submission completion additionally signals your agreement to the statements below.

I certify under penalty of law that I have read and understand Part 1 of the permit eligibility requirements for coverages under the Stormwater Multi-Sector Industrial General Permit OKR05, including those requirements relating to the protection of endangered or threatened species or critical habitat in Appendix A.

Furthermore, this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted.

Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I understand that continued coverage under the Stormwater Multi-Sector Industrial General Permit OKR05 is contingent upon maintaining eligibility as provided for in Part 1 of the Permit.

Signed
By Jay Mackey on 09/04/2025 at 5:45 PM

NON-COAL LOCATION MAP by SECTION

The Mining Land Reclamation Act, 45 O.S. 2016 § 721-728

ODM Permit Number: _____
(Office Use Only)

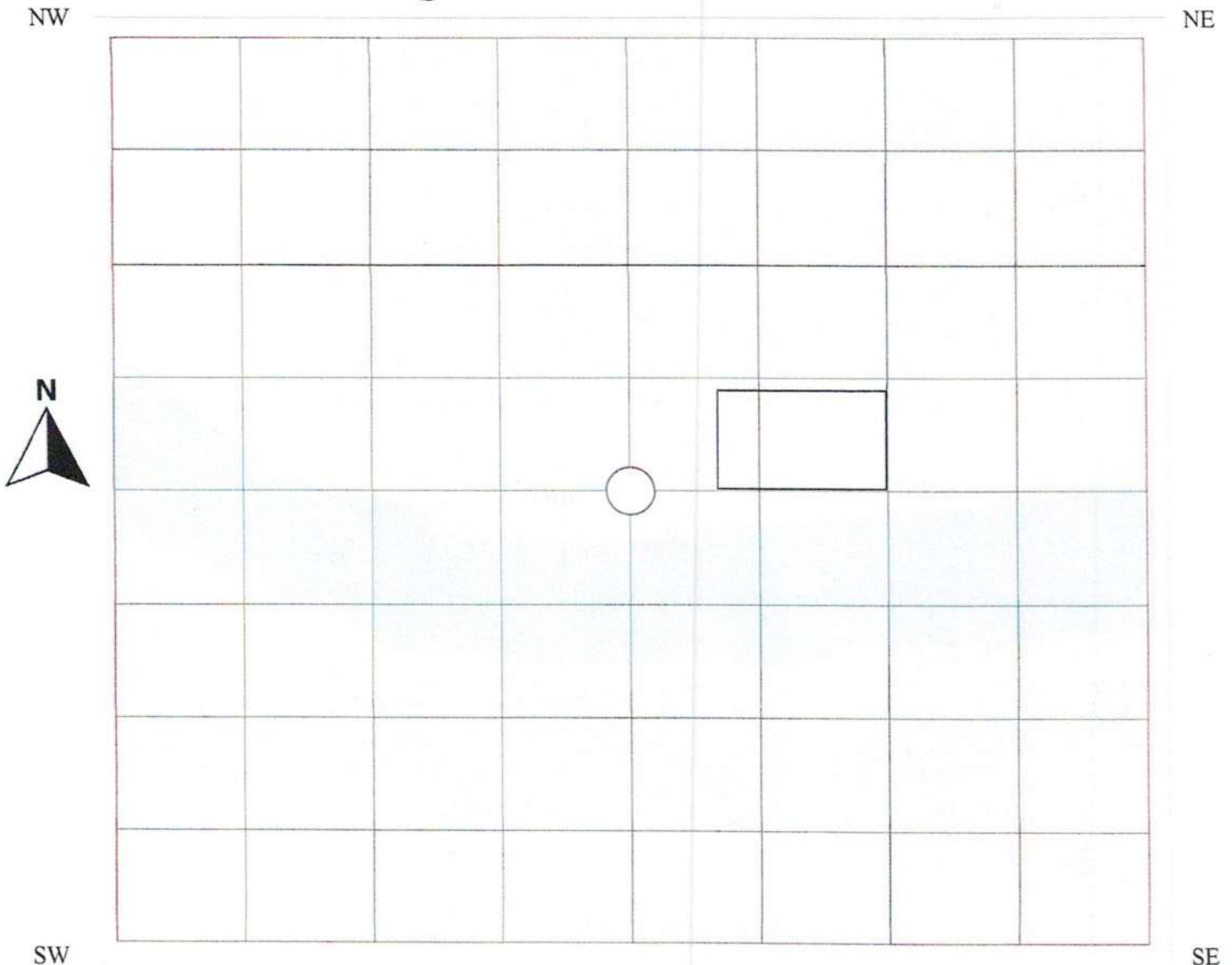
Company: Candlestick Sand LLC

Acres in this Section that will be covered by permit: 10 and bond: 10

Section: 10 Township: 19N Range: 10E County: Tulsa

1. A separate page is needed for every Section.
2. Please as show all permitted and bonded acreage.

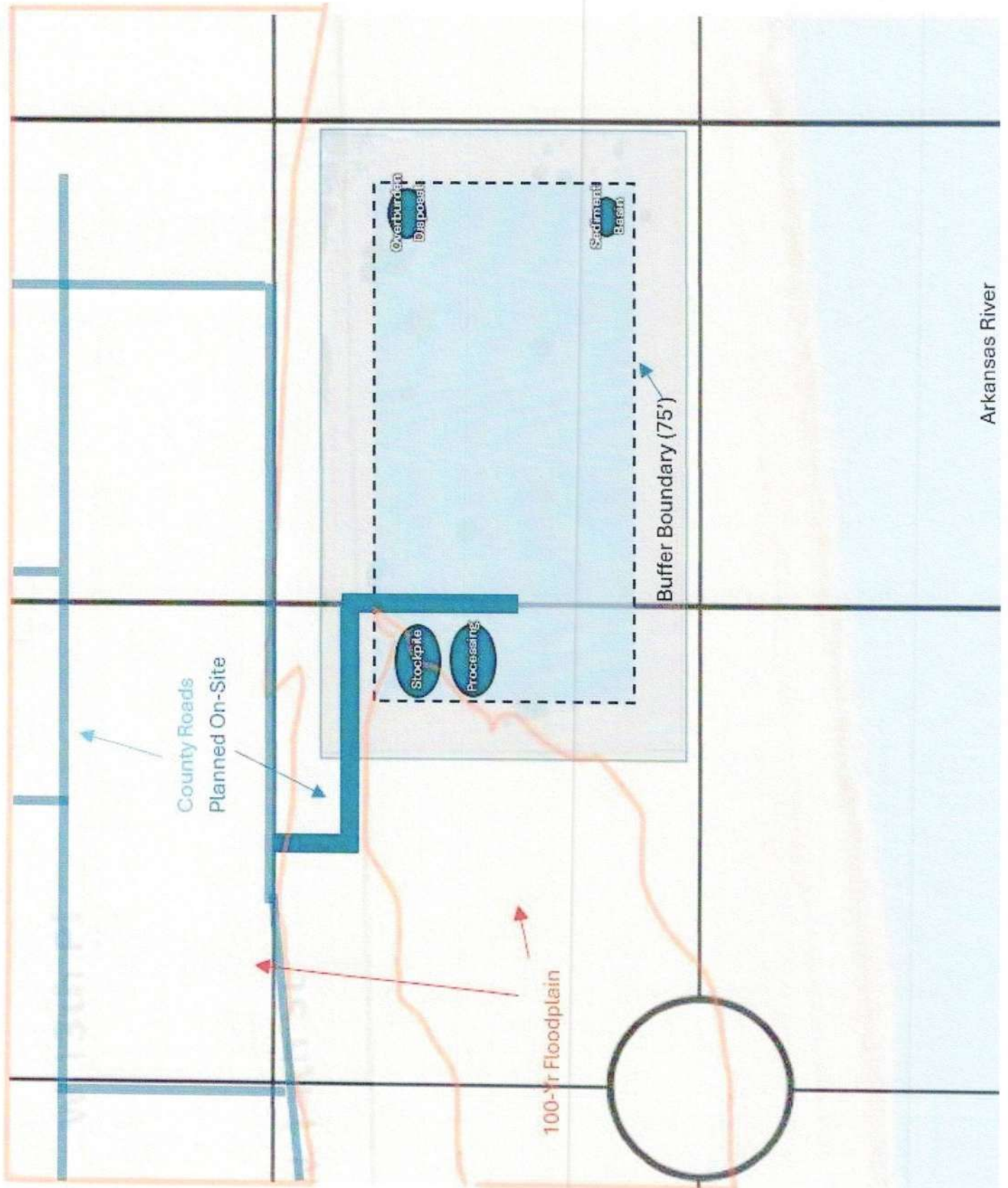
EACH SMALL SQUARE BELOW REPRESENTS A 10-ACRE TRACT.



PLOT LOCATION as accurately as possible on map.

NOTE: PLOT ALL TRANSMISSION LINES (gas, water, electric, etc.) in accordance with HB 1735 of 1982

LOCATION MAP



RECLAMATION MAP

