

STILLWATER PLANNING COMMISSION SUMMARY
REGULAR MEETING OF JULY 16TH, 2024
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING
LAW, THE AGENDA WAS POSTED July 12th, 2024, IN THE
MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET

MEMBERS PRESENT

Jana Phillips, Chair
Mark Prather, Vice Chair
Mike Shanahan, Member
Riley Williams, Member
David Peters, Member

STAFF PRESENT

Brady Moore, Deputy City Manager
Ashley Garis, Assistant City Attorney
Jacquelyn Porter, City Planner
Diana Hood, Associate City Planner
Joshua Brown, Project Manager
Cindy Gibson, Administrative Services
Alexandria Maged, Administrative Assistant
Staff Absent

MEMBERS ABSENT

1. CALL MEETING TO ORDER.

Chair Phillips called the meeting of the Stillwater Planning Commission to order at 5:31 p.m.

2. GENERAL ORDERS

- a. Discussion, consideration, possible action to approve Resolution No. PC-2024-1 determining that the Stillwater Data Center Economic Development Project Plan is in conformance with the Stillwater 2030 C3 Comprehensive Plan, as amended from time to time, and recommending to the City of Stillwater approval and adoption of the Stillwater Data Center Economic Development Project Plan.

Chair Phillips introduces the item and asks staff to present.

Brady Moore, Deputy City Manager, presents on behalf of the City of Stillwater and discusses the following:

- Expresses thanks the board members for their work and introduces the tax incentive program for economic development.
- Explains that they are reviewing whether or not the proposed project meets the zoning requirements and fits within the outlined goals of the C3 Comprehensive plan.
- Briefs the Planning Commission on some of the terms of the Incentive program and explains the City of Stillwater has a few TIF (Tax Incentive Financing) districts already in existence, and what is being presented this evening is similar, but referenced as a TID (Tax Incentive District) which is a tax incentive program to decrease or waive property, personal, or sale taxes for a prescribed period to help encourage developmental projects.
- TID's need all the taxing jurisdictions in a community to agree that they want to add a tax incentive a certain area of land and one of the options for tax exemptions is PILOT - Payment In Lieu Of Taxes.
- Being developed in the TID is planned to build a 2 Phase Data Center with the possibility of it being 6 Phases.

- The local development act allows TID district to exist for data centers for up to 25 years, usually it is a 5 year limit.
- Project that each of these phases will make 30 new quality jobs with a minimum investment of \$500,000,000 per phase in the community.
- These data centers will be located on 395.25 acres between Richmond Road, Airport Rd, Perkins Rd and Jardot Rd. it will be broken up into the 6 phases.
- The data company has asked for 100% tax exemption but will be making the PILOT payments as well as Community Betterment Payments, which are attractive because as they can go to things like the school district but do not affect the funding from the state.
- Other than the 30 new high-quality jobs per phase, it will also create lots of construction jobs.
- Reviews the review and approval process before it can be finalized.
- The project has already been approved by an initial review committee, it now must be approved by the Planning Commission before it can go to City Council and will require 3 public notices.
- Current Zoning is IG – General Industrial, and this matches the projected zoning use in the 2030 C3 Comprehensive Plan. This project also meets the goals outlined in the C3 Plan.

Mr. Moore asks if there are any questions from the commission.

Commissioner Shanahan asks about the water usage and where it is coming from as data centers consume a large amount of water. Mr. Moore responds that the Data Center has been working with the City's Water Engineers to consider our capacity, the first 2 phases they have confirmed would be able to be supported by our infrastructure and are still working to find more advantageous way of moving forward from there.

Commissioner Shanahan asks about the current conditions of the City's Main pipeline as there have been some maintenance concerns. Mr. Moore agrees the pipeline is older and staff is working on plans for repairs and maintenance, but it is still functional.

Commissioner Peters asks about the environmental factors of warmer wastewater coming out. Mr. Moore states our engineers and ODEQ is involved to insure that there will be no negative impacts on the biological organism based waste water treatment plant that the City uses; and the data center is aware of this and is working with these organizations.

Commissioner Peters asks if there is a noise component. Mr. Moore responds yes, there is a noise aspect but the center is aware that they will need to meet all the City's requirements for noise ordinances.

Commissioner Shanahan asks if there is any discussion on the additional development this is promised or is that just what they are hoping for. Mr. Moore responds that the development will be contracting locally, so a lot of the job development will be coming from them directly.

Commissioner Williams asks how much power this plant will consume. Mr. Moore states that it will be a significant amount of power; and are looking at getting this site served though OG&E but there would be a franchise fee associated with that that would still benefit the City.

Commissioner Shanahan asks for clarification on the difference between the PILOT Payments and benefit payments. Mr. Moore explains that the PILOT Payments are what is required in lieu of taxes while the benefit payments are supplemental payments to help the community.

Vice Chair Prather states that he has more questions but in reviewing the request for approval, it looks more of what is being asked of the Planning Commission is whether or not this project fits within the Comprehensive plan. Mr. Moore confirms that yes, the items are 1) does the project fit the within the requirements of IG zoning and 2) does it meet the requirements of the C3 Comprehensive Plan.

Mrs. Kimberly Carnley, City Attorney confirms that staff has worked with the economic review committee to prepare the resolution which would be finding that the Stillwater Data Center Economic Development Project Plan is hereby declared to be in conformance with the Stillwater 2030 C3 Comprehensive Plan, and that the Planning Commission recommends to the City Council of the City of Stillwater that it approve and adopt the Stillwater Data Center Economic Development Project Plan.

Chair Phillips states that she did get a letter from a citizen that has some concerns about the actual project but that the goal of the board is to review that the plan fits in the stated criteria and the actual details are more appropriate to be discussed at the public hearing for city council.

Chair Phillips asks if there are any other questions in regard to the comprehensive plan and the zoning.

Chair Phillips motions to approve PC-2024-1, Vice Chair Prather seconds.

Roll Call:	Phillips	Shanahan	Prather	Williams	Peters
	Yes	Yes	Yes	Yes	Yes

Time: 27 minutes

- b. SHORT TERM RENTAL (STR-0169), consideration, discussion and possible action, including recommendation approval or denial of an application for a Short Term Rental from Ensign Properties of OK c/o Shannon Bleyl for property addressed as 3227 S. Pioneer Street in the Single Family Small Lot Residential (RSS) district

Chair Phillips states that the applicant has requested to move this item to the next planning commission date.

Commissioner Peters moved, Commissioner Williams seconded to table this item to the next regular meeting of August 6, 2024.

Chair Phillips asks if there are any possible discussions and asks if there are any updates of guidance from the City on Short Term Rentals. Mrs. Carnley, City Attorney Legal advises that the City is currently working on a presentation for City Council.

Chair Phillips asks if there is a target date for that; Mrs. Carnley responds that she will request that information.

Roll Call:	Phillips	Shanahan	Prather	Williams	Peters
	Yes	Yes	Yes	Yes	Yes

Time: 3 minutes

3. MISCELLANEOUS ITEMS FROM STAFF, PLANNING COMMISSIONERS OR CITY ATTORNEY FOR DISCUSSION AND POSSIBLE ACTION:

- a. The next regular meeting is August 6th 2024

4. ADJOURN

ADJOURNMENT. This regular meeting of the Stillwater Planning Commission was called for adjournment by Commissioner Williams, seconded by Vice Chair Prather at approximately 6:00 PM on July 16th, 2024 one member absent, - the next regularly scheduled meeting will be held Tuesday, August 6th, 2024 at 5:30 p.m. in the City Commission Hearing Room, Municipal Building, 723 South Lewis Street.

Prepared by – Alexandria Maged, Administrative Assistant

Reviewed by – Cindy Gibson, Administrative Services Manager

Approved by - 
Stillwater Planning Commission