

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, DECLARING A TEMPORARY MORATORIUM ON THE ISSUANCE OF PERMITS FOR LARGE PROJECTS UNTIL JULY 1, 2025, OR UNTIL THE ENACTMENT OF A NEW ORDINANCE PLACING ADDITIONAL REQUIREMENTS ON SUCH PROJECTS, WHICHEVER OCCURS SOONER.

- § 1. **WHEREAS**, the City Council of Norman recognizes the need to review and potentially revise the City’s ordinances concerning large development projects to ensure the protection of public resources, environmental quality, and the well-being of residents; and
- § 2. **WHEREAS**, the City Council of Norman is on the process of drafting and considering a new ordinance intended to impose additional requirements on large projects; and
- § 3. **WHEREAS**, it is necessary to temporarily halt the issuance of permits for such large projects to prevent the approval of developments that may not comply with forthcoming regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMA, OKLAHOMA,**

- § 4. That the Council of the City of Norman formally adopts an interim policy of prohibiting development of “Large Projects” within the City of Norman that meet at least two of the following criteria:
  - (a) the project covers at least 161 acres within the City’s limits;
  - (b) the project covers at least 100 acres within the Lake Thunderbird watershed;
  - (c) the project covers at least 100 acres within any flood plain as defined by the Federal Emergency Management Agency (FEMA) or any applicable local ordinance;
  - (d) the project would result in the taking of at least twenty (20) properties through the exercise of eminent domain;
  - (e) the project would result in the taking of at least ten (10) primary homes through the exercise of eminent domain;
  - (f) the project has a cumulative cost of \$500,000,000 or more, as adjusted to 2024 dollars using the Consumer Price Index (CPI) or another similar inflation index recognized by the City.
  - (g) The project crosses a stream or creek that is recognized as impaired by the Department of Environmental Quality (DEQ); and
  - (h) the project involves the construction, expansion, or significant modification of a major transportation corridor, such as an interstate highway, state highway, or major airport, and has a direct impact on regional transportation networks.

Developments that do not meet at least two of these criteria shall not be classified as Large Projects and will be subject to standard City regulations.

- § 5. This moratorium shall be in until July 1, 2025, or the date an ordinance adopting additional requirements on Large Projects becomes effective, whichever occurs first.
- § 5. That the City Manager of the City of Norman is directed to establish the policy of not issuing permits for the construction of Large Projects as defined herein.
- § 6. That an exception to this Resolution is projects for which a permits has been lawfully there has been lawfully issued prior to the effective date of this Resolution.
- § 7. That City Council may, by resolution, grant a waiver to the moratorium if it determines that the project is essential to public health, safety, or welfare, or if the project is in furtherance of an essential public purpose.
- § 8. Severability. If any section, subsection, sentence, clause, phrase or portion of this resolution is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this resolution.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor

ATTEST:

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City Clerk