

**GREENBELT COMMISSION
MINUTES OF
July 19th, 2022**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on July 19, 2022 at 5:30 p.m. Notice and Agenda of the meeting were posted at 201 W Gray, Building A, the Norman Municipal Complex and at www.normanok.gov twenty-four hours prior to the beginning of the meeting.

ITEM NO. 1 BEING: CALL TO ORDER.

Chair George Dotson called the meeting to order at 5:30 p.m.

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**ITEM NO. 2 BEING: ROLL CALL.**

**MEMBERS PRESENT:**

George Dotson  
Mark Nanny  
Marguerite Larson (Tardy)  
Kristina Wyckoff  
Zach DuFran  
Richard Bornhauser (Tardy)  
Andrew Hewlett  
Rachel Wyatt-Swanson

**MEMBERS ABSENT:**

Maureen Chittenden

**STAFF MEMBERS PRESENT:**

Colton Wayman, Planner I

**GUESTS PRESENT:**

Sean Rieger

**ITEM NO. 3 BEING: Approval of the Minutes from June 21, 2022 Greenbelt Regular Meeting.**

**Motion** by Mark Nanny for approval; **Second** by Rachel Wyatt-Swanson

*The motion was passed unanimously, with no objections.*

**ITEM NO. 4 BEING: Review of the Greenbelt Enhancement Statements:**

**CONSENT DOCKET**

**INFORMATION:** These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order. Staff

recommends that Item GBC 22-12 be placed on the consent docket for a Finding of No Greenbelt Opportunity.

**GBC 22-12**

Applicant: Red Rock Land Fund, LLC

Project: Red Canyon Ranch

Location: Northwest corner of the intersection of E. Tecumseh Road and 12th Ave NE

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation to Low Density Residential Designation

Current Zoning: PUD, Planned Unit Development

Proposed Zoning: PUD, Planned Unit Development

NORMAN 2025 Land Use: Commercial

Proposed NORMAN 2025 Land Use: Low Density Residential

**Motion** by Andrew Hewlett to approve consent docket as submitted; **Second** by Kristina Wyckoff.

Commission discussion consisted of:

- George Dotson explained that he believes it is a nice project. Dotson was curious if the sidewalks would continue on E Tecumseh Road and 12th Avenue NE.
- Sean Rieger confirmed that this would be the case on both roads.
- Rachel Wyatt-Swanson agrees with George Dotson that this is a nice project.
- Andrew Hewlett explained that he lives in Red Canyon Ranch and loves the neighborhood. He explains that he likes the continuation of this neighborhood with this project.
- Andrew Hewlett asks if the common area in this subdivision will just be grass.
- Sean Rieger explains that the amenities are in other portions of the neighborhood such as a splash pad that was recently installed.
- Zach DuFran remarks that he was in this development recently and noticed another undeveloped portion of land that has not plowed through the years, containing a significant amount of native plant life.
- Zach DuFran explains that there are not many places where this still exists and hopes that native plant life will be preserved in areas like this.
- Sean Rieger explains that the developer must change the topography of the land to address stormwater issues. He explains that preservation may not be possible.
- Andrew Hewlett explains that, in defense of Red Canyon Ranch, he has a lovely greenbelt outside his house and Ideal Homes has done a great job of preserving the native plant life where possible.

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

*The motion was passed unanimously, with no objections.*

**NON-CONSENT ITEMS**

None

**ITEM NO. 6 BEING: Miscellaneous Discussion**

Miscellaneous discussion consisted of:

- Mark Nanny explained that Article XXI is still being reviewed by the Legal Department. He voiced that it is in the best interest of the Greenbelt Commission to get with the newly elected Mayor to talk about their ideas and concerns.
- Mark Nanny asks Colton Wayman what the best way would be to talk with the new Mayor and City Council members about the Greenbelt Commission.
- Colton Wayman states that he will get with the Planning Director, Jane Hudson, to see how she would like for them to communicate with the new Mayor and City Council members.
- New Commissioner, Richard Bornhauser, introduced himself and asked for a quick synopsis of the Greenbelt Commission.
- Mark Nanny explained the intent of the Commission and what its role is for the City of Norman.
- Richard Bornhauser remarks that it would be great if the Greenbelt Commission could do more than require sidewalks for certain development.
- George Dotson explains more about the Greenbelt Commission and some of the issues they face.
- Mark Nanny remarks that it would be great if the Greenbelt Commission could work more closely with developers to create better trails for the residents of Norman.
- George Dotson explained that the Greenbelt Commission is simply advisory.
- Kristina Wyckoff asked what the purview of the Greenbelt Commission is. She explained that it is her understanding that the Commission is simply looking for opportunities to add trails that connect with the overall trail system in Norman.
- George Dotson confirmed this and explained that Article XXI, if passed the way it has been revised, would allow for more opportunities for the Commission to make recommendations on the greenbelt system in Norman.
- Kristina Wyckoff remarked that having Article XXI revised in such a way that the authority of the Greenbelt Commission is clearly indicated would be great.
- Andrew Hewlett mentioned that it would be great if the Greenbelt Commission could provide recommendations on greenbelts that lack a trail.
- Richard Bornhauser mentioned that he hopes the Greenbelt Commission's recommendations will continue to mean something to City Council.
- Mark Nanny agreed that this is crucial and mentioned that the presentation with the Oversight Committee was well received.
- Zach DuFran asked if the goal of the Commission was to have a meeting with developers in the near future.
- Mark Nanny agreed and explained that there should be a symbiotic relationship between the Greenbelt Commission and developers.
- George Dotson asked Mark Nanny if they had compiled the research they had done on greenbelt systems in other cities into a final document.
- Mark Nanny remarked that a final document was never created.
- George Dotson explained that it would be great to recoup the information from that research and send it out to the City Council and others that are interested.
- George explained he was very impressed with Lincoln, Nebraska's greenbelt system.
- Kristina Wyckoff remarked that the Greenbelt Commission should explore more funding mechanisms for Norman's Greenbelt system including state and federal funding.

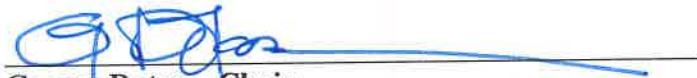
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- Mark Nanny explained that he is hopeful that the City Council will adopt the changes made to Article XXI.
- Marguerite Larson remarked that these changes will the Greenbelt Commission more leverage.
- Zach DuFran asked if the Greenbelt Commission can meet with developers prior to the Article XXI revisions being adopted.
- Mark Nanny explained the Greenbelt Commission needs to give the City Council a heads up on the proposed changes prior to meeting with developers in the near future.

**ITEM NO. 7 BEING. Adjournment**

The meeting was adjourned at 6:30 p.m.

Passed and approved this 16th day of August 2022.

  
George Dotson, Chair