

**CITY OF SKIATOOK, OKLAHOMA
ORDINANCE 2024-03**

AN ORDINANCE OF THE CITY OF SKIATOOK, OKLAHOMA, REVISING TITLE 11, ENTITLED "ZONING REGULATIONS" CHAPTER 10, "PLANNED UNIT DEVELOPMENTS AND OVERLAY DISTRICTS", OF THE CODE OF ORDINANCES OF THE CITY OF SKIATOOK BY ADDING A NEW SECTION 11-10-11, "GATEWAY OVERLAY DISTRICT", AN AREA WITHIN THE ORIGINAL TOWN AREA OF THE CITY OF SKIATOOK (THE EAST BOUNDARY OF THE DISTRICT IS STATE HIGHWAY 11 AND THE WEST BOUNDARY IS THE OSAGE PRAIRIE TRAIL), CONTAINING OTHER PROVISIONS RELATED THERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, AND DECLARING AN EMERGENCY.

WHEREAS, the original town area of the City of Skiatook, Oklahoma, is considered culturally important; and

WHEREAS, the original town area is considered important to the economic health and vitality of the City of Skiatook and as such should be protected from unattractive and architecture and uses that devalue property, cause disinvestment, and promote blight; and

WHEREAS, the original town area of the City of Skiatook is historically significant and is source of community pride and should be protected from unattractive architecture that disrupts its charm and character; and

WHEREAS, the original town area is highly visible serving as a gateway to the community portraying a first impression of the community to visitors and local residents alike and as such should be aesthetically attractive; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Skiatook, Oklahoma, duly assembled, as follows:

SECTION 1: **NEW SECTION "11-10-11" IN CHAPTER 10.** That there shall be added a new code Section 11-10-11 entitled "Gateway Overlay District" to Title 11 "Zoning Regulations", Chapter 10 "Planned Unit Developments and Overlay Districts", of the City Code of the City of Skiatook, which shall recite in its entirety as follows:

Definitions: The following definitions shall apply to this section

Overlay district: The application of an additional layer of development standards, regulations or exceptions that modifies existing land use regulations, which acts as a supplement to the underlying zoning designation.

Front Facade: Refers to the principal exterior face or frontage of a building that is visible from the primary vantage point, such as the street or main approach. It is the side

of a structure that typically contains the main entrance to the public and is designed to be aesthetically appealing.

Side Elevation: Refers to any exterior wall of a building that does not serve as the main entrance for public access.

Gateway District Review Committee (GDRC): A group individuals appointed by the City Council charged with the responsibility of reviewing applications for improvements within the district.

Administrator: Any person or persons having the authority to approve building or site plans or issue development permits in the City of Skiatook.

Mixed Use: A "mixed-use building" is a structure that combines different functions within a single property, incorporating two or more types of land uses. Typically, these buildings integrate a mix of residential, commercial, and office spaces.

Exterior Modifications: Generally refer to alterations, changes, or improvements made to the outer surfaces or appearances of a structure or object. For the purpose of the section, this term shall be used in the context of buildings.

Architecturally Compatible: Adjacent buildings, sharing comparable size and structure, collaborate to establish an attractive street environment and maintain uniformity among neighboring structures with diverse purposes. This implies that exterior elements such as roof design, siding, windows, doors, and color schemes should align with the principal building, adjacent edifices, and the overall architectural context within the district.

A. Purpose:

1. Ensure the original Skiatook downtown area is aesthetically pleasing and develops in coordinated and consistent manner.
2. Protect an area that represents a significant opportunity for business and commercial investment, important to the long-term economic health of Skiatook.
3. Ensure the original Skiatook downtown area is protected from unattractive obtrusive architecture that would negatively impact its charm and character.
4. Help create an active, inviting streetscape devoid of clutter, with sidewalk-facing storefronts and entry's that are pedestrian friendly and easily accessible
5. Protect the investment of existing and new businesses.
6. Create a sustainable urban environment that maintains higher property values.

- B. Gateway District Defined:** The regulations outlined in this section shall apply to the geographic area depicted in Figure 11-10-11.1 and is defined on the official zoning map. The overlay covers much of the original town area of Skiatook and includes those properties depicted in Figure 11-10-11.1. The east boundary of the District is State Highway 11 (SH-11) and the west boundary is the Osage Prairie Trail. (see Figure 11-10-11.1 *Gateway Overlay District*).

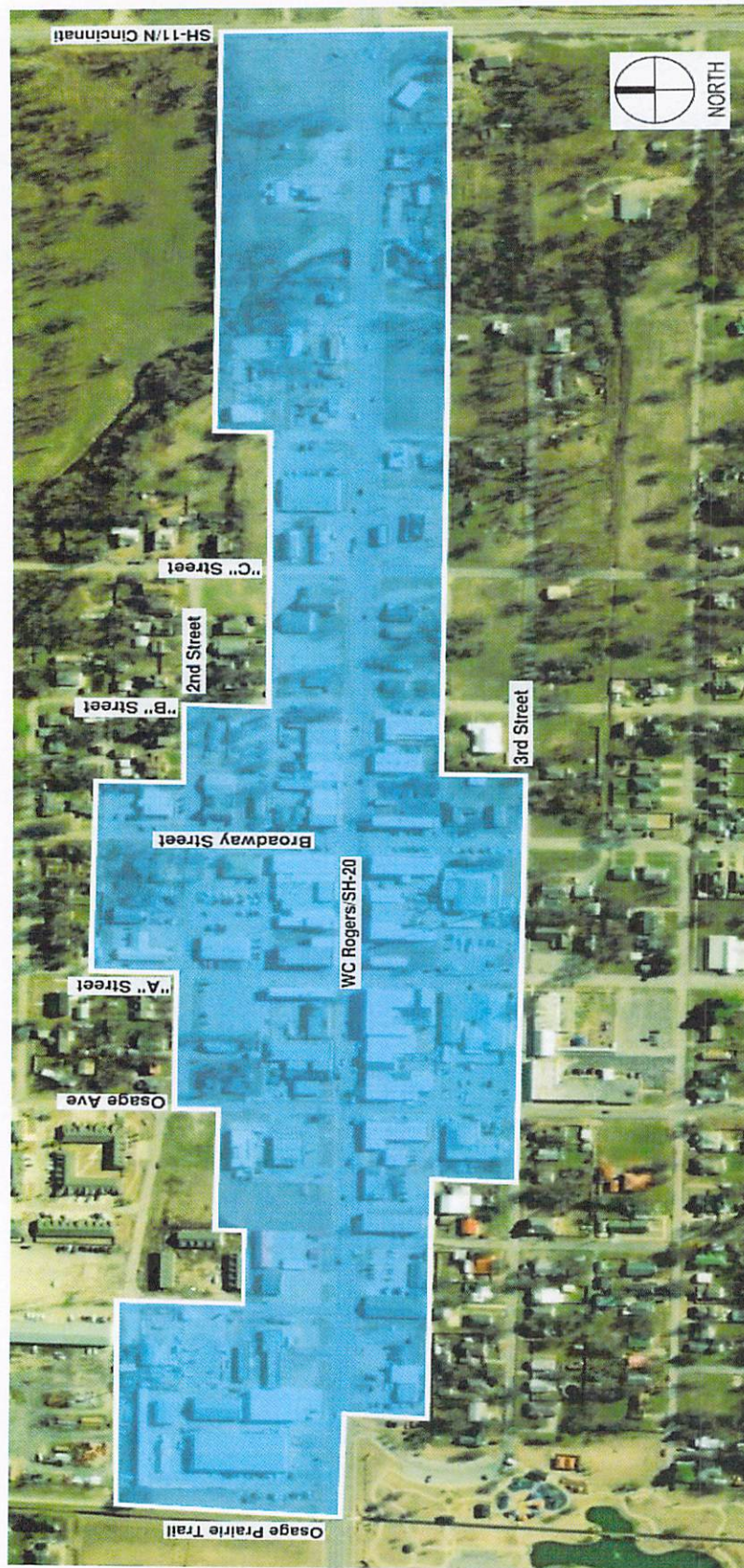


Figure 11-10-11.1
Gateway Overlay District Map

- C. Permitted Uses:** Uses within all zoning districts are permitted except those within the RS, RD, IL and IH zoning districts. Residential with retail or an office use is permitted.
- D. Application:** Beginning from the date of the official adoption of this ordinance, all newly constructed buildings and structures, as well as any exterior modifications made to existing ones, within the boundaries of the Gateway Overlay District shall comply with the regulations outlined in this section.
- E. General Requirements:**
1. New structures and exterior renovations shall be architecturally compatible with the surrounding buildings.
 2. All development except as outlined in this section shall follow City of Skiatook procedures and requirements described in Chapter 2, General Zoning Provisions, except as noted in this Section.
 3. Renderings, drawings or sketches of building elevations shall be submitted to the Community Development Department for disbursement to the GDRC for any exterior improvements.
 4. Exterior remodeling, including painting and miscellaneous repair work, for properties zoned RS, MF, and RD are exempt from the requirements of this section. Additionally, existing non-conforming residential uses are exempt from the requirements of this section.
- F. Wall Articulation:** Walls facing public streets shall not be featureless and flat, but shall be treated using any of the following methods:
1. Changes in color, graphical patterning, changes in texture, or changes in materials
 2. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of twelve inches (12")
 3. Gable projections
 4. Horizontal/vertical breaks
 5. Other similar techniques
- G. Transparency:** For new commercial and mixed-use construction, windows shall be used along the front façade of the building.
1. A minimum of fifty-percent (50%) of the ground-level front facade, within the range of two (2) to eight (8) feet above ground level, shall consist of transparent materials. Transparency includes window or door openings that allow views into and out of the interior of buildings (*see Figure 11.10.11.2 transparency*).

2. Not less than thirty percent (30%) nor more than fifty percent (50%) of the façade of each upper floor shall be transparent. Windows shall include obvious sills, heads, and other forms of framing.
3. Exterior renovations to existing buildings or structures shall not be required to install windows to meet the transparency requirements.
4. Multi-Family, residential buildings not fronting SH-20/WC Rogers are exempt from the transparency requirement.

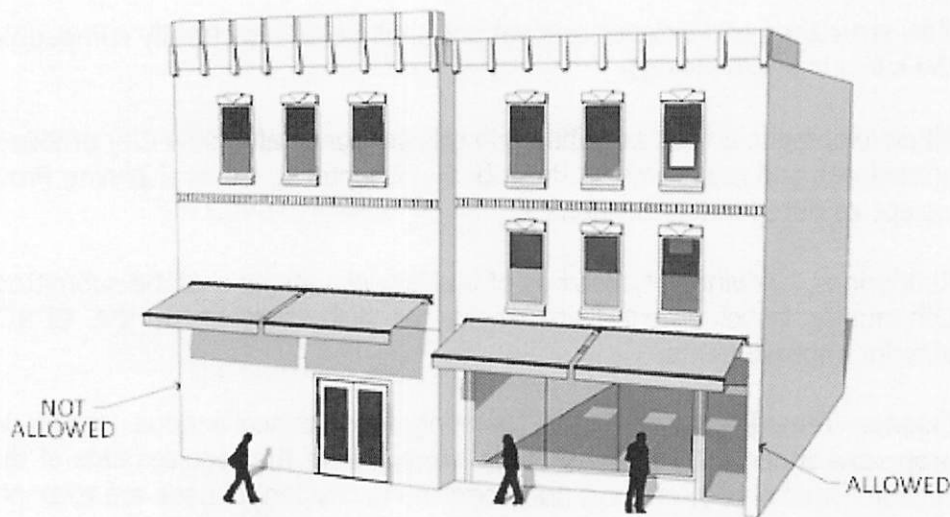


Figure 11-10-11.2
Transparency

H. Entry and Awnings: The main entry into the structure shall be located along at least one primary street frontage. If an awning or canopy is used to shelter the front entrance then the following standards shall apply.

1. Awnings shall be constructed of high-quality materials such as metal with a matte finish, canvas, vinyl-coated canvas or a material as otherwise approved by the GDRC.
2. Bubble, box, or shiny plastic awnings are prohibited.
3. Awnings shall be designed to be simple, compatible design, similar to typical buildings in the City.
4. Awnings shall not be installed so as to obscure significant architectural details of a building (*see Figure 11.10-11.3, Placement of Awnings*).



Figure 11-10-11.3
Placement of Awnings

5. Awnings shall not be installed so as to extend across more than a single building or building module.
6. Solid color or two-color striped awnings are permitted. Corporate colors on awnings are permitted only if they are architecturally compatible with the building on which the awning is attached. Overly iridescent or fluorescent colors are prohibited.
7. See signage section I. for signs permitted on awnings.

I. Signage: This section addresses signage specific to the Gateway Overlay District. Signage within the District shall be architecturally compatible with the surroundings, fit the building scale and present an attractive streetscape view. Any signage not covered within this section is governed under Section 11.11.21 *Business Signs and Outdoor Advertising*.

1. Non-Permitted Signs. In addition to any signage regulated under Section 11.11.21, the following signs are specifically prohibited in the Gateway Overlay District.
 - a. Pole or Pylon Signs for properties having frontage along SH-20/WC Rogers between "B" Street and Osage Ave.
 - b. Snipe Signs (placed in a yard, nailed on poles or trees, affixed to a structure)
 - c. Billboards
 - d. Feather Flags and Banners (Temporary or otherwise)
 - e. Changeable copy, digital and electronic message, animated, or video signs or parts of signs are not permitted between Osage Ave. and "B" Street within the Gateway Overlay District. Outside of the aforementioned area said signage shall be subject to the requirements of Section 11.11.21 D.



NO

Figure 11.10.11.5
Example of a Billboard Sign



NO



NO

Figure 11.10.11.6
Examples of Snipe Signs



NO

Figure 11.10.11.7
Examples of a Banner and Feather Flags

2. Permitted Signs: The following described signs are permitted in the Gateway Overlay District. All new proposed signage requires a sign permit submittal to the Administrator. All permitted signage must submit a sign permit to the Administrator.
 - a. **Awning Signs.** These types of signs are placed on the awning or canopy over a shopfront and allowed only on the vertical edge of an awning (flat face) or can be affixed vertically to a portico or roof type of awning. Signage is not allowed on the sides or top slope of an awning. Franchise logos specific to a company or business are permitted.



Figure 11.10.11.8
Diagram of Awning Signs

| Dimensional Requirements for Awning Signs | | |
|---|--|--|
| Projecting Type | | |
| A | Sign Area | 1 sq. ft. per linear foot of storefront max. |
| B | Lettering Height | 16" max. |
| C | Letter Thickness | 6" max. |
| Valance Type | | |
| D | Sign Area | 75% of Coverage |
| E | Width | Storefront width max. |
| F | Height | 8" min., 16" max. |
| G | Lettering Height | 8" max. |
| H | Clear Height | 8 ft. min. |
| Signs per awning | | 1 |
| Location | Anywhere in the Gateway Overlay District | |

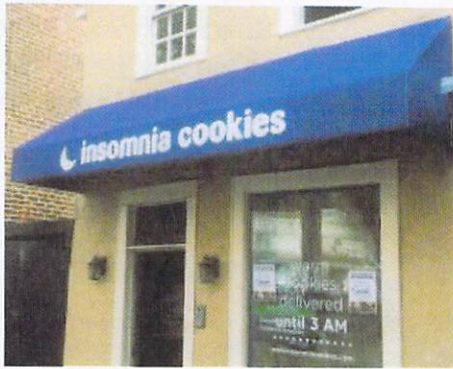


Figure 11.10.11.9
Examples of Appropriate Awning Signs

- b. **Projecting Signs.** These types of signs are limited to individual structures and are not intended for advertising individual tenant spaces. Projecting signs are only allowed on buildings that have frontage on WC Rogers/SH-20. Projecting signs may be internally lit but must be at least 150 ft. from any property zoned RS. The 150 ft. distance requirement shall not apply for residential uses, such as loft apartments, within mixed use buildings.

Projecting Sign



Figure 11.10.11.10
Diagram of Projecting Sign

| Dimensional Requirements for Projecting Signs | | |
|---|--|-------------------------------------|
| A | Width | 4 ft. max |
| B | Height | 12 ft. max |
| C | Letter Width | 75% of sign width max. |
| D | Clearance | 12 ft. max. |
| E | Projection above roofline | 3 ft. max. |
| F | Projection | 5 ft. max. |
| Number of Signs | 1 Per building | |
| Lighting (optional) | Internal permitted. Neon as an accent only | 150 ft. from RS zoned property min. |
| Location | Properties having frontage along SH-20/WC Rogers | |

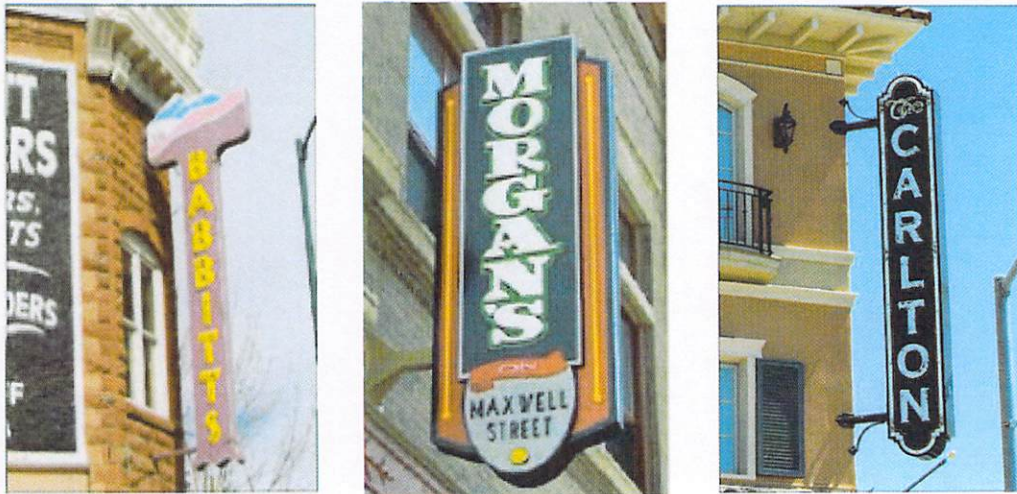


Figure 11.10.11.11
Examples of Appropriate Projecting Signs

- c. **Blade/Bracket Signs:** Small projecting signs or bracket type signs are encouraged to be used for individual tenant spaces in a building and identifying the businesses for a pedestrian walking along the same side of the street as the business they seek or under a continuous rain canopy projecting from the building. They are typically found attached to the face of the building sometimes beneath the awning cover.

Bracket / Blade Signs

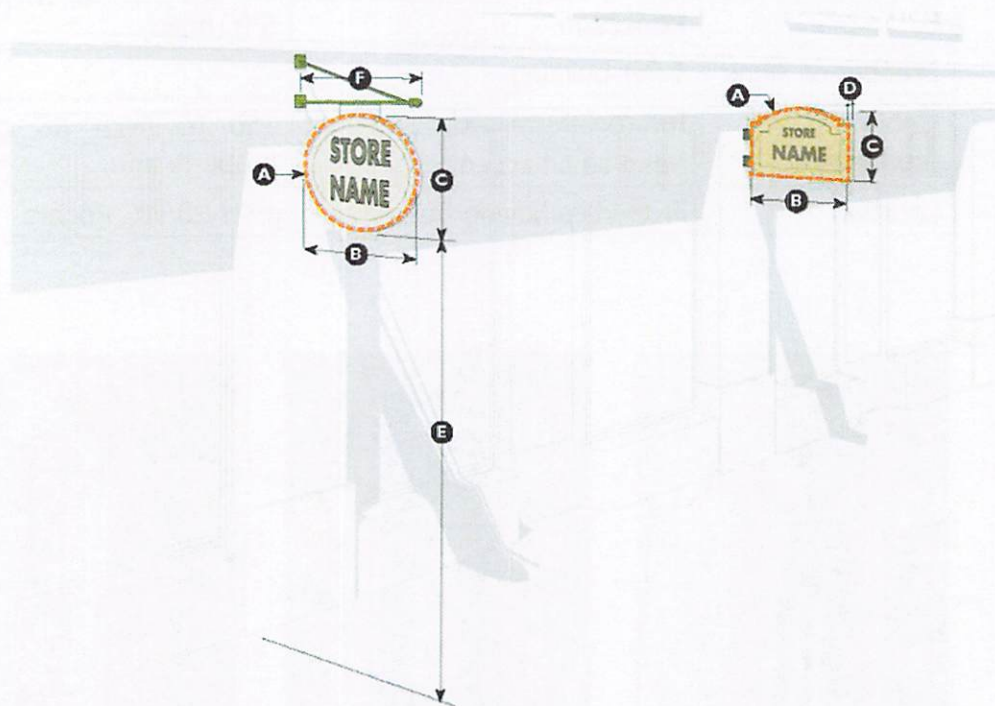


Figure 11.10.11.12
Diagram of Bracket/Blade Signs

| Dimensional Requirements – Bracket or Blade Signs | | |
|---|--|------------|
| A | Sign Area | 6 SF Max |
| B | Width | 48" max. |
| C | Height | 36" max. |
| D | ¹ Thickness | 4" max. |
| E | Clearance | 8 ft. max. |
| F | Projection | 5 ft. max. |
| Number of Signs per Building | 1 per tenant space or storefront | |
| Lighting (optional) | Gooseneck, spot, or similar | |
| Location | Anywhere in the Gateway Overlay District | |

¹ Special and creative signs that have unique three-dimensional qualities which may have a greater thickness are subject to approval by the GDRC.



Figure 11.10.11.13
Examples of Appropriate Bracket/Blade Signs

- d. **Wall Signs.** Wall signs are signs that are flat against the facade consisting of individual letters applied directly to the building, or painted directly on the surface of the building. Wall signs are placed directly above the main entrance and often run horizontally on the buildings surface. Other buildings may have signage locations integrated into a decorative cornice or sign band along the top of the building. Wall signs do not protrude beyond the roof line or cornice of a building. Wall signs are intended to be seen from a distance and may also be accompanied with additional pedestrian scale signage.

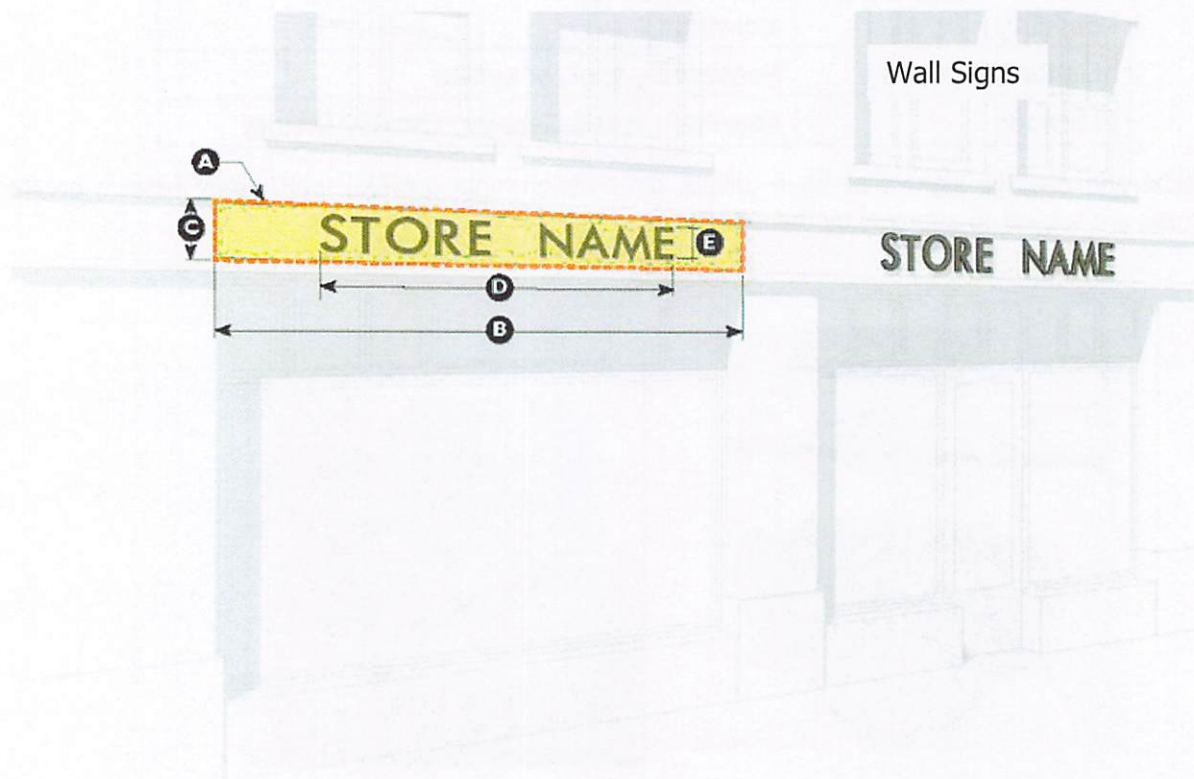


Figure 11.10.11.14
Diagram of Wall Signs

| Dimensional Requirements for Wall Signs | | |
|--|---|--|
| A | Sign Area | 1 SF per linear foot of shopfront max. |
| B | Width | Width of the storefront max. |
| C | Height | 12" min., 3 ft. max. |
| Lettering | | |
| D | Width | 75% of signable width max. |
| E | Height | 75% of signable height, max.; 36" max. |
| Other | | |
| Projection from Facade | 8" Max. | |
| Signs per Building | 1 per shopfront/tenant space | |
| Location | Properties having frontage along SH-20/WC Rogers | |
| Building Location | Face of the building along a public street | |
| Lighting | Gooseneck, spot, or similar. Internally lit allowed only for properties west of Osage Ave. and East of "B" Street | |



Figure 11.10.11.15
Examples of Appropriate Wall Signs

- e. **Yard Signs.** Yard signs can be installed on the porch or in the yard, sometimes in both locations, and are commonly seen on repurposed residential buildings used for commercial or office uses. These signs are not designed to catch the attention of fast-moving traffic but rather contribute to the overall aesthetic and ambiance of the District. These signs shall be placed out of the right-of-way.

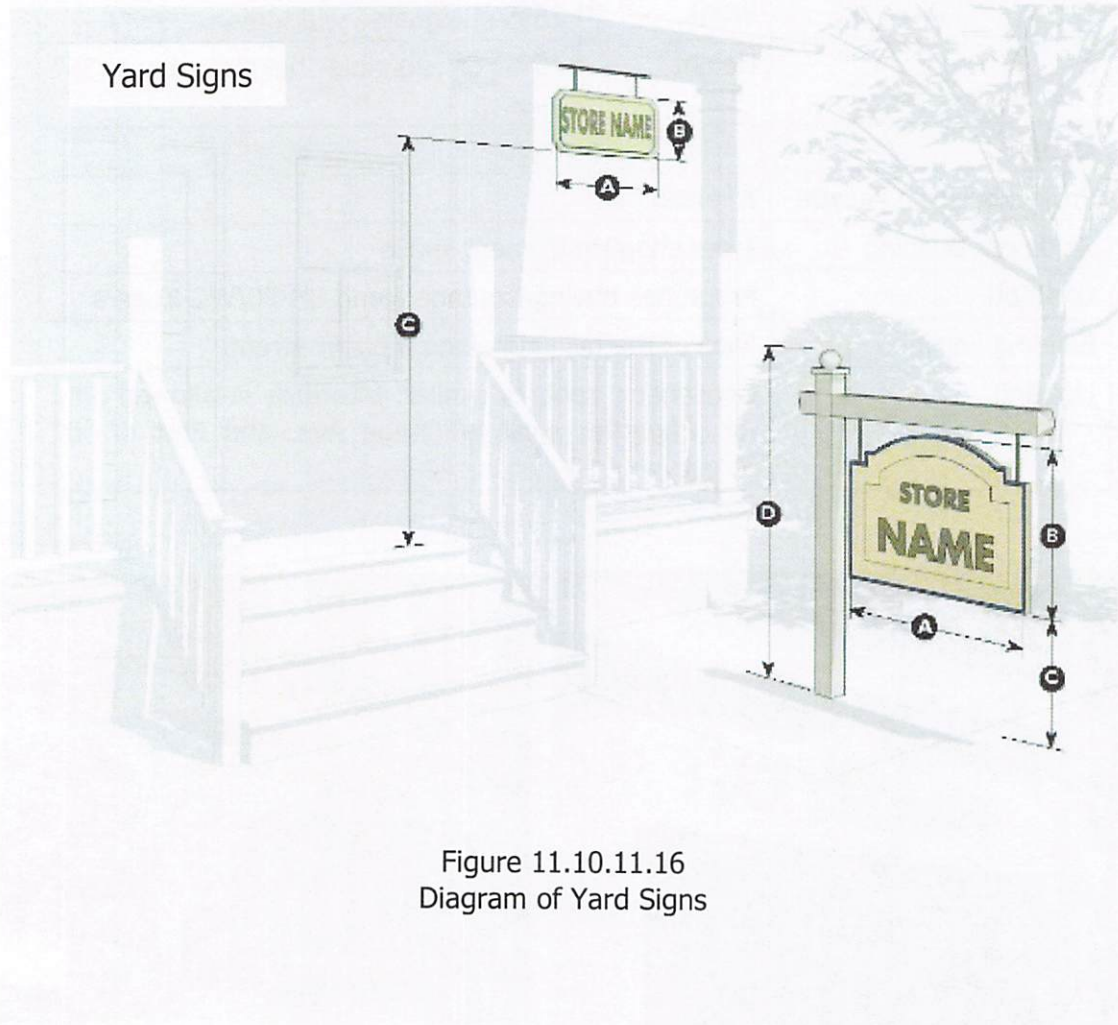


Figure 11.10.11.16
Diagram of Yard Signs

| Dimensional Requirements – Yard Signs | | |
|---------------------------------------|---|---|
| A | Width | 36" max. |
| B | Height | 36" max. |
| C | Clear Height | On a porch: 6' 8" min. In the yard: 12" min. |
| D | Overall Height | 5' max |
| Signs per Building | Mounted on the porch: 1 max. Mounted in the yard: 1 max. | |
| Lot Location | For corner lots, front yard along a public street | |
| Location | Anywhere in the District except along SH-20/WC Rogers between Osage Ave. and "B" Street | |
| Lighting | Gooseneck, spot, or similar. | |

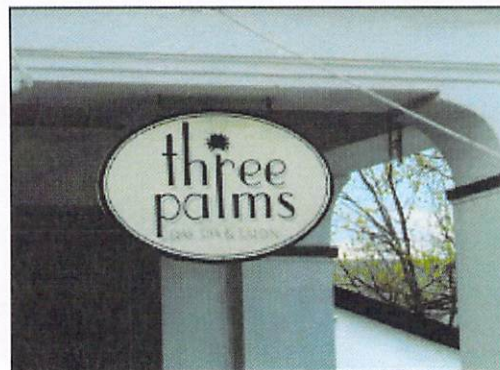


Figure 11.10.11.17
Appropriate Examples of Yard Signs

- f. **Window Signs.** Window signs are professionally painted consisting of individual letters and designs, applied directly to the inside of a window. Window signs are often repeated on storefronts with several divided openings; however, repetition should be done with great care to ensure that the entrance to the business is clearly marked. Window signs not visible from a public street shall not be counted.

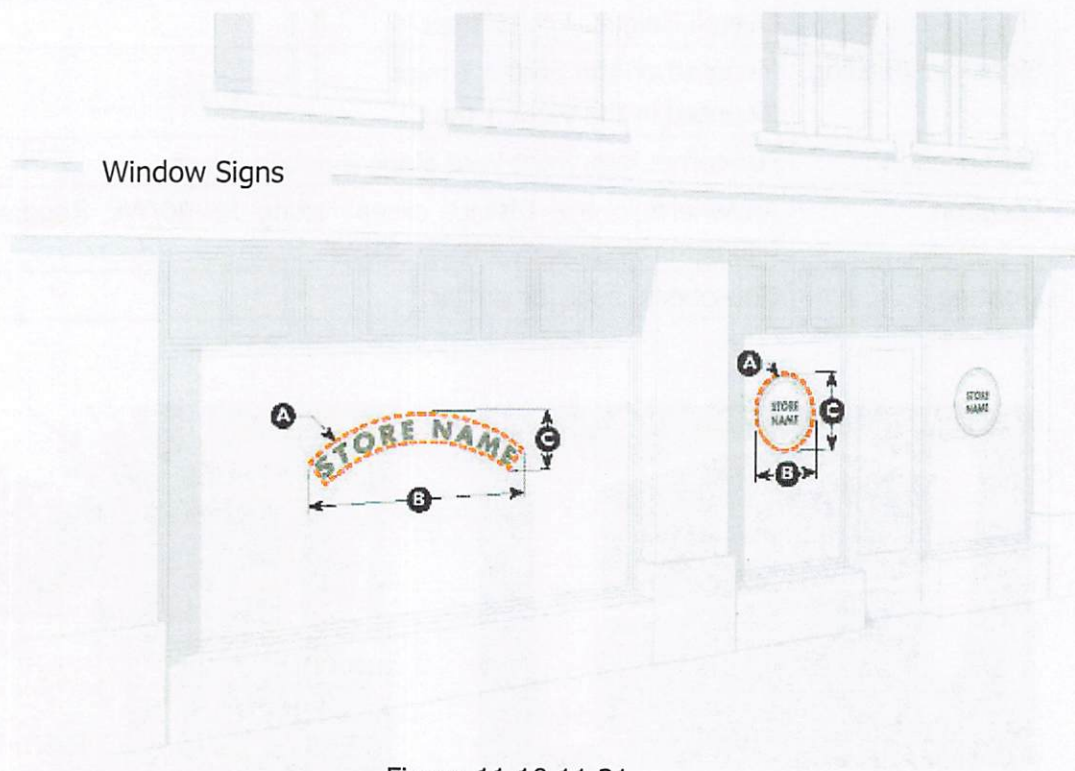


Figure 11.10.11.21
Diagram of Window Signs

| Dimensional Requirements for Window Signs | | |
|--|--------------------------|------------|
| A | Sign Area | 7 ft. max. |
| Per Shopfront Bay | 25% max. | |
| Per Shopfront | 15% max. | |
| B | Width | 5 ft. max. |
| C | Base Height | 36" max. |
| Location | Anywhere in the District | |
| Window Location | | |
| Window signs shall be placed at or above eye level and have a clear background | | |
| Window signs shall be applied directly inside of the glass | | |



Figure 11.10.11.22
Examples of Appropriate Window Signs

- h. **Sidewalk Signs.** Sidewalk signs shall provide secondary signage and may be used to announce daily specials, sales, or point to shops off of the sidewalk (i.e. a shop located in alley or along a paseo). Chaser lights or luminated signs are not permitted for sidewalks signs.



Figure 11.10.11.23
Diagram of a Sidewalk Sign

| Dimensional Requirements for Sidewalk Signs | | |
|---|--|----------------|
| A | Sign Area | 6 sq. ft. max. |
| B | Width | 30" max. |
| C | Height | 42" max. |
| Position | 1 sign per storefront max. Must allow a 6 ft. clear path and not block accessible paths or entry points. | |
| Location | Between "B" Street and Osage Ave. | |
| Time | Only during business hours and must be removed at the close of business | |



Figure 11.10.11.24
Examples of Appropriate Sidewalk Signs

- i. **Flags.** Decorative flags hung diagonally off the building face are permitted so long as they do not convey an advertising message. One (1) flag may be erected that says "open" or "closed" or may just have a graphic or colors. Flags shall be spaced a minimum of six feet (6') apart and shall have a dimension of no greater than six (6) square feet. A clearance of eight feet (8') shall be maintained from the lowest point of the flag with the ground. Said flags shall not require a permit. Two (2) flags allowed per tenant space or per building. American Flags are permitted and do not require a sign permit.



Figure 11.10.11.25
Examples of Appropriate Flags

- j. **Building Directory Signs.** Building directory signs are those used for the purpose of identifying first floor tenants that do not have outside building frontage or for upper floor tenants. Building directory signs are allowed on the face of a building up to a maximum of six (6) square feet.



Figure 11.10.11.26
Examples of an Appropriate Building Directory Sign

3. Signs Not Requiring a Permit. Certain signs not required to secure a permit are listed below.

| Signs Not Requiring a Permit | |
|---|---|
| American Flag | |
| Announcements or notices placed inside the window of a businesses | 1 sq. ft. max. per sign; 3 signs allowed per business |
| Business hours sign | 1 sq. ft. max |
| Now hiring sign | 1 sq. ft. max. |
| Open or closed sign | 1 sq. ft. max |
| Private parking signs | 2 sq. ft. max.; 1 sign allowed per business |
| Welcome sign or similar | 1 sq. ft. max |

4. Mural Signs. Mural signs shall be limited to only one wall, façade, face, or surface of a building and shall be approved by the GDRC on an individual basis. A sketch or graphic of the proposed sign shall be provided to the Administrator.
5. Miscellaneous Signs. Any sign not covered by this Section shall be approved by the GDRC on an individual basis and will be evaluated against the purpose of the Gateway overlay District.
6. Encroachment agreement. For signs or awnings that protrude into the public right-of-way or public sidewalk an encroachment agreement is required. The sign owner must provide a fully-executed encroachment agreement to the Administrator. As part of the encroachment agreement approval, each individual merchant desiring to utilize such signs, or, alternatively, the merchant's association or community

development agency representing such merchants collectively, shall produce a form of surety (insurance) acceptable to the City, which protects the City or State from any liability resulting from injury or property damage caused by any such sign.

- J. Building Setback:** The maximum front building setback for residential buildings is 25' and 10' for commercial, office and mixed-use structures. All structures are allowed to build to the property line (zero setback) subject to approval from the Administrator.
- K. Building Height:** The maximum building height is 40 feet.
- L. Commercial Drive Through Lanes:** Drive-through facilities associated with commercial uses are not permitted between Osage Avenue and "B" Street.
- M. Screening of Refuse Collection and Loading Areas:** For all lots other than residentially zoned lots, refuse and service areas shall be located in alleys or behind the main structure. If not located within an alley, said areas shall be screened with walls and/or fences between six feet (6') and eight feet (8') in height made of durable materials. Metal panels are not permitted as screening material.
- N. Rooftop Equipment:** New rooftop equipment shall be screened with either a parapet wall or a screen box around the unit itself. Metal parapets are not permitted.
- O. Overlay Administration and Authority:** The Skiatook City Council shall appoint a Gateway Design Review Committee (GDRC) who shall have authority over the regulations within this section. Said committee shall consist of the following representatives:
 - 1. A representative from the Chamber of Commerce
 - 2. A representative from the Skiatook Economic Development Authority (SEDA)
 - 3. The Administrator (City Planner or Community Development Director)
 - 4. One (1) property owner within the District
 - 5. One (1) at large citizen
- P. Approval and Review Process:** All private and public construction projects, except for interior construction and remodeling, or exterior in-kind replacement work, are subject to review by the GDRC.
- Q. Certificate of Appropriateness:** The Administrator shall issue a Certificate of Appropriateness (CA) for approved projects. The CA shall serve to grant approval for the proposed work.
- R. Review Procedure:** Applicants proposing improvements in the Gateway Overlay District shall follow the procedure outlined below.
 - 1. Project Consultation. Before applying for an application, the applicant must schedule a meeting with the Administrator to discuss the review procedures

and applicable standards for approval. This meeting is not intended for approval but shall provide the applicant with an overview of the application requirements and to identify any issues or opportunities related to compliance with the requirements of this Section.

2. Application Submittal. An application must be submitted to the Administrator and the applicant will be notified if the application is complete and has the necessary information for review by the GDRC. If the application lacks the necessary information, the Administrator shall notify the applicant what additional information is needed.
3. Review and Decision. The application is reviewed by the committee with a recommendation of approval or denial. If the application is denied, the reason shall be provided to the applicant outlining the needed corrective action. The applicant may resubmit the application with corrections. Once approved, the applicant may be required to get a building permit depending upon the nature of the work.
4. Timeline. Applications shall be reviewed and a decision of approval, denial or recommended changes shall be returned to the applicant within 14 business days of the submittal.

S. Submittal: All individuals proposing new signage, exterior color changes, front or side façade changes, or any other exterior alterations as described in this Section shall submit architectural drawings, renderings, or sketches showing the proposed improvements.

1. Materials

- a. Brick, terra cotta, stone, prefabricated brick panels, glass, cement board siding, wood, or stucco are the preferred exterior materials required for new construction.
- b. Architectural metal is permitted as an exterior material up to 20% of any building façade facing a street not having frontage on SH-20/WC Rogers. For buildings having frontage on SH-20/WC Rogers exterior metal is limited to 10% façade facing a street. Garage doors may be metal.
- c. Metal is allowed as a roofing material so long as it is a matte or flat finish. Full metal may also be used for any side of the building not facing a street.

2. Information required. All submittals shall include the following applicable information:

- a. Elevations showing of all sides of the building visible from a street or alley
- b. Proposed construction materials to be used on each elevation
- c. Exterior paint colors to be used

- d. Architectural features proposed to be added.
- e. Façade treatment
- f. New or replacement awnings
- g. Proposed Signage

T. Non-Conforming Structures: Any building or structure that lawfully exists at the time this Ordinance is enacted, which would not otherwise be permitted under this Ordinance, may continue in the same manner as it existed before the effective date of the Ordinance. Any new construction, additions, or exterior modifications subject to a building permit shall meet the requirements of this Section except as otherwise noted in 11.10.11 E. 4.

SECTION 2: **BOUNDARY:** The described boundary and area comprising the Gateway Overlay District is contained within Section 23, Township 22 North, Range 12 East, Tulsa County, and is more particularly described as follows, to-wit:

Beginning at a point being the Intersection of centerline of Oklahoma Highway 20 and the centerline of Oklahoma Highway 11; thence N-00°56'55" -E along said centerline a distance of 280.50' to a point being the SE corner of SE/4 NE/4 SE/4 of Section 23, T-22-N, R-12-E; thence N-89°53'05" -W along the South line of said SE/4 NE/4 SE/4 a distance of 1,105.00' to a point on the center of "D" Street; thence South along the center of "D" Street a distance of 100.00' to a point being the center of alley; thence West along the center of said alley a distance of 720.00' to a point in the center of "B" Street; thence North along the center of "B" Street, a distance of 180.00' to a point in the center of Second Street; thence West along the center of Second Street a distance of 180.00'; thence North a distance of 180.00' to a point in the center of alley; thence West along the center of alley a distance of 560.00' to a point in the center of "A" Street; thence South along the center of "A" Street a distance of 180.00' to the center of Second Street; thence West along the center of Second Street a distance of 330.00' to a point on the East Right-of-Way of Osage Avenue; thence South along side Right-of-Way a distance of 100.00'; thence N-89°53'05" -W a distance of 400.00'; thence S-00°56'55" -W a distance of 75.00'; thence N-89°53'05" -W a distance of 170.00'; thence N-00°56'55" -E a distance of 280.00'; thence N-89°53'05" -W a distance of 540.00' to a point on the center of Osage Prairie Trail; thence S-03°25'55" -W along the center of Osage Prairie Trail a distance of 470.00' to a point on the center of WC Rogers Blvd.; thence East along the center of WC Rogers Blvd. a distance of 250.00' to a point being the center of Section 22, T-22-N, R-12-E; thence S-00°56'55" -W along the center of said Section 22 a distance of 190.00' to the center of alley in Block 2 of JAVINE NO. 2; thence East along the center of said alley a distance of 855.00' to the East Right-of-Way of Osage Avenue; thence South along said Right-of-Way a distance of 180.00' to the center of Third Street; thence East along the center of Third Street a distance of 920.00' to the center of alley to the North; thence North along the center of said alley a distance of 180.00' to the center of alley to the East; thence East along the center of said alley a distance of 2,010.00' to the center of Oklahoma Highway 11; thence North along the center of said Oklahoma Highway 11 a distance of 180.00' to the center of Oklahoma Highway 20 and the Point of Beginning.

SECTION 3. **REPEALER:** All ordinances or parts of ordinances in conflict herewith are expressly repealed.

SECTION 4. **SEVERABILITY:** Should any section, subsection, sentence, provision, clause or phrase hereof be held invalid, void or unconstitutional, then the remaining parts and provisions of this ordinance shall remain in full force and effect.

SECTION 5. **EMERGENCY:** For the preservation of the public peace, health, and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect immediately from and after its passage, approval and publication as required by state law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SKIATOOK, OKLAHOMA, this 11th day of June, 2024 with the emergency clause having been voted upon and approved separately.



CITY OF SKIATOOK, OKLAHOMA

By: Robin Edens
Robin Edens, Mayor

Shirley Lett
Shirley Lett, City Clerk

APPROVED AS TO FORM:

Joel W. Barnaby
Joel Barnaby, City Attorney