



CITY OF NORMAN, OK CITY COUNCIL CONFERENCE

**Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069**

Tuesday, April 22, 2025 at 5:00 PM

MINUTES

The City Council Conference of the City of Norman, Cleveland County, State of Oklahoma, met in Conference in the Executive Conference Room in the Municipal Building, on Tuesday, April 22, 2025 at 5:00 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Josh Hinkle
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Scott Dixon

AGENDA ITEMS

1. SUMMARY OF THE AIM NORMAN LAND USE AND MASTER PLANS ALONG WITH SCENARIO TRAINING.

Ms. Amy Haas, RDG Planning and Development, opened the presentation with an overview of ongoing legal and procedural matters related to land use and zoning coordination. She noted that the City continues to review development policies to ensure consistency with both state requirements and Norman's comprehensive plan.

Ms. Haas emphasized the importance of balancing legal compliance with practical implementation, particularly regarding conditional use permits and zoning code updates. She acknowledged Council's prior concerns about process transparency and confirmed that her office is coordinating with the Planning Department to streamline review procedures.

Legal Framework and Context

Mr. Allen Dennis, with Garver Engineering, provided additional context on the legal implications of state statutes affecting municipal development authority. He discussed how recent legislative changes may influence City-level permitting and outlined the City Attorney's office approach to ensuring compliance while maintaining flexibility for Norman's planning goals.

Mr. Dennis also clarified questions related to land use appeals, emphasizing due process, staff consistency in interpretation, and the importance of written findings when evaluating applications.

Planning and Development Presentation

Mr. Bret Cabiness, Transportation Committee Chair, presented on the current development pipeline, zoning alignment, and upcoming amendments under review. He outlined ongoing efforts to align the Unified Development Ordinance (UDO) with the Comprehensive Plan, focusing on ensuring consistency between zoning districts and future land use designations. Mr. Cabiness noted that staff are preparing recommendations for Council consideration later in the year.

Mr. Cabiness also provided updates on coordination with infrastructure departments, addressing challenges related to site access, stormwater requirements, and utility placement in developing areas.

Mr. Cabiness stated that improved communication between Planning, Public Works, and the City Attorney's Office has resulted in better efficiency in project review and approval timelines.

Planning Staff Updates

Ms. Mary Elizabeth Mach, Garver, discussed community engagement strategies and efforts to ensure residents have clear information about proposed developments. She noted that updated digital mapping tools and public notifications are helping increase transparency in the process.

Ms. Lora Hoggatt, Planning Services Manager, provided updates on zoning map maintenance and discussed the department's efforts to correct legacy inconsistencies between adopted maps and current parcel data. She emphasized that a more accurate digital zoning map is critical to both Staff review and public understanding.

Ms. Destiny Andrews, Urban Planner, summarized recent public communication initiatives, including an upcoming educational campaign to inform residents about zoning procedures and public participation opportunities. She also discussed improvements to the City's online planning portal, which will allow users to track development applications in real time.

Council Discussion

Council engaged in discussion following staff presentations.

Item 1, continued

Topics raised included:

- The timeline for implementing zoning updates and potential impacts on developers currently in the pipeline.
- How Staff can better coordinate with outside agencies, including the Oklahoma Department of Transportation and the Oklahoma Water Resources Board.
- The importance of ensuring consistent Staff communication with both applicants and residents throughout the permitting process.
- Strategies to improve the accessibility of public notices and meeting information.

Staff provided clarifications, reaffirming their commitment to interdepartmental collaboration and transparent communication.

Mayor Heikkila thanked staff for their work, noting that the Council's priority is maintaining community trust and ensuring regulations are applied fairly and consistently.

Council expressed general support for the direction presented by staff. Councilmembers agreed that continued coordination between the City Attorney's Office, Planning Department, and Public Works is essential to maintaining efficiency and public confidence.

Consensus was reached to move forward with refining the proposed Planning and Land Use amendments and to schedule a follow-up presentation for further review at a future Council Conference meeting.

ADJOURNMENT

The Meeting was Adjourned at 6:15 p.m.

ATTEST:

City Clerk

Mayor