



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069

Tuesday, June 09, 2026 at 5:00 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

AGENDA ITEMS

1. DISCUSSION REGARDING THE TEMPORARY SUSPENSION OF THE ZONING ORDINANCE TO ALLOW CAMPING IN AREAS ZONED AS RESIDENTIAL.
2. DISCUSSION REGARDING UPDATES TO ORDINANCES RELATED TO CITY PARKS.
3. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, UNDER TITLE 25 § 307(B)(4) TO DISCUSS SETTLEMENT OF A PENDING TORT CLAIM SUBMITTED BY JAMES JENKINS.

ADJOURNMENT

AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, ESTABLISHING A TEMPORARY EMERGENCY RESIDENTIAL CAMPING PERMIT PROGRAM; AUTHORIZING LIMITED TEMPORARY CAMPING ON CERTAIN OWNER-OCCUPIED RESIDENTIAL PROPERTY SUBJECT TO STRICT CONDITIONS; PROVIDING DEFINITIONS; ESTABLISHING PERMIT REQUIREMENTS, HEALTH AND SAFETY STANDARDS, OCCUPANCY LIMITS, SANITATION REQUIREMENTS, REVOCATION PROCEDURES, AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

- § 1 **WHEREAS**, City Council finds that unsheltered homelessness presents substantial public health, sanitation, and safety concerns; and
- § 2 **WHEREAS**, City Council further finds that temporary regulated sheltering on private residential property may provide a safer alternative to unauthorized encampments in parks, rights-of-way, and other public property; and
- § 3 **WHEREAS**, City Council desires to establish a narrowly tailored, temporary permitting framework that permits limited humanitarian assistance while preserving neighborhood safety, sanitation, traffic visibility, and compatibility with surrounding residential uses; and
- § 4 **WHEREAS**, The City Council finds that temporary authorization subject to strict regulation is necessary to protect the public health, safety, and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORMAN, IN THE STATE OF OKLAHOMA, AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to establish a temporary and revocable permitting program authorizing limited camping on certain residential property under controlled conditions intended to protect public health and safety while reducing unauthorized camping elsewhere within the City.

SECTION 2. DEFINITIONS.

For purposes of this Ordinance:

- A. “Camping” means residing or dwelling temporarily outdoors, including sleeping overnight in a tent, temporary shelter, recreational vehicle, or similar structure.
- B. “Permittee” means the owner-occupant issued a permit under this ordinance.
- C. “Temporary Shelter” means a tent or other portable weather-resistant structure intended for overnight occupancy.

- D. “Owner-Occupied Residence” means a dwelling occupied as the primary residence of at least one record owner of the property.

SECTION 3. TEMPORARY RESIDENTIAL CAMPING PERMIT AUTHORIZED.

- A. Notwithstanding other provisions of the City Code, the City Manager or designee may issue a Temporary Residential Camping Permit authorizing limited camping on qualifying residential property subject to the requirements of this ordinance.
- B. A permit issued under this ordinance constitutes a revocable license only and does not create any property right, tenancy, or vested entitlement.
- C. Nothing in this ordinance shall be construed to require the City to issue a permit.

SECTION 4. ELIGIBILITY.

A permit may only be issued if all the following conditions are satisfied:

- A. The property is zoned residential;
- B. The property contains an owner-occupied dwelling;
- C. The applicant is the record owner of the property;
- D. The applicant consents in writing to City inspection and enforcement;
- E. The property is connected to functioning water and sanitary sewer service;
- F. The property is not subject to unresolved nuisance, dangerous building, or health code violations;
- G. The proposed camping area complies with all spacing and visibility requirements of this ordinance.

SECTION 5. OCCUPANCY LIMITATIONS.

- A. No more than two (2) persons may camp on any residential lot under this ordinance.
- B. No more than one (1) temporary shelter may be placed on any lot unless specifically approved by the City Manager based upon lot size and safety considerations.
- C. Camping shall be limited to persons invited by the permittee.
- D. Compensation or rent shall not be accepted in exchange for camping privileges authorized under this ordinance.

SECTION 6. LOCATION REQUIREMENTS.

- A. Camping shall only occur within an area specifically approved by the City.
- B. Temporary shelters must be located in the front yard.
- C. No temporary shelter may be located:
 - 1. Within fifteen (15) feet of any public sidewalk;
 - 2. Within twenty (20) feet of any street intersection;
 - 3. Within eight (8) feet of any side property line;
 - 4. Within any drainage easement or utility easement.
- D. Temporary shelters shall not obstruct vehicular sight distance, sidewalks, driveways, fire access, or pedestrian travel.
- E. No camping shall occur in the public right-of-way.

SECTION 7. SANITATION AND HEALTH REQUIREMENTS.

- A. The permittee shall provide access to:
 - 1. Restroom facilities within the principal residence; and
 - 2. Potable water.
- B. Accumulation of garbage, debris, hazardous materials, or human waste is prohibited.
- C. Open fires are prohibited.
- D. Cooking using propane, charcoal, wood-burning devices, or open flame equipment outdoors is prohibited.
- E. The property shall remain free from conditions constituting a public nuisance.

SECTION 8. CONDUCT REQUIREMENTS.

The following conduct is prohibited on property operating under this ordinance:

- A. Assaultive or threatening behavior;
- B. Excessive noise;

- C. Public intoxication;
- D. Illegal drug activity;
- E. Storage of stolen property;
- F. Discharge of firearms;
- G. Harassment of neighboring property owners;
- H. Blocking sidewalks or streets.

SECTION 9. PERMIT TERM.

- A. A permit issued under this ordinance shall expire ninety (90) days after issuance unless sooner revoked.
- B. The City Manager may grant one additional ninety-day extension upon written application and inspection.
- C. This ordinance shall automatically expire one (1) year after its effective date unless extended by the City Council.

SECTION 10. INSPECTIONS.

The City may inspect the property at reasonable times to determine compliance with this ordinance.

SECTION 11. REVOCATION.

A permit may be suspended or revoked for:

- A. Violation of this ordinance;
- B. Creation of a public nuisance;
- C. False information in the permit application;
- D. Threats to public health or safety;
- E. Criminal activity occurring on the property.

Upon revocation, all camping activity shall cease within twenty-four (24) hours.

SECTION 12. NO TENANCY CREATED.

Persons camping pursuant to this ordinance shall not be considered tenants under the Oklahoma Residential Landlord and Tenant Act unless otherwise established by state law.

SECTION 13. ENFORCEMENT.

- A. Violation of this ordinance constitutes a municipal offense.
- B. Each day a violation exists shall constitute a separate offense.
- C. The City may pursue civil enforcement, injunctive relief, nuisance abatement, or permit revocation.

§ 6 **SEVERABILITY CLAUSE.** If any section, subsection, sentence, clause, phrase, portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such finding shall not affect the validity of the remaining portions thereof.

§ 7 **EMERGENCY.** Council hereby declares an emergency exists for the immediate preservation of public peace, health, and safety, and this Ordinance shall become effective immediately upon passage and approval.

ADOPTED this _____ day of _____, 2026.

NOT ADOPTED this _____ day of _____, 2026.

Stephen Tyler Holman, Mayor

Stephen Tyler Holman, Mayor

ATTEST:

City Clerk



Possible updates to ordinances related to City Parks

CITY OF NORMAN
Building an Inclusive Community



Possible Updates City Park Ordinances

Park Land Dedication

- Est. 1976
- How park land is dedicated to the City through residential development

Park Development

- Est. 1994
- Sets aside up to \$150 per new residential dwelling for park impact fees.

Tree Protection

- Est. 2018
- Establishes the need for a City Forester and outlines policy on how to protect, alter and remove trees.

Park Rules

- Sutton Wilderness Rules Est. 1982
- Park Commission recently requested for some park rules related be updated to ordinances.



Park Land Dedication Ordinance

Current Ordinance (30-VII)

- Established in 1976 to provide land for neighborhood parks;
- Residential development greater than 1 unit per acre requires donation of land or fee in lieu of land for the purpose of providing public parks;
- 2.5 acres per 1,000 projected population;
- Park Board must review prior to submission of preliminary plat to determine recommendation for land dedication, fee in lieu, or dedication of private park.

Suitability of Land

- Unity, Shape, Access & Topography.

Fee in Lieu of Land

- Fee negotiated with developer to be paid instead of dedication of park land;
- Payment collected before of final plat;
- Fees to be used in general area from where they were collected.

Private Park Option

- Must be requested by developer, then recommended by staff;
- Must be at least twice the amount of land required under public land dedication;
- Must be held and maintained by mandatory POA/HOA.

Recommended Updates

Fee in Lieu of Land

- Modify price to a set fee determined by the average value of park land and/or floodplain valuations from Cleveland County Assessor records, to be confirmed and set annually by Board of Park Commissioners, instead of negotiations over “fair market price” per each development.
- Fee in Lieu would be set aside to purchase land for future parks in Norman based off quadrant allocation model used for Park Impact Fee assessments (i.e. fee in lieu spent within same quadrant from where collected).

Private Park Option

- Modify amount of land required for private park option (reduction in required size).
- Updates under Park Impact Fee Ordinance for requirements for such private parks.



Park Development Ordinance

Current Ordinance (6-III)

- Established in 1994 to provide for development of park land;
- \$150 per residential dwelling unit: \$75 for neighborhood park improvements in the area, \$75 for community park improvements;
- Neighborhood Park fees go to nearest park to the development (no greater than one mile from where fees generated);
- Community parks: Andrews, Griffin, *Lions Park, *Little Axe, Reaves, Ruby Grant, Sutton, and Saxon;
- Fees assessed to builder at issuance of building permit;
- Community park fees typically budgeted in 5-year CIP;
- Neighborhood park fees appropriated as-needed for projects.

Recommended Updates

Raise Fees and Simplify Credits Process

- Fees will be in three tiers based on:
 1. \$400 per dwelling unit for development done with new public park;
 2. \$300 per dwelling unit for development with no new park but within one mile of existing park;
 3. \$200 per dwelling unit for development with a private park.
- Establish Builder Index Formula that provides for automatic increases to the impact fees according to inflation, evaluated every five (5) years.

Change Neighborhood vs Community park designation to quadrant district system.

- Park system divided into 4 districts. Fees collected within a district may only be used within such district for park & recreation infrastructure development.
- Retroactively update currently existing park impact fees into new district system.

Private Park Option Changes

- Ease back requirements for private park development:
- What qualifies as recreational amenities; size requirement under Park Land Dedication.
- Developers still must follow Suitability of Land standards in Park Land Dedication Ordinance.



Tree Protection Ordinance

Current Ordinance (16-IX)

- Established in 2018 to maintain the preservation of mature trees and protecting trees during construction, to contribute to the long-term viability of existing trees and to control the removal of trees when necessary;
- The ordinance aimed to address trees in the public right-of-way, meaning the area between the public sidewalk and the curb;
- Established a process to apply for removal of trees in the right-of-way along streets determined by the tree's health and whether a fine should be paid and used to re-plant after removal;
- Included a "Historic Tree" designation via a nomination and review process.

Recommended Updates

Item 2.

- Clarify/Update definitions generally, but specific focus on what trees are "Regulated Trees" under the ordinance.
 - Does not protect trees from being removed by private development on private property; only controls trees located in public right-of-way.
- Centralize & clearly define regulated/prohibited activities for tree planting, maintenance, and removal.
- Define and establish Tree Districts to be adopted by Board of Park Commissioners.
 - "Commercial Tree District(s)" wherein trees shall fall under exclusive care of City (areas where City has invested in establishment of street trees).
 - "Historic Tree District(s)" to replace current "Historic Tree" designation with a better enforceable policy with more focus on neighborhood buy-in.
- Establish permit process for alterations and removal of regulated trees.
- Establish arborist license for certain commercial tree services performed in City.
- Establish tree protection plan requirements for construction on City property and new platting construction projects.



Park Rules Ordinance

Background

Norman Board of Park Commissioners

- On June 4, Park Board sent a letter to City Council asking for consideration of Park Related Ordinances related to the recent Homeless Encampment at Francis Cate Park.
- Letter referenced other City's in Oklahoma that have a no camping related ordinances in parks. OKC, Tulsa, Lawton, Shawnee, Moore, Noble and Yukon.

Basic Park Information

Types of Parks & Hours

- Community Park - 6 am – 11 pm
- Neighborhood Park – 6 am – 9 pm
- Special Use Park - Hours set by Director
- Trails and Greenways – Open 24 hours
- Community/Recreation Center – Hours set by Director
- Cultural Center – Hours set by Director

Park Rule vs. Ordinances



Park Rules Ordinance

Sutton Urban Wilderness Ordinance (24-507)

No person shall engage in the following activities within the Sutton Urban Wilderness, except by written permit for scientific purposes issued by the Parks and Recreation Department:

- Littering;
- Operating any motorized vehicles or bicycles;
- Starting or maintaining a fire;
- Camping;
- Swimming;
- Hunting;
- Trapping;
- Collecting biological or geological specimens;
- Cutting or collecting wood;
- Operating a boat or canoe;
- Fishing by means of a trotline or jugline;
- Possessing a bow, slingshot, air gun, firearm, or any other such device to hurl projectiles;
- Defacing or damaging any natural object or park facilities or appurtenances;
- Introducing plant or animal species.

Organized group events exceeding 35 people shall have written authorization by the Parks and Recreation Department.

The Parks and Recreation Department may issue permits for scientific study, park maintenance, and conservation or other purposes appropriate to use of wilderness area; and where questions arise concerning administration of the permit system, the George M. Sutton Urban Wilderness Advisory Committee shall act in an advisory capacity.



Park Rules Ordinance

Norman Board of Commissioners - Park Rules

- Do not litter, deface or remove park property.*
- Do not molest, damage or remove trees, plants or landscaping materials.
- Do not plant trees, plants or any landscape materials.
- Do not place signage of any kind in park, trail and/or greenspace.
- No hunting of any kind.
- No animals in parks, trails or greenspaces unless leashed.*
- No fire of any kind, including no fireworks, explosives or pyrotechnic agents.
- Restroom use only in designated areas.
- No unauthorized vehicles.
- No alcohol or consumption of alcohol without event permit.
- No smoking, vaping or use of tobacco or marijuana products.*
- No revenue-generating activity without permit.
- No unauthorized watercraft on park ponds or waterways.
- No unauthorized fishing.
- No camping.
- No glass containers.
- No drones or remote-control aircraft.
- No controlled dangerous substances and/or associated paraphernalia.
- No bullying, aggression or unsafe behavior.
- No harassment, intimidation tactics, use of profanity, vulgar language or obscene gestures.
- Obey and listen to public safety and park officials.

* Existing Ordinance

Potential Updates

Definitions

- Add further definitions about the types of parks and outline who has the authority to set hours in parks.

Rules

- Keep the majority of park rules and regulations in the purview of Park Board and staff.
- Identify park rules that merit enforcement by mechanism other than trespassing.
 - Example: No Camping, No Fires, No Hunting, No Unauthorized Vehicles.



CITY OF NORMAN

QUESTIONS



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NormanParks.com