



REPORT TO:
STILLWATER PLANNING COMMISSION No. AD20-01

ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER, OKLAHOMA

Date of Meeting: November 17, 2020

Subject: A Resolution of the Stillwater Planning Commission determining the proposed Boomer Lake Station Project Plan to be in conformance with the Comprehensive Plan of the City of Stillwater, as amended from time to time, and recommending approval of the proposed Boomer Lake Station Project Plan.

Purpose of Report: Review and recommendation of the Proposed Boomer Lake Station Project Plan.

Background: The City of Stillwater owns the decommissioned Boomer Lake Station Power Plant located near the intersection of Boomer and Lakeview Roads. The City desires to have reinvestment occur on this property and in the immediate vicinity.

The Boomer Lake Station Project Plan ("Project Plan") provides an economic structure and funding mechanism to generate private redevelopment and investment for the adaptive reuse of the Power Plant. Rehabilitating the vacant Boomer Lake Station Power Plant and filling in adjacent vacant parcels, will greatly provide an interactive aesthetically connected area to live, work, and play while capturing the beauty and amenities of Boomer Lake Park.

The proposed Project Plan as authorized under the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* ("Act") is intended to increase tourism; to stimulate private investment; to increase jobs; and to enhance the tax base for the City, which are objectives of the approved Stillwater 2030 C³ Comprehensive Plan and amendments thereto. Under the Act, the Planning Commission is tasked with reviewing the proposed Project Plan, determining whether it is in conformance with the Comprehensive Plan of the City of Stillwater, and making recommendations to the City Council regarding the proposed Project Plan by adoption of a Resolution.

Application Processing Information:

Notice – Notice of Public Hearings at City Council in NewsPress 11.14.2020, 11.21.2020, 11.28.2020

Processing Track:

Planning Commission – November 17, 2020
City Council, 1st Public Hearing - November 30, 2020
City Council, 2nd Public Hearing - December 14, 2020

Applicable City Plans/Policies:

The C³ Plan:

- Commercial for properties along Boomer Road and along Highpoint Drive
- Parks/Open Space for Boomer Lake Station superstructure property

Findings:

- The status of the Boomer Lake Station Power Plant is decommissioned and un-useable in its current arrangement.
- The Stillwater Boomer Lake Station Project Plan Review Committee recommends approval.
- The proposed Boomer Lake Station Project Plan is in conformance with the Stillwater 2030 C³ Comprehensive Plan.

Action: Planning Commission accepts Findings for the Boomer Lake Station Project Plan and therefore recommends the Boomer Lake Station Project Plan for approval by the Stillwater City Council based on the Stillwater C³ Comprehensive Plan and the proposed Project Plan with an appropriate zoning being a mixture of Commercial General and Residential Multi-Family subject to actual hearings on the map amendments.

Prepared by: Paula J. Dennison, Assistant City Manager
Date of Preparation: November 10, 2020
Attachments: Boomer Lake Station Project Plan
Resolution PC 2020-01