

NON-CONSENT ITEMS

Public Utility

3. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-15: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR PUBLIC UTILITY IN THE A-2, RURAL AGRICULTURAL DISTRICT FOR A STRIP, PIECE OR PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHT (8) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF ETOWAH ROAD ON 72ND AVENUE SOUTHEAST)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. WFEC Substation Site Plan
4. WFEC Substation Letter to Planning Commission addressing protests
5. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented on the proposed public utility Special Use.

Commissioner Bird asked where other substations are located and when they were built. Staff responded that there have been 2 substations in the past. One was a new substation and one was a Special Use to allow changes to the existing facility.

Applicant Presentation

Joe Krodel, Representative for WFEC, spoke on the public utility Special Use for the WFEC Substation. Mr. Krodel stated that it would be located off 72nd Ave SE where there are currently lines running east and west. He also stated that this would accommodate the growth in Norman.

Commissioner McClure asked where the closest property was to the site and if barriers for noise and visibility would be added. Mr. Krodel responded that the nearest property is 100 feet to the north and there are strict rules to adding vegetation.

Commissioner Kindel asked if there was any immediate need and if it would be serving Norman or the neighboring towns. Mr. Krodel responded that there is an immediate need as this is a growing and undersupplied area. He also stated there is no way to prove who all it will be serving.

Commissioners inquired about the deadlines and hearing dates regarding the condemnation. Shawn Fulkerson, Attorney representing the property owner, went into detail regarding the process of the condemnation and the different scenarios.

Commissioner Brewer asked why they are applying for the Special Use now when there is still a long process ahead. Mr. Krodel responded that they have the ability now and want to be prepared when the time comes.

Public Comments

Trey Kirby, 311 Roserock Dr, Norman, OK (Protest)
J.D. Krohmer, 7240 E. Cemetery Rd, Norman, OK (Protest)
Shawn Fulkerson, 10444 Greenbriar Pl, OKC, OK (Protest)
Reta Jones, 5250 72nd Ave SE, Noble, OK (Protest)
Gary King, 5300 72nd Ave SE, Noble, OK (Protest)
John Crewshaw, 5100 72nd Ave SE, Noble, OK (Protest)
Gary Humphrey, 6655 Etowah Rd, Noble, OK (Protest)

Planning Commission Discussion

Commissioner McKown asked if they did any kind of environmental studies regarding the site. Travis Goucher, WFEC, responded that they did and that is why they are adding a detention pond.

Commissioner Bird asked about the height of the building and if it was located in the Water Quality Protection Zone, WQPZ. Mr. Goucher responded that the building would be 50 feet above ground. Todd McLellan, Development Engineer, responded that it is not in the WQPZ.

Commissioner Griffith asked if the transmission lines cross this site. Mr. Goucher responded that they do and that is why the site was selected.

Commissioners had concerns in regards to the proximity to adjacent properties and would like to see more information proving the need for this and why the rush when it will be a long process.

Commissioners would also like to see more information and what it would actually look like before considering a recommendation.

Applicants were asked if they would like to withdraw or postpone the item. They responded stating they did not want to do either.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2425-15; **Second** by Commissioner McKown.

The motion failed with a vote of 0-7.