

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

SEPTEMBER 12, 2019

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12th day of September, 2019. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Vice Chair Chris Lewis called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Neil Robinson
Chris Lewis
Tom Knotts
Dave Boeck
Lark Zink
Steven McDaniel

MEMBERS ABSENT

Erin Williford
Nouman Jan
Sandy Bahan

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Beth Muckala, Asst. City Attorney
Bryce Holland, Multimedia Specialist

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Item No. 8a, being:

R-1920-24 – CITY OF NORMAN REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM PARKLAND/OPEN SPACE DESIGNATION TO PARKLAND/OPEN SPACE DESIGNATION AND INSTITUTIONAL DESIGNATION FOR 70.16 ACRES OF PROPERTY GENERALLY LOCATED NORTH AND EAST OF THE INTERSECTION OF ROBINSON STREET AND 24TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

Item No. 7b, being:

O-1920-14 – CITY OF NORMAN REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PL, PARKLAND, A-1, GENERAL AGRICULTURAL DISTRICT, AND A-1, GENERAL AGRICULTURAL DISTRICT WITH SPECIAL USE FOR A MUNICIPAL USE, FOR APPROXIMATELY 47.43 ACRES OF PROPERTY GENERALLY LOCATED NORTH AND EAST OF THE INTERSECTION OF ROBINSON STREET AND 24TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Preliminary Site Plan
4. ECC/EOC Plat Exhibit
5. ECC/EOC Floor Plan
6. Elevations

Item No. 7c, being:

PP-1920-3 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN (WALLACE ENGINEERING) FOR CITY OF NORMAN – HALL PARK COMPLEX FOR 47.43 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ROBINSON STREET EAST OF 24TH AVENUE N.E. AND NORTH OF THE CITY WATER TREATMENT PLANT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Letter from Utilities Engineering
4. Preliminary Plat
5. Preliminary Site Plan
6. Pre-Development Summary

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, copies of which are filed with the minutes. Staff supports the request and recommends approval of Resolution No. R-1920-24 to update the land use designation of this site to accommodate the future municipal uses. This application to zone the property for future municipal use is appropriate and follows previous direction from City Council; staff supports this request and recommends approval of Ordinance No. O-1920-14. Staff recommends approval of the preliminary plat for City of Norman-Hall Park Complex.

PRESENTATION BY THE APPLICANT:

The applicant's representatives were available to answer questions, but did not make a presentation.

1. Mr. Robinson – I don't see anything on here for this Emergency Operations Center as an external power source – generator or anything. Is it internal? Or is there going to be a generator for it?

Jordan Hall, BWA Architects, 900 36th Avenue N.W. – Yes, there will be a generator. It's on the northwest side, above that top left wedge.

Mr. Robinson – What's the power source? Is it diesel?

Mr. Hall – I would have to double-check on that with our MUP engineers. It has a back-up on it, I believe,

Mr. Robinson – It would be a double-wall diesel tank or something of that nature?

Mr. Hall – I would have to check on that, but it has all been considered.

2. Mr. Knotts – I've always had the impression that this site was where the Hall Park lagoons were located.

Mr. Hall – They were.

Mr. Knotts – Are they still there?

Mr. Hall – They're filled in, I believe.

Mr. Knotts – Completely filled in?

Mr. Hall – It's soft out there and they're having to do some fill to get it solid.

Mr. Knotts – Is there a liner on that pond?

Mr. Hall – It is not intended as a pond.

Mr. Knotts – It's still shown as a reservoir on these maps, and you look at it and it has water standing. There is a ground water issue here, I guess, is where I'm going with this.

Alec Bass, Wallace Engineering, 3335 Teton Circle – As far as your question on the filling in of the lagoons, that did happen. Everything was remediated to acceptable levels to DEQ standards where there's no sludge issues. We do not have any groundwater issues in the geotechnical borings, so they're not holding water. On the old maps, yes, with USGS maps that were drawn whenever the lagoons were in existence, those were all shown as blue pond areas. They have been filled in. This one, particularly, is completely filled in, does not hold any water at all. There are a couple other ones further to the north that you do have a slight depressed area where it ponds about 6" of water in those for a while after it rains. Those are not part of this project; they're further north and will not have a groundwater effect on this facility. And did you have a question about detention pond?

Mr. Knotts – My question remains that, if they were lagoons and they were lined, if you pull the liner out, and even if you did, if you didn't pump them and take that material someplace to be treated, I don't think it can be treated in place. So it will percolate through the system.

Mr. Bass – Is there a particular drawing or site plan that you're referencing? Or is your concern with groundwater underneath the building, or contaminated?

Mr. Knotts – Right across the road is the water treatment plant. And we have wells. I don't know what the proximity to these detention ponds – I mean, that's what they were.

Mr. Bass – Well, they were sanitary sewer treatment lagoons. They did operate on the process of evaporation and sludge, then the sludge would be removed over time. When these were filled in, the sludge was hauled off-site.

Mr. Knotts – Okay. That was the answer to one of those questions. But if they were – if the ponds – and I think they should be ...

Mr. Bass – I would have to go back through the documentation to see if – given the age of them, I'm willing to bet they had a clay liner system in them. In our geotechnical borings, we did not identify groundwater issues with this particular site. And then with what we're doing for detention, we are putting that in the low-lying area to the west of the EOC area, so rather than ...

Mr. Knotts – Between the EOC area and the housing area?

Mr. Bass – No. Not the housing to the east. The pond will be to the west of the EOC. You can see the EOC site plan is there, with room for future building expansion further to the west. We intend to construct a detention pond in the low-lying area between the plateau of the EOC and then the existing lift station further to the west. Essentially, we'll build up a berm, have a weir structure, and the channel of that will be designed in accordance to meet the City of Norman's detention ordinance.

Mr. Knotts – But for storm water.

Mr. Bass – Correct. So the rate of storm water discharge will not exceed the historic. If we can make it work with extra volume ...

Mr. Knotts – Don't say if.

Mr. Bass – Well, we will make that part work. But what I was going to say is my understanding there are some drainage problems identified further downstream, so any pond, especially in an area like this, we're going to make it hold as much water as we can, so it may even exceed, but we'll have to see on that. Right now we know it complies with the ordinance.

3. Mr. Lewis – In regard to what Commissioner Knotts brought up, with this being a sewage retention pond is my understanding for Hall Park? It held sewage.

Mr. Bass – Historically, when Hall Park was developed back in – I can't remember if it was the early 60s – I'd have to brush up on my history there. This was the wastewater treatment facility for that development. It was a stand-alone town back then. There was a lot of separation between here and the population of Norman. When Hall Park was annexed into the City of Norman – late '99 – late 90s, early 2000s – lift stations were installed to take the ...

Mr. Lewis – I'm aware of the current history of it. But what you said in your statement, this was the wastewater treatment plant for the City of Hall Park.

Mr. Bass – Was. Historically, yes.

Mr. Lewis – Exactly. So sewage went into this retention pond that we just discussed with Commissioner Knotts.

Mr. Boeck – But he already said that it was all taken away.

Mr. Lewis – So none leached into the ground whatsoever? The reason for my question is because on Main Street at – I believe that was Porter – we had an old gas station and up went a Walgreens and a CVS and all of a sudden their tiles were coming loose and we were having issues from things rising from the ground. Are we going to have the same issue with this in a City complex – not in chemical needs – but I'm saying smells and those types of things. Has the ground been tested to make certain that when you build this complex with the parking lot it's not going to sink or settle, that we have good solid surface as well as we're not going to have anything raising from the dirt that no one expects.

Mr. Bass – We'll be making improvements to the soils that are out there, because, yes, the geotechnical investigation that we have does show that when this fill was placed, when they were filled in, it was not fully compacted to the standards that we would do if we knew that we were building this project. So for the building itself they will have to over-excavate and compact select fill, or stabilize clay underneath that building, which it will seal and help prevent anything from coming up. In our geotechnical borings, we did not identify any groundwater issues. We are also going to be making improvements to the soils underneath the parking lot to ensure that we do not have settlement or subgrade failures there.

Mr. Lewis – So a soil sample was taken and no contaminants are in place?

Mr. Bass – There are no known environmental concerns with the development.

Mr. Lewis – A soil sample was taken and there is no known environmental impacts. Was a soil sample taken?

Mr. Bass – Geotech – yes. It's been a long time since I read the Phase 1 on this one, but I know that the testing was done. I just don't know to what degree.

AUDIENCE PARTICIPATION:

1. Cindy Grantham, 2031 E. Robinson Street – I'm a Hall Park resident. I just want to point out to the Commission there is a small lake that is still active behind Wildwood Church and it's between the church and this new project. It's full of wildlife. There's a nature trail that goes behind Wildwood Church that is used by Hall Park residents. We're very concerned about noise and sound pollution and disruption of the habitat of lots of nice bird life, fish life, beavers, etc. That small lake often backs up over the nature trail, so it does have flooding issues down there. And the last thing we're concerned about is there's three other lakes in Hall Park. One of them, the Central Hall Park Lake – the one you see from Robinson Street – is basically dying at this point. It was built to 12 acres. Since the City of Norman put in a spillway and raised the dam on that

lake, they lowered the water level quite a bit and we've lost 5 acres since 2012 on that lake. It was built to 12 acres; we're down to 7 and it's dying very fast. We've been talking with City staff in the Stormwater Department, not getting any money dedicated to help us on that. One of the possibilities that we haven't proposed yet, but we've thought, is that that detention pond that's closer to this facility may be used for flood control. If you look at the breach maps for our pond, it runs straight to that facility and then crosses Robinson Street south and heads out southeast toward Lake Thunderbird. So one of the questions I have is will this project preclude any kind of upgrade to the existing detention lake that's near it that might take some of the pressure off the upstream lakes so we can raise those water levels there?

Ms. Hudson – Commissioners, that's a stormwater question. I made some notes here, so I'm happy to reach out to Stormwater, let them know that we had a citizen speak tonight, and see if we can get some additional information back to them.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Lewis – I have one question for the applicant in regard to the wildlife lake that Ms. Grantham just spoke about, and noting that there will be a generator – diesel or otherwise – at the EOC location. Will that be a muffled generator? There's a fire department across from my development and when they start the generator, which starts on a daily basis, it rattles my windows sometimes.

Mr. Hall – That's something I'd have to check into.

Mr. Lewis – Can we do that? If Ms. Grantham is concerned about the ducks and the wildlife and the fish, then certainly a generator that's rattling their habitat is not going to be conducive to keeping that lake healthy.

Dave Boeck moved to recommend approval of Resolution No. R-1920-24, Ordinance No. O-1920-14, and PP-1920-3, the Preliminary Plat for CITY OF NORMAN – HALL PARK COMPLEX, to the City Council. Neil Robinson seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Neil Robinson, Chris Lewis, Tom Knotts, Dave Boeck, Lark Zink, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Erin Williford, Nouman Jan, Sandy Bahan

Ms. Tromble announced that the motion, to recommend approval of Resolution No. R-1920-24 and Ordinance No. O-1920-14 and PP-1920-3, the Preliminary Plat for CITY OF NORMAN – HALL PARK COMPLEX, to City Council, passed by a vote of 6-0.

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