

**SPECIAL MEETING NOTICE AND AGENDA
SAND SPRINGS PLANNING COMMISSION**

January 27, 2026

6:00 p.m.

Charles Page High School Cafeteria

500 N. Adams Rd.

Sand Springs, OK 74063

1. Call to Order

2. Roll Call

3. SSZ-517 STR 2,3-20N-11E and 33,34,35-21N-11E

Commission will discuss and consider approving, denying, amending, revising, or continuing and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to rezone 826+ acres from AG (Agriculture) to IL (Industrial Light) and PUD-039. The property is legally known as being 826+ acres located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56th St. North and Hwy 97 in Osage County, Oklahoma.

4. PUD-039 STR 2,3-20N-11E and 33,34,35-21N-11E

Commission will discuss and consider approving, denying, amending, revising, or continuing and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to allow PUD-039 for the development of a data center project and related uses on 826+ acres legally known as being located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56th St. North and Hwy 97 in Osage County, Oklahoma.

5. SSCPA-007 STR 2,3-20N-11E and 33,34,35-21N-11E

Commission will discuss and consider approving, denying, amending, revising, or continuing and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to amend the Sand Springs Comprehensive Plan Map from a residential designation to an Industrial Light designation, with an overlay known as PUD-039. The property is legally known as being 826+ acres located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56th St. North and Hwy 97 in Osage County, Oklahoma, zoned AG (Agriculture).

6. Adjournment

IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY THE CITY OF SAND SPRINGS AT 918-246-2575.

This agenda was posted at 5:45 a.m./p.m. on Jan 22, 2026, on the Sand Springs website www.sandsspringsok.org, and on the display board in Sand Springs City Hall, 100 E. Broadway, Sand Springs, OK by


Cynthia Webster



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

STAFF REPORT – SSZ-517

TO: Planning Commission Members

DATE: January 27, 2026

CASE: SSZ-517 – Request to rezone 826+ acres from AG (Agriculture) to IL (Industrial Light) with a PUD overlay.

LOCATION: 826+ acres located in Sections 2 and 3, Township 20 North, Range 11 East and Sections 33, 34, and 35, Township 21 North, Range 11 East.

BACKGROUND AND HISTORY:

The applicant, Lou Reynolds, on behalf of Alan Ringle, is proposing to rezone 826+ acres of land from AG (Agriculture) to IL (Industrial Light) with a PUD overlay.

The property is legally described as:

Lands situated in the County of Osage, State of Oklahoma, and described as follows:

Lot 3 (NE/4 NW/4), Lot 4 (NW/4 NW/4), the S/2 NW/4 and the N/2 N/2 SW/4, all in Section 2.

AND

Lot 1 (NE/4 NE/4), Lot 2 (NW/4 NE/4), the S/2 NE/4 lying East of centerline of State Highway #97 in Section 3.

AND

All that part of the N/2 SE/4 of Section 3, lying East of Highway #97 and North of the following described line:

Beginning at a point on the East line of said SE/4 1848 feet N02°53'02"W of the Southeast corner of said SE/4; Thence S 89°48'36" W a distance of 943 feet; Thence S 02°53'02" E a distance of 32.27 feet; Thence S 89°48'36" W a distance of 51.20 feet; Thence N 40°23'20" W a distance of 254.70 feet; Thence S 84°38'35" W a distance of 887.32 feet to the right-of-way line of Highway #97.

ALL in Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

SW/4 and W/2 NE/4 SE/4 and S/2 SE/4 and NW/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

Lot 2 (NW/4 NE/4) and SW/4 NE/4 of Section 2, Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

All that part of the E/2 SE/4 of Section 33, Township 21 North, Range 11 East of the Indian Base and Meridian, Osage County, Oklahoma, lying East of the East Right-of-Way of State Highway 97 and North of the following described line:

Commencing at the Southeast corner of the SE/4 of Section 33, Township 21 North, Range 11 East; Thence N 00°07'33" W along the East line of the SE/4 a distance of 484.04 feet to a property corner and the Point of Beginning; Thence N 78°30'41" W along a property line a distance of 625.02 feet to a point on the East Right-of-Way of State Highway 97 and a property corner and the point of ending.

AND

The E/2 NE/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

A part of the W/2 NW/4 SW/4 of Section 35, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Southwest corner of said W/2 NW/4 SW/4; Thence N 28°01'23" E a distance of 240.00 feet; Thence N 00°52'49" W a distance of 250.00 feet; Thence N 32°17'58" W a distance of 222.52 feet to a point on the West line of said W/2 NW/4 SW/4; Thence S 00°52'49" E along said West line a distance of 650.00 feet to the Point of Beginning.

Tax IDs: 79861, 27959, 27958, 27986, 27979, 85821, 65284, 64861, 65282, 64860, 25938, 25936, 25931, and 87322.

The property is commonly known as being at approximately 56th St. North and Hwy 97.

STAFF RECOMMENDATION:

The applicant is requesting to rezone 826+ acres from AG to IL with a PUD overlay.

The surrounding properties adjacent to the proposed site for rezoning that are in platted subdivisions are zoned through Osage County as RS (Residential Single Family). Unplatted properties with metes and bounds legal descriptions are zoned AG (Agricultural). This information was provided by Osage County Planning and Zoning Director Jake Bruno. Surrounding properties range in size from approximately 2.5 acre tracts to large tracts in excess of 150 acres each.

The Sand Springs Comprehensive Plan shows this area as residential in nature. A simultaneous request to amend the Comprehensive Plan from AG to IL with a PUD (PUD-39) overlay accompanies this rezoning request.

Cities are required by State Law to notify property owners within 300' of the subject property by mail about the proposed zoning change. The City of Sand Springs upon reviewing the minimum number of property owners at 300' decided to provide a ¼ mile notification radius by mail. This was done in addition to the state requirements to place it in a newspaper of general circulation, place signs on the property, and to post an agenda with the items in place of common viewing by the public.

The purpose of an Industrial Light District (IL) is to provide an environment conducive to the development of industrial facilities and to provide areas suitable for manufacturing, and other industrial activities which have slight or no objectionable environmental influences.

Industrial Light allows a variety of use units to be allowed by right that include Area-Wide Uses (1), Agriculture (3), Community Services, Cultural, and Recreational Facilities (5), Off-Street Parking Areas (10), Offices, Studios, and Support Services (11), Other Trades and Services (15), Business Signs (21), Scientific Research and Development (22), Warehousing and Wholesaling (23), and Light Manufacturing and Industry (25).

The Future Land Use section of the plan indicates that Industrial Uses may be allowed near residential areas if Planned Unit Developments are utilized to help mitigate potential impacts to adjacent properties. While the Land Use Designation section speaks to Industrial Medium and Heavy categories, being best suited for PUD's, it does not actually suggest that Industrial Light categories utilize PUD's when adjacent to residential areas. The applicant is proposing to impose an additional level of oversight and protection for adjacent properties that the plan does not require for light industrial uses.

While Industrial Light Zoning may not require a PUD if adjacent to residentially used property, it does act as a good safeguard for the surrounding properties. The PUD calls out what uses will specifically be allowed under the PUD. This provides a level of expectation and understanding for surrounding property owners by removing other allowed uses under straight zoning that might be more objectionable. Without a PUD overlay all the afore-mentioned Use Units and sub-uses would be allowed on the property. Should the property be approved for rezoning to IL, the companion PUD should be approved to help add protection to the surrounding area by allowing the least amount of allowed uses necessary to achieve the intended use of the property.

The proposed principal use of the property is for a Data Center which falls under Use Unit 25. Use Unit 25 Light Manufacturing and Industry is designed to allow industrial uses having slight or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration.

For this application and associated applications, a Data Center will herein be described as follows. "Data Center" shall mean a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including, but not limited to, telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance, and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices.

City Infrastructure:

This project has been reviewed by City Staff to ensure that it can be served by existing infrastructure and utility capacity owned and operated by the City of Sand Springs. City Administration provided a will-serve letter to the property owner outlining what services are

available, can be extended/upgraded, and what available capacities and constraints exist with needed infrastructure (see attached).

Sand Springs operates the water distribution system that would serve this site. All water usage for the site would need to meet the allowable limits set forth by the City of Sand Springs. The City of Sand Springs reserves the right to set capacity and usage limitations on the proposed project to ensure adequate services to the greater Sand Springs community and service area. The City of Sand Spring will always prioritize the needs of the residents ahead of commercial and industrial users' needs.

The applicant has indicated that initial phases of development will rely on non-evaporative cooling solutions thus lowering the need for significant amounts of water to be used. It is anticipated that a domestic level of water will be needed for common purposes such as sinks, restrooms, breakrooms, toilets, food preparation, etc.

Traffic:

The property is located along Highway 97 in Osage County. Maintenance responsibilities for the road fall under the State Highway Commission and Maintenance Division 8. The highway has a functional classification of a Major Collector and is designated as a Non-NHS route. Non-NHS routes are typically smaller roads, such as local roads or minor collectors, that primarily serve local travel needs rather than interstate or interregional travel. Non-NHS designated roads still function as major highways in rural and urban areas which provide critical linkage for travel across the state. Local jurisdictions often have more flexibility in design standards for these roads.

This portion of State Highway 97 is a two (2) lane two (2) way undivided road segment with open bar ditches and no shoulder. The existing Right-of-Way along this segment of Highway 97 is primarily 50 feet with a surface width of 20' at an average of 6-7 inches of thickness. Its current Level of Service Grade is a C. Level of Service C means there is a stable flow with speeds and maneuvering more closely controlled by higher volumes; a relatively satisfactory operating speed is still obtained. Level C or D is often considered an acceptable design standard for urban areas during peak periods, while rural highways might aim for a B or C.

ODOT Engineers indicate based on general planning guidelines and the Highway Capacity Manual (HCM) methodology, for a lower speed 2 lane roadway (45 MPH and lower), with a Level of Service (LOS) C of roughly 10,000-16,000 Annual Average Daily Traffic (AADT). For 50 MPH we would estimate for LOS C roughly 9,600-14,000 AADT.

These are general numbers which would likely be heavily influenced by number of driveways/intersections/heavy trucks/peak directional volumes/etc.

The current Annual Average Daily Traffic Volume in the area directly adjacent to the project is 490 vehicles per day, while the connecting portions of the highway to the south have 1,400 vehicles per day according to the Oklahoma Department of Transportation. ODOT Engineers have indicated that with the minor volume of traffic currently present on the roadway a considerable increase in traffic volumes would be needed before nearing capacity of the Highway under its current design and condition constraints (See Attached Email).

INCOG who maintains the Major Street and Highway Plan (MSHP) for the greater Tulsa Metro Area classifies this section of Highway 97 as a Primary Arterial. The MSHP is a strategic plan to provide a long-term vision for the arterial street system in the greater Tulsa Metropolitan Area, by establishing functional street classifications, right-of-way widths, and suggested lane numbers to guide future development, ensuring coordinated regional improvements, and safety, mobility, and economic vitality.

Electricity: Power for the proposed data center will be supplied by Public Service Company of Oklahoma (PSO), following extensive reviews to protect the interests of all customers. By working closely with the Southwest Power Pool (SPP), PSO uses a deliberate planning process to guarantee a reliable energy supply. PSO confirms that the grid is strong enough to handle the data center's requirements, while ensuring that plenty of capacity remains available for residential needs and future growth opportunities.

Data centers are required to pay for the full cost of any new power lines or equipment needed to operate. Data centers sign agreements with utility companies guaranteeing upfront payment for site-specific infrastructure and ensuring that the data center's service rates fully pay for the data center's energy usage.

For this project the end user (Google) will pay for all required new infrastructure, including a dedicated substation and transmission lines. This commitment safeguards public finances while supporting the resiliency of the grid. Additional safeguards are put in place through the contractual requirements in the electric service agreement with PSO, which include long-term commitments to minimum bills and other financial guarantees that ensure PSO and residents do not incur costs as a result of the new project demand.

PSO has worked with the developer and PSO is planning ahead to meet rising energy demands while protecting reliability and affordability for all customers. Large-scale projects, such as the new data center, are part of this growth, and we're dedicated to ensuring they do not negatively impact existing customers. Energy reliability and power supply is something we take very seriously, and we're committed to making sure that all of our customers have power they can count on.

We're making forward-looking investments that strengthen the grid, reduce outages, and support economic development in communities like Sand Springs. When specialized infrastructure is needed for a single customer, those costs are covered by the developer, while shared improvements that benefit everyone are spread across our customer base, with large users carrying a significant share of the cost. All of PSO's rates are reviewed and approved by the Oklahoma Corporation Commission, ensuring fairness and accountability (See Attached PSO Letter).

Environmental Water and Wastewater: Any future development will have to comply with all the applicable laws and regulations of Federal, State and Local agencies.

The City of Sand Springs operates an Industrial Pre-Treatment Program as required by the Oklahoma Department of Environmental Quality and the U.S. Environmental Protection Agency. The Industrial Pretreatment Program is a component of the National Pollutant Discharge Elimination System (NPDES)/Oklahoma Pollutant Discharge Elimination System (OPDES) Program. The term "pretreatment" means the treatment of wastewater by commercial and industrial facilities to remove harmful pollutants before being discharged to a sewer system under the control of a Publicly Owned Treatment Works (POTWs). "Pretreatment" is also defined in Title 40 Code of Federal Regulations (40 CFR) Subsection 403.

Additionally, Industries are required to obtain DEQ permits for direct discharges, controlling substances like high Biochemical Oxygen Demand (BOD) or solids. The Oklahoma Department of Environmental Quality (DEQ) oversees OPDES Permits and manages these permits requiring facilities to develop stormwater pollution prevention plans (SWP3s) to control pollutants before discharge.

The City of Sand Springs operates as required by Federal and State law a Stormwater Management Program for their Municipal Separate Storm Sewer System (MS4) to control pollutants entering local waterways like the Arkansas River, with plans and reports submitted to the DEQ to meet clean water standards. Facilities in Sand Springs with industrial or construction stormwater discharges also need specific DEQ permits (like OKR05 or OKG11/MT) and must follow rules for pollutant control and reporting to the DEQ.

OKR05 Permit is Oklahoma's OPDES General Permit for Industrial Stormwater, requiring industrial facilities to control stormwater runoff pollutants by developing a Stormwater Pollution Prevention Plan (SWP3) and submitting a Notice of Intent (NOI) to the Oklahoma Department of Environmental Quality. It covers various industrial activities, ensuring operators manage pollution through Best Management Practices (BMPs), inspections, and monitoring, with fees and compliance reports required.

Noise and Vibrations: The applicant, developer and end users have indicated that this facility will not have any continuous sounds, vibrations, or any other auditory or physical impacts. The facility is anticipated to produce noise levels comparable to an office building

Noise emissions while in operation will be below the maximum proposed by the subsequent Planned Unit Development of 65 dB at the property boundary. The Project will utilize design and operations techniques to minimize noise impacts, such as landscaped buffer areas and berms along the property line and enclosing standard noise sources in the middle of the site.

Backup generators are only tested for maintenance purposes in small groups, for minutes at a time, and never at night. Typical annual maintenance and testing run hours for each generator is considerably less than the 100 hours per year allowed by State and Federal regulations. Emergency utility outages are the only events that require more extended operation. Project Spring will work with qualified specialists to conduct noise studies throughout the development to ensure the Project adheres to noise limits.

Emissions: Backup generators are common at data center campuses to protect internet service during power outages. Their use is subject to stringent regulations at the State (ODEQ) and Federal (EPA) level. The applicant has indicated that they plan to install Tier 2 engines, as that is the current federal standard for generators that are used only in emergency/back up use. Specific information on generator systems is not yet available as certain design aspects for this site are not completed. This site will be permitted to use both HVO and ULSD (ultra low sulfur diesel), which has been previously approved in Oklahoma air permitting for comparable data centers. It is important to note that the air permitting regulations require the air permit application to list the maximum potential to emit (PTE), which is typically limited to just under 250 tons per year in order to not trigger federal PSD permitting requirements. Standard operations of facilities that have only emergency use backup generators typically generate actual annual emissions that are 10% or less than the PTE that is listed in the air permit applications and the air permits to construct/operate.

Buffers: The Project will incorporate perimeter landscape buffering, and anticipates hundreds of acres of the property will remain undisturbed and protected. This will maintain existing vegetation, natural sightlines, and green buffers around the development. The Planned Unit Development sets forth setbacks and landscape buffers that would have to be maintained and preserved for compliance if approved.

Additionally, there is a conservation easement on the property that will provide protection from development of at minimum of 250 acres of property. Any changes to the conservation easement would have to be approved and agreed to by the holder of the easement.

Future development will be subject to Sand Springs Codes, Ordinances and Design Criteria along with adherence to PUD-39 as submitted.

A petition has been filed under in accordance with Oklahoma Statute §11-43-105 to require approval of the zoning request to be approved by a favorable vote of three-fourths of all the members of the municipal governing body. City Legal is reviewing the submittal of the petition and whether it meets all the criteria set out by statute and whether it is applicable to this request.

Staff recommends approval of the rezoning of the property from Agricultural (AG) to Industrial Light (IL) with a PUD Overlay.



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

08/19/2025

Project Spring Letter of Support
5615 N. State Highway 97
Sand Springs, OK 74063

To Whom it May Concern,

The City of Sand Springs administration strongly supports Project Spring due to its significant positive impact on both our community and the State of Oklahoma. During the project's construction it will create thousands of construction jobs, and upon completion will create several hundred high-paying technology jobs, generating significant economic benefit to the City, County, and State.

The State of Oklahoma has expressed interest in growing the tech industry, and Project Spring is exactly the type of project that will achieve that goal, further positioning the Tulsa and Sand Springs region as a leader in the space.

In support of the Project, the City of Sand Springs administration would like to express its support through by outlining the following unique aspects of our City which make it particularly well-suited for a project of this type.

Planning & Zoning

Project Spring is currently zoned Agricultural (AG) and was recently annexed into the City of Sand Springs. The City supports the proposed use for the site as a data center facility, including appurtenant uses such as electrical infrastructure. The City recommends pursuing a Specific Use Permit for the project, which includes a 45-60 day process of Planning Commission recommendation and City Council approval. An SUP is the most efficient process for the end-user to develop the project by-right, while reducing the complexity and additional re-platting requirements necessary through a PUD, without any additional legal benefit per the Sand Springs zoning code. The SUP process will also enable the end-user to obtain approval for generic site plan with minimum setbacks, density, and height restrictions but retains flexibility for detailed site plan / layouts within those boundary conditions.

Water

The City of Sand Springs has ample resources to serve a data center project's water needs through a variety of sources. The following solutions are available in 1-2 years from today. Currently, an existing 6" potable water line (scheduled to be upgraded to a 12" or 16") serves the site, and can accommodate up to 2m GPD. A 36" raw water line also runs through the property. There is an additional 3m GPD of water rights available immediately from Skiatook Lake, and an incremental 8m GPD additional water rights that could also be secured from Skiatook Lake. There is also an additional 2.4m GPD that could be secured immediately from Shell Lake, bringing the total available capacity to 13.4m GPD. An alternative solution leveraging water from the City of Tulsa is being evaluated, which could potentially add an additional capacity available to the project. In all scenarios, it is understood that the City of Sand Springs will allow for an excess capacity to serve the needs of its citizens.

Wastewater / Sewer

Currently, there is no sewer line to the project. Upon construction of a new ~5-mi line, the City of Sand Springs could support up to 1.3m GPD capacity available immediately. An additional 1.7m GPD capacity could be added with minimal improvements, totaling 3m GPD of capacity available to the project within 1-2 years. Alternatively, on-site non-contact cooling water could be treated on-site and discharged into Turkey Creek or Delaware Creek (with Oklahoma Department of Environmental Quality approval). Commercial wastewater (sewage) could also be treated on-site with an ODEQ approved system.

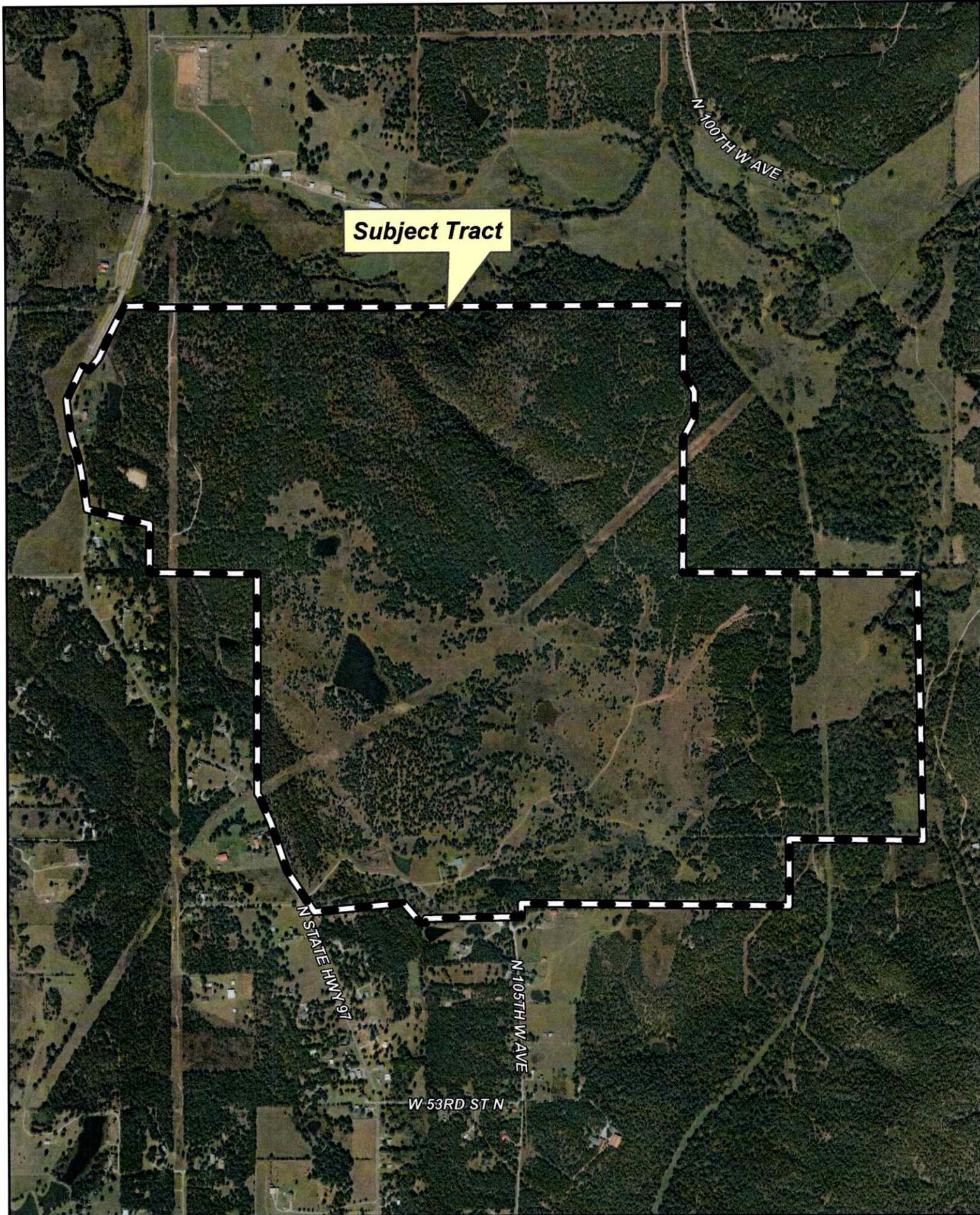
If I may be of any assistance in further clarifying any pertinent information, please feel free to contact me at Mike.Carter@SandSpringsOK.gov.

Respectfully,



Michael S. Carter
City Manager
City of Sand Springs, Oklahoma

Cc: File



Subject Tract

N 100TH W AVE

N STATE HWY 97

N 105TH W AVE

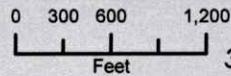
W 53RD ST N

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



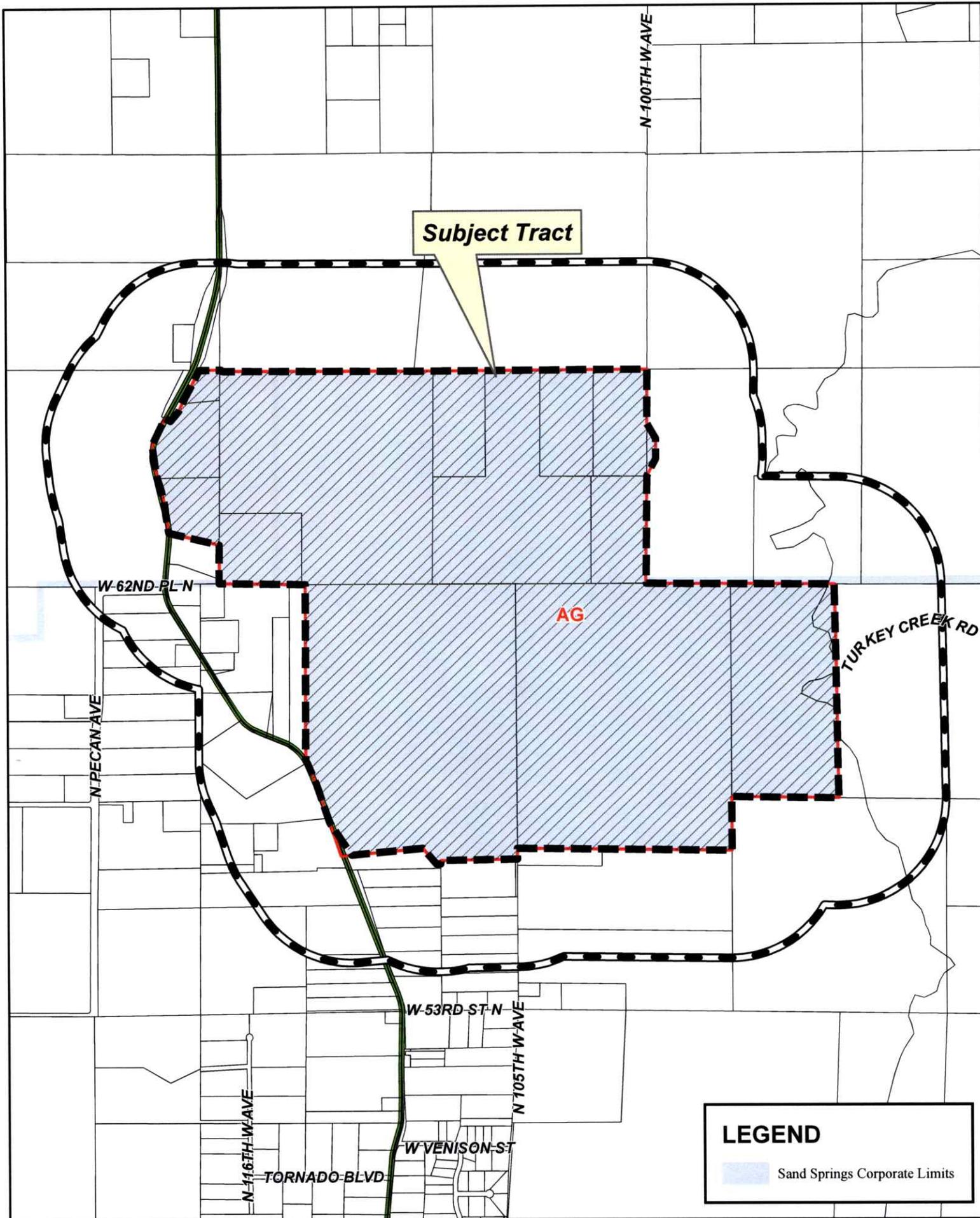
Subject Tract

**Sand Springs
SSZ-517**



2 & 3 20-11
33, 34, & 35 21-11





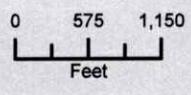
LEGEND

-  Sand Springs Corporate Limits

 1320' Radius

 Subject Tract

**Sand Springs
SSZ-517**



2 & 3 20-11
33, 34, & 35 21-11





CITY OF SAND SPRINGS

REZONING APPLICATION

SSZ 517
STR 2,3-20N-11E
33,34,35-21N-11E

Present Zoning AG Requested Zoning IL/PUD-39

Present Use Vacant Requested Use Light Industrial

Legal Description of Property to be Rezoned:
(If unplatted metes & bounds, attach plat of survey.)

See attached

Tract Acreage: ~827 AC

Abutting and east of N. Hwy 97, south of Rock School Rd.

General Location/Address: & west of Turkey Creek Rd.

The Applicant is: (1) Owner (2) Purchaser (3) Lessee (4) **Agent**

Are there any restrictions controlling the use of the tract, either private restrictions or deed restrictions? No

"I do hereby certify that the information herein submitted is complete, true and accurate."

Signed: [Signature] Phone: (918) 747-8900

Address: 2727 E. 21st St., Ste. 200, Tulsa, OK 74114 Email: lreynolds@ellerdetrich.com

***** APPLICANT...DO NOT WRITE BELOW THIS LINE *****

Application Received On: 10/31/2025 By: CW

Planning Commission Hearing Date: 12/03/2025

PLANNING COMMISSION RECOMMENDATION: _____ VOTE: _____
Conditions? _____

City Council Hearing Date: 12/15/2025
CITY COUNCIL ACTION: _____ VOTE: _____

ORDINANCE NO. _____



City of Sand Springs

100 E Broadway Street
Sand Springs, OK 74063

As Oklahoma grows, PSO is planning ahead to meet rising energy demands while protecting reliability and affordability for all customers. Large-scale projects, such as the new data center, are part of this growth, and we're dedicated to ensuring they do not negatively impact existing customers. Energy reliability and power supply is something we take very seriously, and we're committed to making sure that all of our customers have power they can count on.

We're making forward-looking investments that strengthen the grid, reduce outages, and support economic development in communities like Sand Springs. When specialized infrastructure is needed for a single customer, those costs are covered by the developer, while shared improvements that benefit everyone are spread across our customer base, with large users carrying a significant share of the cost. All of PSO's rates are reviewed and approved by the Oklahoma Corporation Commission, ensuring fairness and accountability.

Rodrigo Rojas
External Affairs Manager
Public Service Company of Oklahoma



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

December 12, 2025

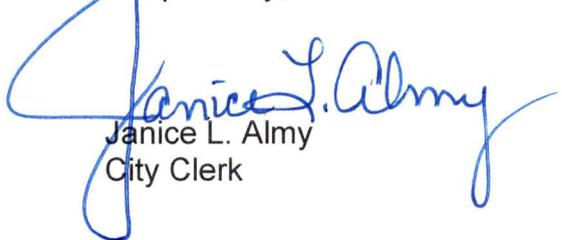
Jordan Green
13421 West Overlook Drive
Sand Springs, Oklahoma 74063

Subject: Formal Written Protest of Proposed Rezoning

This letter is to acknowledge receipt of your protest, received on December 12, 2025, at 2:24 p.m., with a statutory requirement of being filed a minimum of three (3) days prior to the subject public hearing, pursuant to Oklahoma Statute §11-43-105(B):

2. The owners of fifty percent (50%) or more of the area of the lots within a three hundred (300) foot radius of the exterior boundary of the territory included in a proposed change; then the proposed change or amendment shall not become effective except by the favorable vote of three-fourths of all the members of the municipal governing body where there are more than seven members in the governing body, and by three-fifths favorable vote where there are seven or less members in the governing body.

Respectfully,


Janice L. Almy
City Clerk



Parcel ID #	Account #	Name	Second Owner Name	Address
33-21-11-00300	570025914	TRUSTEE'S BAPTIST CHURCH		6808 N St Hwy 97, Southeast Osage, OK 74063
33-21-11-00250	570025912	PEARSON KENNETH & JANICE REV TR & ETAL	CHARLIE & SHERRY PEARSON REV TR	13154 Rook School Rd, Skiatook, OK 74070-6476
34-21-11-00050	570025928	PLUMMER RICK & MELISSA ANN REVOCABLE LIVING TRUST		6995 N St Hwy 97, Southeast Osage, OK 74070
35-21-11-00150	570025948	PERDUE RICKY GENE		7046 N 100th W Ave, Southeast Osage, OK 74126
35-21-11-00100	570025944	PERDUE RICKY GENE		7046 N 100th W Ave, Southeast Osage, OK 74126
35-21-11-0025	570025950	PERDUE RICKY GENE	MICHELLE DIANE PERDUE H-W	7046 N 100th W Ave, Southeast Osage, OK 74126
35-21-11-79878	570079878	PERDUE RICKY GENE	MICHELLE DIANE PERDUE H-W	7046 N 100th W Ave, Southeast Osage, OK 74126
02-20-11-00500	570027977	PERDUE RICK		7046 N 100th W Ave, Southeast Osage, OK 74126
02-20-11-79860	570079860	RICK PERDUE		7046 N 100th W Ave, Southeast Osage, OK 74126
02-20-11-00350	570027971	CONNOR MARY ANN REV LIV TRUST		2-20-11 SE LY W of Turkey Creek
02-20-11-0025	570027968	ROBISON RAYMOND R		5535 N 105th West Ave, Sand Springs, OK 74063
02-20-11-00300	570027969	SLATEN CANDACE & CLARK H-W		5613 N 105th West Ave, Sand Springs, OK 74063
03-20-11-01450	570028021	FISH JILL		5630 N 105th West Ave, Sand Springs, OK 74063
03-20-11-01450	570028027	SIMS JONATHAN & BRANDI H-W		5575 N St Hwy 97, Sand Springs, OK 74063
03-20-11-61-640	570061640	INGRAM BRIAN NEAL	CHANDRA ANN HW	5519 N St Hwy 97, Sand Springs, OK 74063
03-20-11-75830	570075830	BLEVINS HERBERT & LITA REV TRUST		5578 N Hwy 97, Sand Springs, OK 74063
03-20-11-01150	570028016	HAGER MARSHALL W & JANA K H-W		5716 N State Highway 97, Sand Springs, OK 74063
03-20-11-02050	570060446	HARPER FAMILY TRUST		5846 N State Highway 97, Sand Springs, OK 74063
03-20-11-01250	570028019	BARTON NICHOLAS N		5835 97, Southeast Osage, OK 74063
03-20-11-00750	570028003	DAUGHERTY DAVID B		5889 N Hwy 97, Sand Springs, OK 74063
03-20-11-01500	570028029	HOWARD JUDITH M		6001 N St Hwy 97, Sand Springs, OK 74063
33-21-11-85339	570085339	FEATHER JENNIFER L		33-21-11 BEG AT SE/C SE-W 860.95' TO E R/W LN
33-21-11-85372	570085372	WILKINS TIMOTHY & KASSANDRA H-W	JUSTIN E CAMPBELL	ST HWY 97-N 05 42 46 E ALG SAID R/W LN
33-21-11-00150	570025905	W/W RANCH LLC		235 21'-S 86 09 40 E 160 65'-S 72 31 27 E 500.17'

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Property located at:
2-20-11 SE 4
W of Turkey
Creek

Account #:
570027971
Parcel ID #:
02-20-11-00350

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Mary Ann Conner, am the legal owner of the property located at:

Parcel Number: 570027971

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,
Mary Ann Conner
Signature

Mary Ann Conner
Name

11-23-2025
Date

Phone and/or Email

Account #: 570085339

To: City Council Members, City of Sand Springs and Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Jennifer Feather, am the legal owner of the property located at:
S Highway 97 SS OK 74063

Parcel Number: 33-21-11-85339

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed, Jennifer Feather

Signature Jennifer Feather

Name 12.9.25

Date 918 637 0041

Phone and/or Email feathersmoke-shop@gmail.com

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
5700 27968
Parcel ID #:
02-26-11-0025

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Raymond R. Robison, am the legal owner of the property located at:
5535 N 105 W Ave Sand Springs OK

Parcel Number: _____

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,
Raymond R. Robison
Signature

RAYMOND R. ROBISON
Name

11-23-2025
Date

918-261-8393
Phone and/or Email

PO 1032

OKLAHOMA NOTARY ACKNOWLEDGMENT

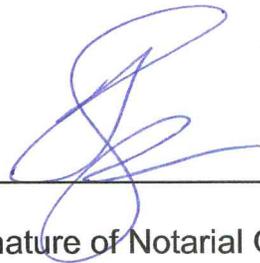
State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
(Formal Written Protest of Proposed Rezoning)
by RAYMOND ROBINSON (name(s) of person(s)).

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570028021
Parcel ID #:
03-26-11-01300

Re: **Formal Written Protest of Proposed Rezoning**
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Jill Danielle Fish, am the legal owner of the property located at:

5630 N 105th West Ave Sand Springs OK 74063

Parcel Number: 570028021

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,

Jill Danielle Fish
Signature

Jill Danielle Fish LEON H. FISH
Name

11-23-2025
Date

918-891-0586 LHFISHCONSTRUCTION@HOTMAIL.COM
Phone and/or Email
918-246-6671 JFISH@CCTULSA.COM

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
(Formal Written Protest of Proposed Rezoning)
by Jill Fish (name(s) of person(s)).

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
(Formal written Request of Rezoning)
LEON FISH (name(s) of person(s))

(Seal, if any)



A handwritten signature in blue ink is written over a horizontal line. The signature is stylized and appears to be the initials "LF".

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570028027
Parcel ID #:
03-20-11-01450

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Jonathan + Brandi Sims, am the legal owner of the property located at:
5575 N ST Hwy 97 Sand Springs OK 74063

Parcel Number: 570028027

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,
Brandi Sims Jon S
Signature

Brandi Sims Jonathan Sims
Name

11-23-25
Date

936 591 5308
Phone and/or Email

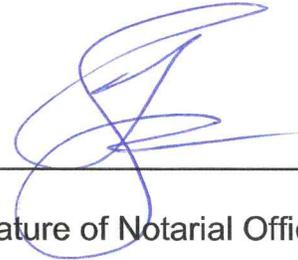
OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

Final Written Protest of Proposed Resigning
The foregoing instrument was acknowledged before me on 11/23/2025 (date)
by Jonathan Sims (name(s) of person(s)).

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2025

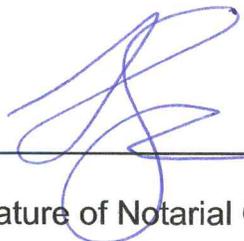
OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing *(Formal written Protest of Proposed Rezoning)* instrument was acknowledged before me on 11/23/2025 (date)
by Brandi Sims (name(s) of person(s)).

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570028016
Parcel ID #:
03-20-11-01150

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, MARSHALL W. HAGER, am the legal owner of the property located at:
5716 N ST Hwy 97 SANDSPRING OK 74063

Parcel Number: 570028016

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,
Marshall W. Hager
Signature

MARSHALL W HAGER
Name

11-23-2025
Date

918 520 8516
Phone and/or Email

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing *(Formal Written Protest of Proposed Rezoning)* instrument was acknowledged before me on 11/23/2025 (date)
by Marshall Harber (name(s) of person(s)).

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2025

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570085372
Parcel ID #:
33-21-11-85372

Re: **Formal Written Protest of Proposed Rezoning**
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Kassandra Wilkins, am the legal owner of the property located at:
11269 N State Highway 97 Sand Springs OK 74063
Parcel Number: 570085372

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

As a directly affected property owner, I oppose the rezoning for the following reasons:

1. Industrial development at this location would adversely affect nearby property owners' health, safety, welfare, environmental quality, and property values.
2. The proposed Industrial zoning and PUD are fundamentally incompatible with surrounding Residential and Agricultural land uses.
3. The Comprehensive Plan designates this area for Residential use, and changing 826+ acres to Industrial would contradict the adopted long-range vision for this part of Sand Springs.
4. No legitimate planning basis has been demonstrated to justify a Comprehensive Plan Amendment of this scale for a private applicant.
5. The proposed Industrial zoning and PUD do not meet the Comprehensive Plan's requirements for infrastructure, transportation, safety, environmental protection, or development compatibility.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request from AG to IL, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for both the Planning Commission and the City Council.

Signed,
Kassandra Wilkins
Signature
Kassandra Wilkins
Name
11/23/2025
Date
(918) 704-0047
Phone and/or Email

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date) *Formal Written Protest of Proposed Rezonings*

by Kassandra (name(s) of person(s)).
Willkins

(Seal, if any)



[Handwritten Signature]

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570085372
Parcel ID #:
33-21-11-85372

Re: **Formal Written Protest of Proposed Rezoning**
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Timothy Wilkins, am the legal owner of the property located at:
6269 N State highway 97 Sand Springs
Parcel Number: 570085372

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

As a directly affected property owner, I oppose the rezoning for the following reasons:

1. Industrial development at this location would adversely affect nearby property owners' health, safety, welfare, environmental quality, and property values.
2. The proposed Industrial zoning and PUD are fundamentally incompatible with surrounding Residential and Agricultural land uses.
3. The Comprehensive Plan designates this area for Residential use, and changing 826+ acres to Industrial would contradict the adopted long-range vision for this part of Sand Springs.
4. No legitimate planning basis has been demonstrated to justify a Comprehensive Plan Amendment of this scale for a private applicant.
5. The proposed Industrial zoning and PUD do not meet the Comprehensive Plan's requirements for infrastructure, transportation, safety, environmental protection, or development compatibility.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request from AG to IL, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for both the Planning Commission and the City Council.

Signed,
Timothy Wilkins
Signature
Timothy Wilkins
Name
11-23-2025
Date
918-770-6356 CorreaK218@gmail.com
Phone and/or Email

Pa 102

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

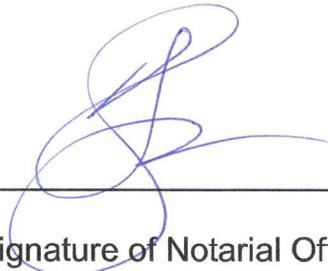
(Formal Written Protest of Proposed Rezoning)

The foregoing instrument was acknowledged before me on 11/23/2025 (date)

by Timothy Wilkins (name(s) of person(s)).

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570025912
Parcel ID #:
33-21-11-00250

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Kenneth Pearson, am the legal owner of the property located at:
13154 Rock School Rd Skiatook, OK 74070

Parcel Number: 570025912

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,
Kenneth Pearson

Signature

Kenneth Pearson

Name

11-23-25

Date

918-245-8689

Phone and/or Email

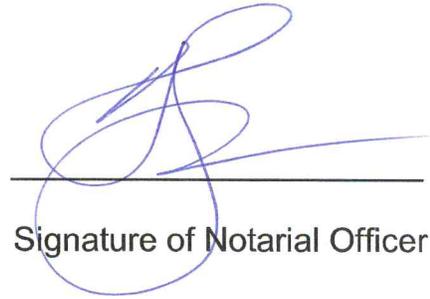
OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date) *(Formal Written Protest of Proposed Rezoning)*
by Kenneth Pearson (name(s) of person(s)).

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Janice R. Pearson, am the legal owner of the property located at:
13154 Rock School Rd, Skiatook, OK 74070

Parcel Number: 570025912

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,

Janice R. Pearson
Signature

Janice R. Pearson
Name

11-23-25
Date

918-245-8689 cell 918-697-8689
Phone and/or Email

jpearson@adl.com

PG 182

OKLAHOMA NOTARY ACKNOWLEDGMENT

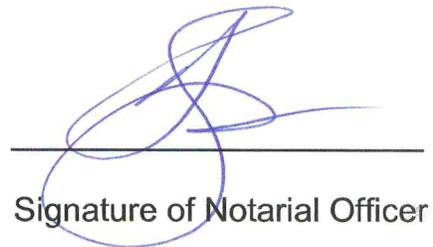
State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
by Janice Pearson (name(s) of person(s)).
Protest of (Formal Written Proposed Rezoning)

(Seal, if any)




Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Re: **Formal Written Protest of Proposed Rezoning**
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Sherry Pearson, am the legal owner of the property located at:
12311 Rock School Rd Skiatook, OK 74070

Parcel Number: 570025912

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed, Sherry Pearson
Signature
Sherry Pearson Sherry Pearson
Name

11-23-25
Date

sherry.pearson1065@gmail.com
Phone and/or Email

OKLAHOMA NOTARY ACKNOWLEDGMENT

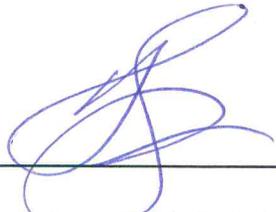
State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
by Charles Pearson (name(s) of person(s)).
(Formal written protest of Proposed Rezoning)

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

(Formal Written Protest of Proposed Rezoning)

The foregoing instrument was acknowledged before me on 11/23/2025 (date)

by Shelly Pearson (name(s) of person(s)).

(Seal, if any)



[Handwritten Signature]

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #: 570025914
Parcel ID #: 33-21-11-00300

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Delaware Baptist Church, am the legal owner of the property located at:
6808 N. State Hwy 97 SE usage OK 74063

Parcel Number: 570025914

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,
Mark Miller
Signature

Mark Miller Pastor of Delaware Baptist Church
Name

11/23/2025
Date

918-232-8287
Phone and/or Email

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

(Formal written Protest of Proposed Rezoning)

The foregoing instrument was acknowledged before me on 11/23/2025 (date)

by Mark Lilled (name(s) of person(s)).

(Seal, if any)



[Handwritten Signature]

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570025928
Parcel ID #:
34-21-11-00050

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Rick & Missie Plummer, am the legal owner of the property located at:
6995 N. State Hwy 97 Sand Springs, OK 74063
Parcel Number: 570025928

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,

Missie Plummer
Signature

Missie Plummer
Name

11-23-25
Date

918-639-8784
Phone and/or Email

RIK PLUMMER



OKLAHOMA NOTARY ACKNOWLEDGMENT

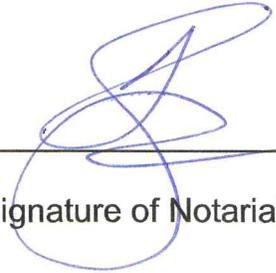
State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
by Rick Hummer (name(s) of person(s)).
(Formal written Protest of Proposed Rezoning)

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 3/20/2028

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
(Formal Written Protest of Proposed Rezoning)
by Melissa Plummer (name(s) of person(s)).

(Seal, if any)



A large, stylized handwritten signature in blue ink is written over a horizontal line. The signature is highly cursive and loops around itself.

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570028003
Parcel ID #:
03-20-11-00750

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, DAVID DAUGHERTY, am the legal owner of the property located at:
5889 N. STATE Hwy 97

Parcel Number: 570028003

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed, [Signature]
Signature

DAVID DAUGHERTY
Name

11-23-23
Date

918-261-8323
Phone and/or Email

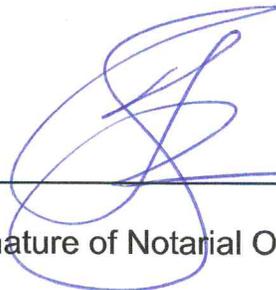
OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
by David Daugherty (name(s) of person(s)).
(Formal written Protest of Proposed Rezoning)

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570028019
Parcel ID #:
03-20-11-01230

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Nicholas Barton, am the legal owner of the property located at:

5835 N. 97 State Hwy

Parcel Number: 570028019

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,

Nicholas Barton
Signature

Nicholas Neal Barton
Name

11-23-25
Date

918-2004997
Phone and/or Email

Rideropurplepage@AOL.com

OKLAHOMA NOTARY ACKNOWLEDGMENT

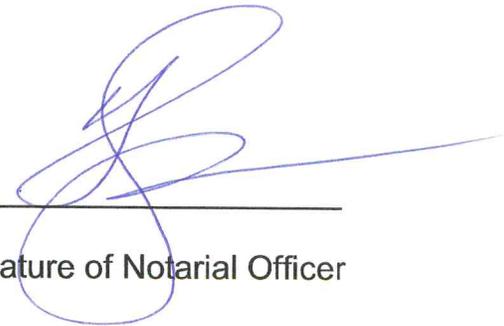
State of Oklahoma

County of Osage

The foregoing *(Formal written protest of Proposed Rezoning)* instrument was acknowledged before me on 11/23/2025 (date)
by Nicholas Barton (name(s) of person(s)).

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570060446
Parcel ID #:
03-26-11-02090

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, ROBERT M HARPER, LINDA HARPER, am the legal owner of the property located at:
5846 N STATE HWY 97, SAND SPRINGS OK

Parcel Number: 570060446

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed, Robert Harper
Signature
ROBERT M HARPER
Name
11/23/2025
Date
918-500-4085
Phone and/or Email

Linda Harper
Linda Harper
11-23-2025
918-241-0772

OKLAHOMA NOTARY ACKNOWLEDGMENT

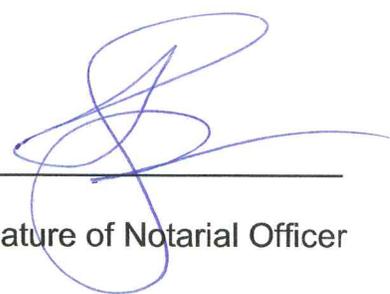
State of Oklahoma

County of Osage

The foregoing *(Formal written Protest of Proposed Rezoning)* instrument was acknowledged before me on 11/23/2025 (date)
by Linda Harper (name(s) of person(s)).

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/28/2028

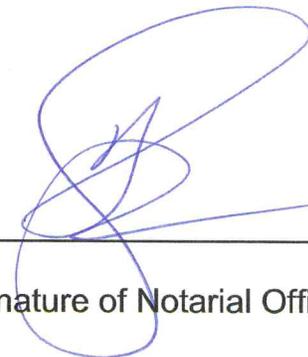
OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

(Formal written protest of proposed rezoning)
The foregoing instrument was acknowledged before me on 11/23/2025 (date)
by ROBERT HAEGER (name(s) of person(s)).

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570028029
Parcel ID #:
03-20-11-01500

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Judith Marie Howard, am the legal owner of the property located at:

6001 N. State Highway 97

Parcel Number: 570028029

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,

Judith Marie Howard
Signature

Judith Marie Howard
Name

11-23-2025
Date

918 851 5593 jmhcphs@yahoo.com
Phone and/or Email

Pg 1 of 2

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

(Formal Written Protest of Proposed Rezoning)
The foregoing instrument was acknowledged before me on 11/23/2005 (date)
Subick Howard
by _____ (name(s) of person(s)).

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570025905
Parcel ID #:
33-21-11-00150

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Steve Wells, am the legal owner of the property located at:
6764 N St Hwy 97 SE Osage 74063

Parcel Number: 570025905

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed Steve Wells
Signature

Steve Wells
Name

Nov 23, 2025
Date

918-636-7612
Phone and/or Email

Pg 1 of 2

OKLAHOMA NOTARY ACKNOWLEDGMENT

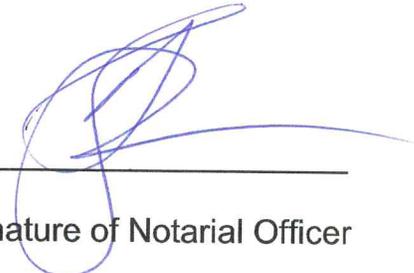
State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
(Formal written Protest of Proposed Rezoning)
by Steve Nullo (name(s) of person(s)).

(Seal, if any)





Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570061640
Parcel ID #:
03-20-11-61-640

Re: **Formal Written Protest of Proposed Rezoning**
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Chandra Ingram, Brian Ingram, am the legal owner of the property located at:
5519 N. State Hwy 97 Sand Springs OK 74063 / 5539 N. State Hwy 97
Sand Springs OK 74063
Parcel Number: 570061640

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,
Chandra Ingram, Brian Ingram
Signature
Chandra Ingram, Brian Ingram
Name
11-23-25
Date
918-855-5917
Phone and/or Email

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

(Formal Written Protest of Proposed Rezoning)

The foregoing instrument was acknowledged before me on 11/23/2025 (date)

by Brian Ingram (name(s) of person(s)).

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)



My commission expires: 8/20/2028

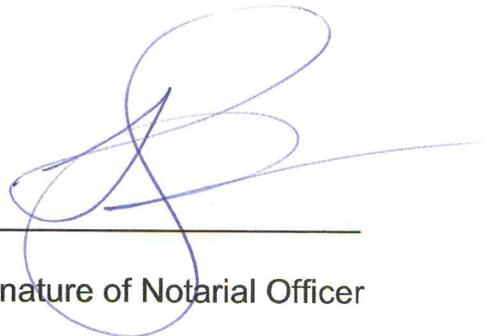
OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date) *(Formal written Protest of Proposed Rezoning)*
by Chandra J. G. Kar (name(s) of person(s)).

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)



My commission expires: 8/20/2028

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570075830
Parcel ID #:
03-20-11-75830

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Herbert & Lita Blevins, am the legal owner of the property located at:
5578 N State Hwy 97 Sand Springs, OK 74063

Parcel Number: 570075830

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,

Herbert Blevins Lita Blevins
Signature

Herbert Blevins Lita Blevins
Name

Nov. 23rd 2025
Date

918-232 7453 Blevinsneal96@gmail
Phone and/or Email

918-269-0867 LBlev3156@icloud.com

OKLAHOMA NOTARY ACKNOWLEDGMENT

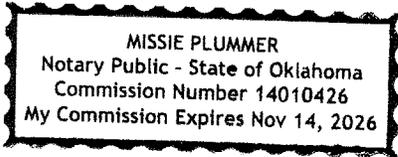
State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11-23-25 (date) *(Formal written protest of Proposed Re Zoning)*

by Lita Blevins (name(s) of person(s)).

(Seal, if any)



Missie Plummer

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: Nov 14, 2026

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

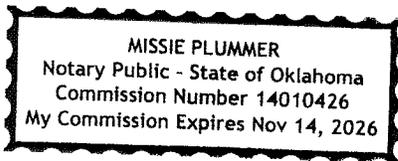
County of Osage

(Formal Written Protest of Proposed Rezoning)

The foregoing instrument was acknowledged before me on 11-23-25 (date)

by Herbert Blevins (name(s) of person(s)).

(Seal, if any)



Missie Plummer

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: Nov 14, 2026

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Account #:
570027969
Parcel ID #:
02-20-11-00300

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Clark Slaten and Candace Slaten, am the legal owner of the property located at:
5613 N. 105th West Ave Sand Springs, OK 74063

Parcel Number: 570027969

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed, 
Signature

Clark Slaten Candace Slaten
Name

11/23/25
Date

918-271-9750
Phone and/or Email

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

(Formal written protest of proposed ReZoning)

The foregoing instrument was acknowledged before me on 11-23-25 (date)

by Clark Slaten (name(s) of person(s)).

(Seal, if any)

Missie Plummer

Signature of Notarial Officer

Notary Public

Title (and Rank)



My commission expires: Nov 14, 2026

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

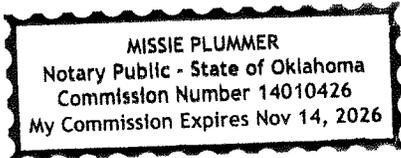
County of Osage

(Formal Written protest of Proposed ReZoning)

The foregoing instrument was acknowledged before me on 11-23-25 (date)

by Candace Slater (name(s) of person(s)).

(Seal, if any)



Missie Plummer

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: Nov 14, 2026

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Parcel ID #'s: (1)
35-21-11-00150
35-21-11-00100
35-21-11-0025
35-21-11-79878
02-20-11-00500

Parcel ID #'s (2)
02-20-11-79860

Account #'s:
570025948
570025944
570025950
570079878
570027977
570079860

Re: Formal Written Protest of Proposed Rezoning
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Ricky Perdue, am the legal owner of the property located at:

7046 N 100th W Ave, Southeast Osage, OK ~~74076~~ 74070

Parcel Number: 570025948; 570025944; 570025950; 570027977; 570079860
570079878

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,

Ricky G. Perdue
Signature

Ricky G. Perdue
Name

11-23-2025
Date

Phone and/or Email

P6 1082

To:
City Council Members, City of Sand Springs
and
Sand Springs Planning Commission
City of Sand Springs
100 East Broadway St.
Sand Springs, OK 74063

Re: **Formal Written Protest of Proposed Rezoning**
Comprehensive Plan Amendment / Rezoning Request / PUD Request
Proposed Amendment: Residential → Industrial Light
Rezoning Request: AG (Agriculture) → IL (Industrial Light)
PUD Request: PUD-39
Subject Property: Approximately 826+ acres located near Hwy 97 & 56th St. N.

Dear City Council Members and Planning Commissioners,

I, Michelle Perdue, am the legal owner of the property located at:

7046 N 100th W Ave. Southeast Osage, OK 74070

Parcel Number: 570025948; 570025944; 570025950; 570027977; 570079860;
570079878

My property is within 300 feet of the land included in the above-referenced Comprehensive Plan Amendment, Rezoning Request, and PUD Request.

Pursuant to Oklahoma Statute §11-43-105(B), I hereby file a formal written protest against the proposed rezoning from Agriculture (AG) to Industrial Light (IL).

I additionally oppose the associated Comprehensive Plan Amendment and PUD request, as they are directly linked to the proposed rezoning.

I request that the Planning Commission recommend denial of the Comprehensive Plan Amendment, Rezoning Request, and PUD Request; and that the City Council vote to deny the Rezoning Request, the related Comprehensive Plan Amendment, and the PUD Request.

Please include this written protest in the official record for consideration by the Planning Commission and City Council.

Signed,

Michelle D. Perdue
Signature

Michelle Perdue
Name

11-23-2025
Date

Phone and/or Email

OKLAHOMA NOTARY ACKNOWLEDGMENT

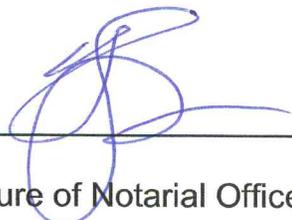
State of Oklahoma

County of Osage

The foregoing instrument was acknowledged before me on 11/23/2025 (date)
(Formal written Protest of Proposed Rezoning)

by Michelle Perdue (name(s) of person(s)).

(Seal, if any)



Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

1320' radius

49

BARTLETT SEAN &
5634 N ST HWY 97
SAND SPRINGS OK 74063

BARTON NICHOLAS N
2221 S 59TH W AVE
TULSA OK 74107

BLEVINS HERBERT & LITA REV TRUST
5578 N HWY 97
SAND SPRINGS OK 74063

CARVER MICHAEL W &
MARY B H-W
12042 W 62ND PL N
SAND SPRINGS OK 74063

CARVER MICHAEL W & MARY B H-W
12042 W 62ND PL N
SAND SPRINGS OK 74063

CHAPPEL REBECCA ANN
5414 N 105TH WEST AVE
SAND SPRINGS OK 74063

CONNER MARY ANN REV LIV TRUST
8307 E 77TH PL
TULSA OK 74133

CONNER MARY ANN REV LIV TRUST
8307 E 77TH PL
TULSA OK 74133

DAUGHERTY DAVID B
5889 N HWY 97
SAND SPRINGS OK 74063

DAUGHERTY DAVID B
5889 N HWY 97
SAND SPRINGS OK 74063

FEATHER JENNIFER L
P O BOX 1413
SAND SPRINGS OK 74063

FIELD DEBRA L
4926 GREENAN CT
SAND SPRINGS OK 74063

FISH JILL
5630 N 105TH W AVE
SAND SPRINGS OK 74063

GATES KELLY & MARSHA
5703 N PECAN AVE
SAND SPRINGS OK 74063

HAGER MARSHALL W & JANA K H-W
5716 N HWY 97
SAND SPRINGS OK 74063

HARPER FAMILY TRUST
5846 N STATE HWY 97
SAND SPRINGS OK 74063

HENRY TROY & SONIA H-W
6116 N ST HWY 97
SAND SPRINGS OK 74063

HOLCOMB LARRY A
6129 NORTH ST HWY 97
SAND SPRINGS OK 74063

HOLCOMB LARRY ALLEN SR
6129 N HWY 97
SAND SPRINGS OK 74063

HOLCOMB PAMELA A & RUSSELL J W-H
PO BOX 621
SAND SPRINGS OK 74063

HOLCOMB RUSSELL JAMES &
PAMELA A HOLCOMB H-W
PO BOX 621
SAND SPRINGS OK 74063

HOWARD JUDITH M
6001 N ST HWY 97
SAND SPRINGS OK 74063

HOWARD JUDITH M
6001 N ST HWY 97
SAND SPRINGS OK 74063

HOWARD JUDITH M
6001 N ST HWY 97
SAND SPRINGS OK 74063

INGRAM BRIAN NEAL & CHANDRA ANN
5519 N ST HWY 97
SAND SPRINGS OK 74063

INGRAM BRIAN NEAL & CHANDRA ANN
H-W
5519 N ST HWY 97
SAND SPRINGS OK 74063

KITTEN SCOTT & JULIANA REV LIV
TRUST
5630 N HWY 97
SAND SPRINGS OK 74063

KNOTTS TED & MICHELE H-W ETAL
20242 E 74TH PL N
OWASSO OK 74055

LIERLY JERRY M &
PO BOX 1122
SAND SPRING OK 74063

MCCOOL MIKE FAMILY TRUST
6003 N PECAN AVE
SAND SPRINGS OK 74063

22

MELTON FAMILY PROTECTION TRUST
5466 N STATE HIGHWAY 97
SAND SPRINGS OK 74063

PAQUIN FAMILY REVOCABLE TRUST
5540 N 105 W AVE
SAND SPRINGS OK 74063

PEARSON KENNETH & JANICE REV TR &
ETAL
CHARLIE & SHERRY PEARSON REV TR
13154 ROCK SCHOOL RD
SKIATOOK OK 74070

PEARSON KENNETH & JANICE REV TR &
ETAL
CHARLIE & SHERRY PEARSON REV TR
13154 ROCK SCHOOL RD
SKIATOOK OK 74070

PERDUE RICK
7046 N 100TH W AVE
SKIATOOK OK 74070

PERDUE RICK
7046 N 100TH W AVE
SKIATOOK OK 74070

PERDUE RICKY GENE
7046 N 100TH W AVE
SKIATOOK OK 74070

PERDUE RICKY GENE
7046 N 100TH W AVE
SKIATOOK OK 74070

PERDUE RICKY GENE &
MICHELLE DIANE PERDUE H-W
7046 N 100TH W AVE
SKIATOOK OK 74070

PERDUE RICKY GENE &
MICHELLE DIANE PERDUE H-W
7046 N 100TH W AVE
SKIATOOK OK 74070

PINA NELSON & BETH SHARP
5903 NORTH PECAN ST
SAND SPRINGS OK 74063

PLUMMER RICK & MELISSA ANN
6995 N STATE HWY 97
SAND SPRINGS OK 74063

PLUMMER RICK & MELISSA ANN
6995 N STATE HWY 97
SAND SPRINGS OK 74063

PUTNAM DAVID N
6030 N STATE HIGHWAY 97
SAND SPRINGS OK 74063

PUTNAM DAVID N
6030 N STATE HIGHWAY 97
SAND SPRINGS OK 74063

QUINN ALBERT III & KAREN RINGLE
QUINN H-
5634 N ST HWY 97
SAND SPRINGS OK 74063

RANDALL PHILLIP W & BARBARA J
6015 NORTH PECAN AVE
SAND SPRINGS OK 74063

RANDOLPH JOHN
5429 N HWY 97
SAND SPRINGS OK 74063

RANDOLPH JOHN
5429 N HWY 97
SAND SPRINGS OK 74063

RANGER SAMANTHA HENRY
6116 N ST HWY 97
SAND SPRINGS OK 74063

RINGLE ALAN J & SUSAN A
5615 N HWY 97
SAND SPRINGS OK 74063

RINGLE FAMILY LLC
5615 N ST HWY 97
SAND SPRINGS OK 74063

RINGLE FAMILY LLC
5615 N ST HWY 97
SAND SPRINGS OK 74063

RINGLE FAMILY LLC
5615 N ST HWY 97
SAND SPRINGS OK 74063

RINGLE FAMILY LLC
5615 N ST HWY 97
SAND SPRINGS OK 74063

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5615 N ST HWY 97
SAND SPRINGS OK 74063

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5615 N ST HWY 97
SAND SPRINGS OK 74063

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5615 N ST HWY 97
SAND SPRINGS OK 74063~~

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5615 N ST HWY 97
SAND SPRINGS OK 74063~~

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5615 N ST HWY 97
SAND SPRINGS OK 74063~~

~~RINGLE FAMILY LLC
5615 N ST HWY 97
SAND SPRINGS OK 74063~~

~~RINGLE FAMILY LLC
5615 N ST HWY 97
SAND SPRINGS OK 74063~~

~~RINGLE FAMILY LLC
5615 N ST HWY 97
SAND SPRINGS OK 74063~~

RINGLE GLORIA M
5634 N ST HWY 97
SAND SPRINGS OK 74063

ROBISON PAUL L & JEANNETTE S H/W
5413 N 105TH W AVE
SAND SPRINGS OK 74063

ROBISON RAYMOND R
5535 N 105TH W AVE
SAND SPRINGS OK 74063

RODRIGUEZ ANGELO
5416 N STATE HWY 97
SAND SPRINGS OK 74063

SHELL LAKE INVESTMENTS LLC
308 OLD TOWNE RD
SAND SPRINGS OK 74063

SIMS JONATHAN & BRANDI H-W
5575 N ST HWY 97
SAND SPRINGS OK 74063

SLATEN CANDACE & CLARK H-W
5613 N 105TH W AVE
SAND SPRINGS OK 74063

STATE OF OKLA (HWY) DEPT OF TRANS
200 NE 21ST ST ROOM 3C7
OKLAHOMA CITY OK 73105

~~STATE OF OKLA (HWY) DEPT OF TRANS
200 NE 21ST ST ROOM 3C7
OKLAHOMA CITY OK 73105~~

STOWE JONATHAN DAVID & H-W
5385 N ST HWY 97
SAND SPRINGS OK 74063

SUTTON VIRGINIA C REVOC TRUST
7000 FOXBRIAR DR
TULSA OK 74132-5000

TRUSTEE'S BAPTIST CHURCH
6808 N ST HWY 97
SAND SPRINGS OK 74063

W W RANCH LLC
12345 E SKELLY DR
TULSA OK 74128

~~W W RANCH LLC
12345 E SKELLY DR
TULSA OK 74128~~

WALKER ROBERT LASCOTT
5915 N ST HWY 97
SAND SPRINGS OK 74063

WATSON THOMAS E & JUDY A H-W
5481 N ST HWY 97
SAND SPRINGS OK 74063

WILKINS TIMOTHY & KASSANDRA H-W
6269 N ST HWY 97
SAND SPRINGS OK 74063

NOTICE OF ZONING HEARING
BEFORE THE SAND SPRINGS PLANNING COMMISSION

NOTICE is hereby given that a PUBLIC HEARING will be held before the Sand Springs **Planning Commission** at Sand Springs City Hall, City Council Chambers, Sand Springs, Oklahoma, at **4:00 p.m.** on the **3rd** day of **December, 2025.** Recommendation will be made to **City Council** for a hearing at **6:00 p.m.** on the **15th** day of **December, 2025.**

At this place and time, consideration will be given to the proposed change of zoning classification on property described as:

826+ acres located in Sections 2,3-20N-11E and 33,34,35-21N-11E, generally known as being at approximately 56th St. N. and Hwy 97, from AG (Agriculture) to IL (Industrial Light) and PUD-39.

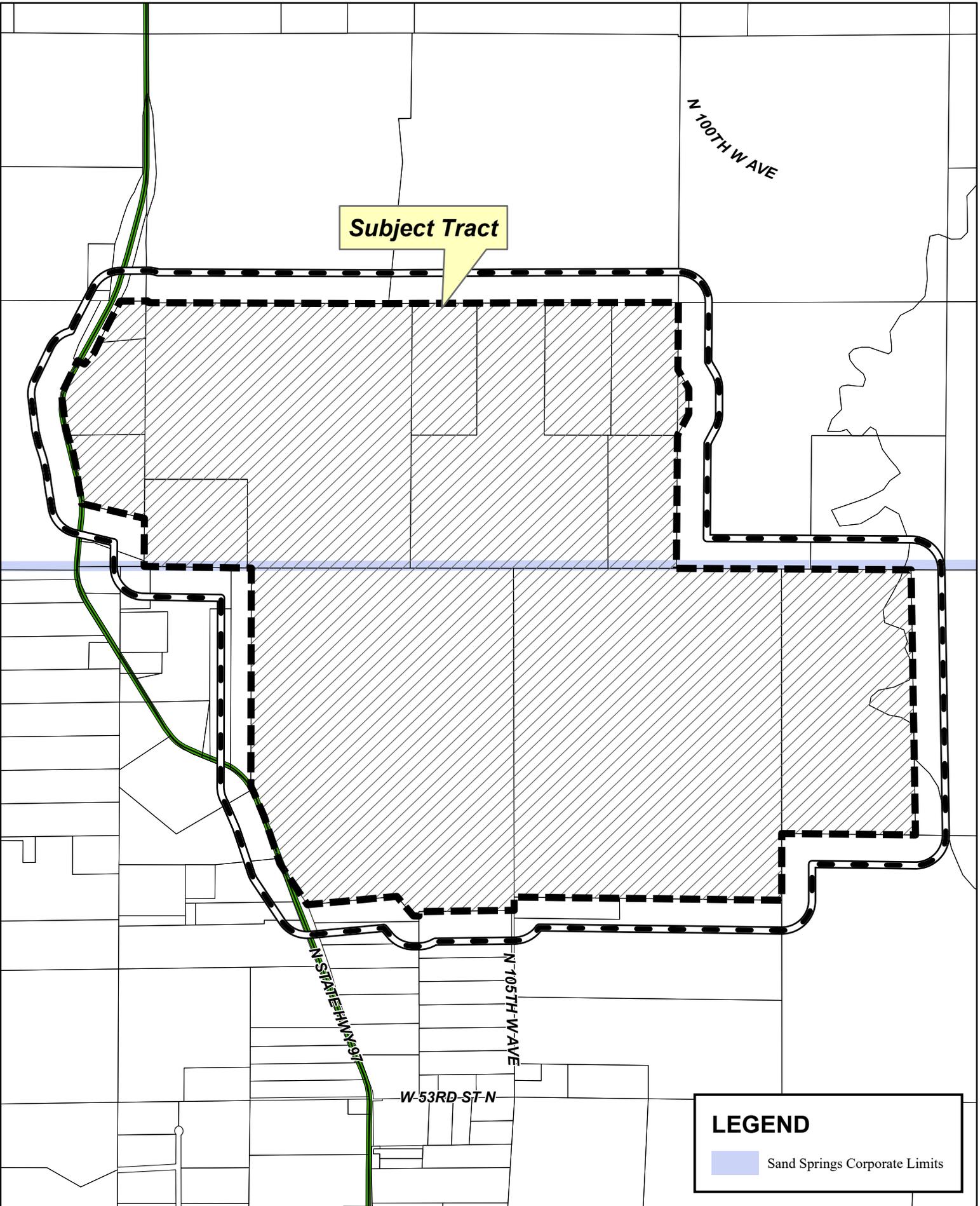
All persons interested in this rezoning request may attend this hearing in order to present their objections to, or arguments for, this matter.

In the event that the proposed rezoning request is approved in whole or in part by the Sand Springs Planning Commission, the Planning Commission will submit its recommendations to the Sand Springs City Council for its consideration and action at a City Council meeting to be determined, as approved by law.

Dated at Sand Springs, Oklahoma, this 12th day of November, 2025.

 //signed//

Brad T. Bates
Assistant City Manager/Planning Director



LEGEND

 Sand Springs Corporate Limits

 300' Radius

 Subject Tract

**Sand Springs
SSZ-517**

0 300 600 1,200
Feet

2 & 3 20-11
33, 34, & 35 21-11



.....

**NOTICE OF COMPREHENSIVE PLAN AMENDMENT
NOTICE OF REZONING REQUEST
ZONING/PLANNED UNIT DEVELOPMENT HEARING
BEFORE THE SAND SPRINGS PLANNING COMMISSION**

.....

NOTICE is hereby given that a PUBLIC HEARING will be held before the Sand Springs **Planning Commission** in the Charles Page High School Cafeteria, 500 N. Adams Rd., Sand Springs, Oklahoma, at 6:00 p.m. on the 27th day of January, 2026. Recommendation will be made to **City Council** for a hearing at 6:00 p.m. on the 3rd day of February, 2026 in the Charles Page High School Cafeteria, 500 N. Adams Rd., Sand Springs, OK 74063.

At these times and place, consideration will be given to a Request to Amend the Comprehensive Plan of the City of Sand Springs from residential to light industrial, to rezone from the current zoning of AG (Agriculture) to IL (Industrial Light) and Planned Unit Development (PUD-39), and to consider PUD-039, a request to rezone from AG to IL and PUD-39, for 826+ acres legally known as:

Lands situated in the County of Osage, State of Oklahoma, and described as follows:

Lot 3 (NE/4 NW/4), Lot 4 (NW/4 NW/4), the S/2 NW/4 and the N/2 N/2 SW/4, all in Section 2.

AND

Lot 1 (NE/4 NE/4), Lot 2 (NW/4 NE/4), the S/2 NE/4 lying East of centerline of State Highway #97 in Section 3.

AND

All that part of the N/2 SE/4 of Section 3, lying East of Highway #97 and North of the following described line:

Beginning at a point on the East line of said SE/4 1848 feet N02°53'02"W of the Southeast corner of said SE/4; Thence S 89°48'36" W a distance of 943 feet; Thence S 02°53'02" E a distance of 32.27 feet; Thence S 89°48'36" W a distance of 51.20 feet; Thence N 40°23'20" W a distance of 254.70 feet; Thence S 84°38'35" W a distance of 887.32 feet to the right-of-way line of Highway #97.

ALL in Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

SW/4 and W/2 NE/4 SE/4 and S/2 SE/4 and NW/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of

Oklahoma, according to the United States Government Survey thereof.

AND

Lot 2 (NW/4 NE/4) and SW/4 NE/4 of Section 2, Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

All that part of the E/2 SE/4 of Section 33, Township 21 North, Range 11 East of the Indian Base and Meridian, Osage County, Oklahoma, lying East of the East Right-of-Way of State Highway 97 and North of the following described line:

Commencing at the Southeast corner of the SE/4 of Section 33, Township 21 North, Range 11 East; Thence N 00°07'33" W along the East line of the SE/4 a distance of 484.04 feet to a property corner and the Point of Beginning; Thence N 78°30'41" W along a property line a distance of 625.02 feet to a point on the East Right-of-Way of State Highway 97 and a property corner and the point of ending.

AND

The E/2 NE/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

A part of the W/2 NW/4 SW/4 of Section 35, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Southwest corner of said W/2 NW/4 SW/4; Thence N 28°01'23" E a distance of 240.00 feet; Thence N 00°52'49" W a distance of 250.00 feet; Thence N 32°17'58" W a distance of 222.52 feet to a point on the West line of said W/2 NW/4 SW/4; Thence S 00°52'49" E along said West line a distance of 650.00 feet to the Point of Beginning.

Tax IDs: 79861, 27959, 27958, 27986, 27979, 85821, 65284, 64861, 65282, 64860, 25938, 25936, 25931, and 87322.

The tracts are commonly known as being at approximately 56th St. N. and Hwy 97, Osage County, Oklahoma.

In the event that the proposed request is approved in whole or in part by the Sand Springs Planning Commission, the Planning Commission will submit its recommendations to the Sand Springs City Council for its consideration and action at a City Council meeting to be determined, as approved by law.

The public is invited to attend this meeting and present their objections to, or arguments for, the above matter. Information concerning the above matters can be obtained from the office of the City Planner, Sand Springs Municipal Building, 100 East Broadway, Sand Springs, Oklahoma.

Dated at Sand Springs, Oklahoma, on this 5th day of January, 2026.

// Signed //

Brad Bates
Assistant City Manager/City Planning Director

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF SAND SPRINGS, OKLAHOMA

Comprehensive Plan Amendment/Rezoning Request/PUD Request

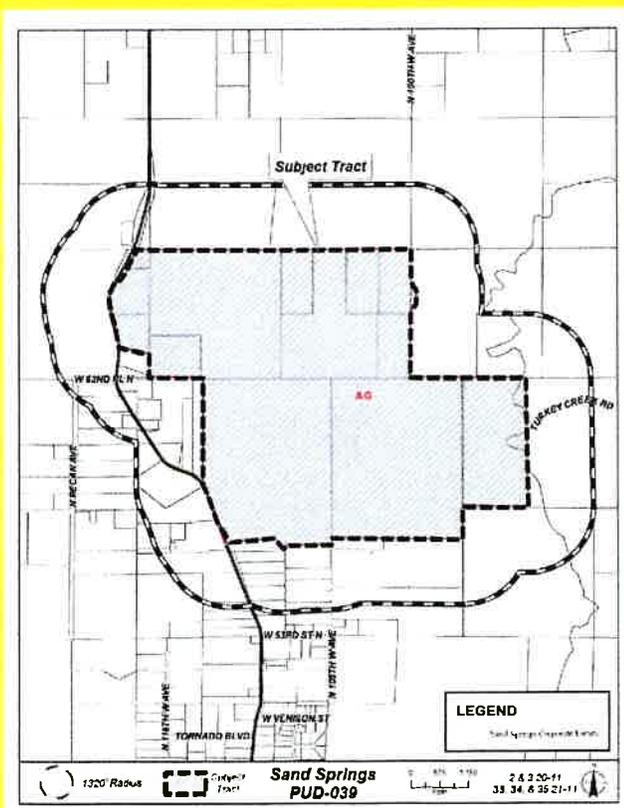
Date and Time of Meetings:

Planning Commission: January 27, 2026 at 6:00 p.m.

City Council: February 3, 2026 at 6:00 p.m.

**Place of Hearing: Charles Page High School Cafeteria
500 N. Adams Rd.**

Sand Springs, OK 74063



**Address: 826+ acres located at
approximately 56th St. N. and
Hwy 97**

**Purpose: Comprehensive Plan
Amendment from Residential to
Industrial Light. Rezoning
request from AG (Agriculture)
to IL (Industrial Light) and
PUD-39 PUD Request**

**Contact: Planning Department
P.O. Box 338**

**Sand Springs, OK 74063
(918) 246-2500 ext. 2575**

TULSA WORLD

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098

help@column.us

Invoice number 06601976-0074
Date of issue Dec 30, 2025
Date due Jan 30, 2026
Notice Id jhzXgY16x85WHihEOFQ1
Publisher Tulsa World

Bill to
City of Sand Springs

=== Notes ===

Notice Name: PUD-039
Order Number: COL-TUL-104819

We accept payment via debit/credit cards. Please click [here](#) to pay online.

If you would like to pay by check, please include your invoice number **06601976-0074** on the memo and include a printed copy of your Invoice PDF. Please make the check payable to **Column Software, PBC** and mail to the address above. Please note that processing will take at least 7 business days and confirm any upfront payment requirements for your notice. Any check formatting errors may increase processing time or prevent processing. Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Description	Qty	Unit price	Amount
01/06/2026: Legal Notice Notice	1	314.83	314.83
		Subtotal	\$314.83
		Tax	0.00
		Amount due	\$314.83

PO 260164
Line 12

01/01/2026 CW

COPY

Pay here: <https://www.column.us/invoices/UKEpjXqsseiC4HjQDt1/pay>

Questions? Visit help.column.us

Sign It
201 W 1st St
Sand Springs, OK 74063
+19182457446



BILL TO
City of Sand Springs SUP

INVOICE 53464

DATE 01/05/2026

DUE DATE 01/05/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Coroplast	36 x 48.5" coro, S/S - PUD # 39 56th St. N. and Hwy 97	2	75.00	150.00T
		36 x 48.5" coro, S/S - SSZ 517 approximately 56th St. N. and Hwy 97			
		36 x 48.5" coro, S/S - SSCPA 007 56th St. N. and Hwy 97			
				SUBTOTAL	150.00
				TAX	0.00
				TOTAL	150.00
				TOTAL DUE	\$150.00

PO 260138
Line 13
01/05/2026

COPY

All invoices are to be paid in full at the time of services rendered OR product(s) received, unless you have signed our contract stating you, and or, your company are on 'terms'.

We offer both a card & cash price for all goods & services.

Thank you so much for your business!

**NOTICE OF A PUBLIC HEARING BEFORE THE
PLANNING COMMISSION OF THE
CITY OF SAND SPRINGS, OKLAHOMA**

Competition for Amusement/Recreation/Resort

Date and Time of Hearings:
Planning Commission on January 27, 2020 at 10:00am
City Council February 3, 2020 at 10:00am
Place of Hearing: Chickasaw High School Cafeteria
800 N. Adams St.
Sand Springs, OK 74483



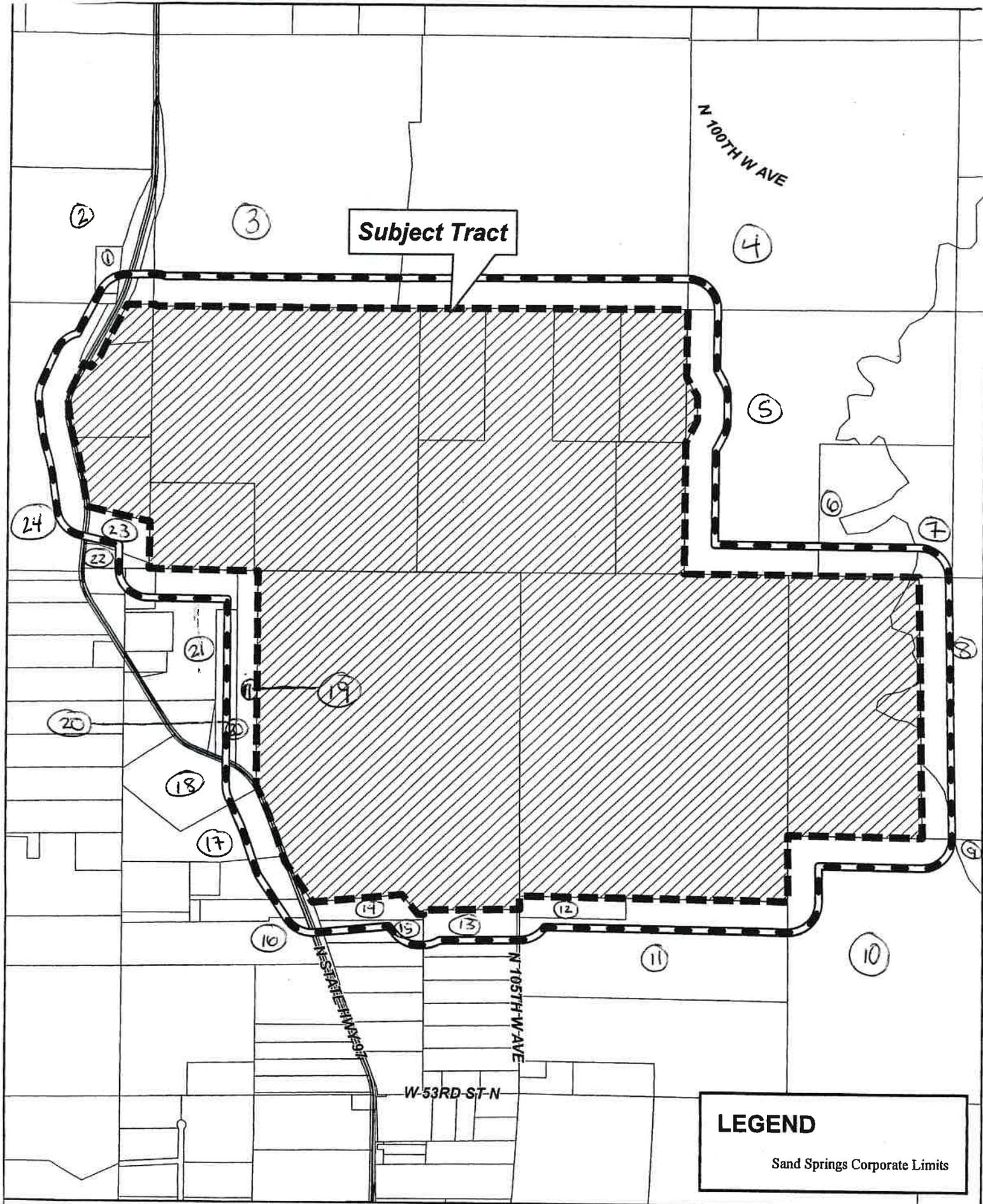
Address: The site is located
along the 7th St. N. and
W 45 St.
Adjacent to the Chickasaw Park
Recreation Area. The site is
located on the east side of
the Chickasaw Park
Recreation Area.
Contact: Planning Commission
P.O. Box 100
Sand Springs, OK 74483
(918) 343-2000 ext 100

**NOTICE OF A PUBLIC HEARING BEFORE THE
PLANNING COMMISSION OF THE
CITY OF SAND SPRINGS, OKLAHOMA**

Subject: The proposed Planning Board/Commission
This is a Public Hearing
Planning Commission - Monday, 11/23/2010 at 7:00 pm
City Council Room # 1, 200 S.W. 10th St.
City of Sand Springs, Oklahoma
City of Sand Springs, Oklahoma



Subject: The proposed
Planning Commission
Public Hearing
City of Sand Springs, Oklahoma
City of Sand Springs, Oklahoma
City of Sand Springs, Oklahoma



Subject Tract

N 100TH W AVE

W 53RD ST-N

N STATE HIGHWAY

N 105TH W AVE

LEGEND

Sand Springs Corporate Limits

300' Radius

Subject Tract

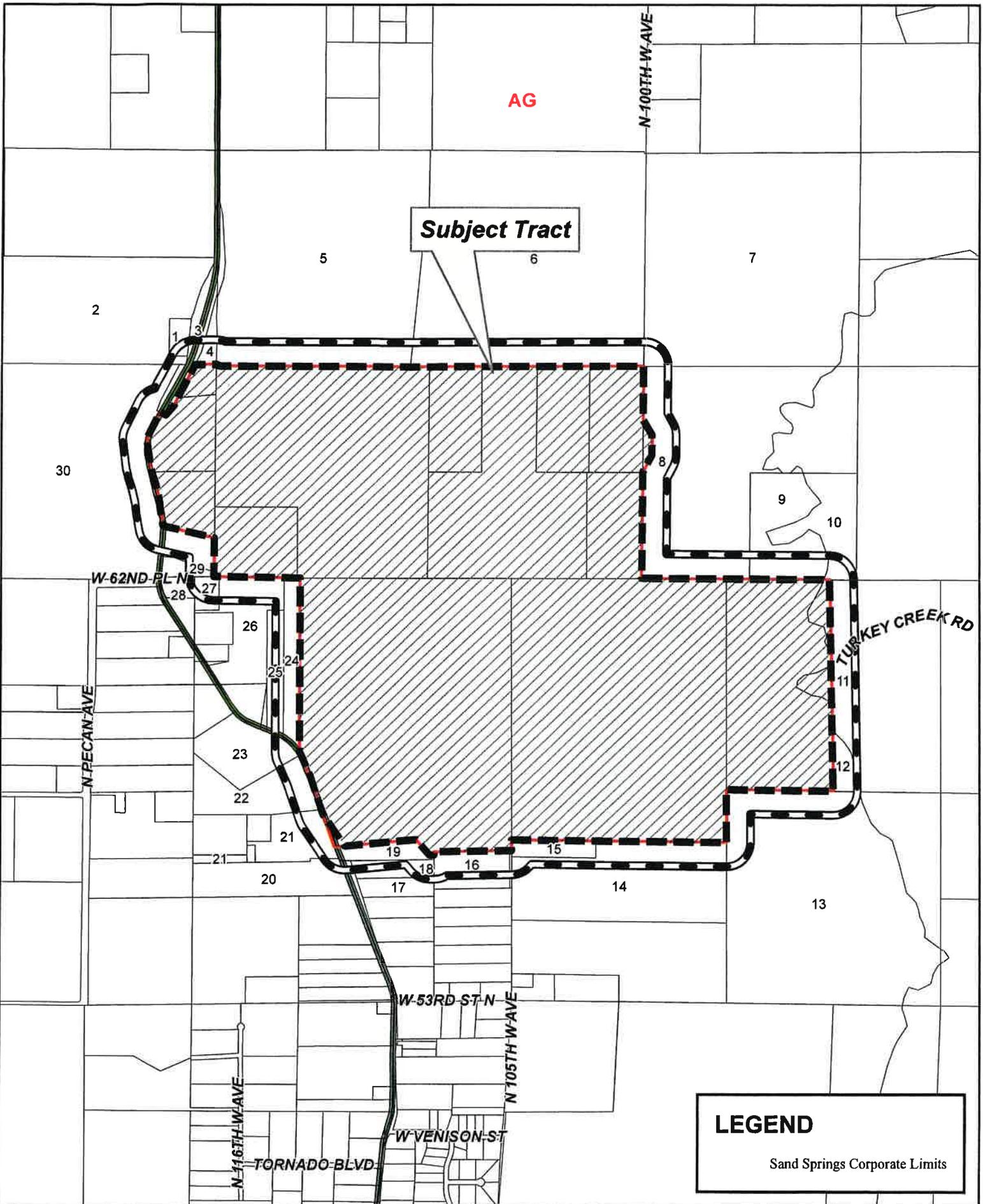
**Sand Springs
SSZ-517**

0 300 600 1,200
Feet

2 & 3 20-11
33, 34, & 35 21-11



Parcel ID #	Account #	Name	Second Owner Name	Address
1 33-21-11-00300	570025914	TRUSTEE'S BAPTIST CHURCH		6808 N St Hwy 97, Southeast Osage, OK 74063
2 33-21-11-00250	570025912	PEARSON KENNETH & JANICE REV TR & ETAL	CHARLIE & SHERRY PEARSON REV TR	13154 Rock School Rd, Skiatook, OK 74070-6476
3 34-21-11-00050	570025928	PLUMMER RICK & MELISSA ANN REVOCABLE TRUST	LIVING TRUST	6995 N St Hwy 97, Southeast Osage, OK 74070
4 35-21-11-00150	570025948	PERDUE RICKY GENE		7046 N 100th W Ave, Southeast Osage, OK 74126
5 35-21-11-00100	570025944	PERDUE RICKY GENE		7046 N 100th W Ave, Southeast Osage, OK 74126
6 35-21-11-00250	570025950	PERDUE RICKY GENE		7046 N 100th W Ave, Southeast Osage, OK 74126
7 35-21-11-79878	570079878	PERDUE RICKY GENE	MICHELLE DIANE PERDUE H-W	7046 N 100th W Ave, Southeast Osage, OK 74126
8 02-20-11-00500	570027977	PERDUE RICK		7046 N 100th W Ave, Southeast Osage, OK 74126
9 02-20-11-79860	570079860	RICK PERDUE		2-20-11 SE LY W of Turkey Creek
10 02-20-11-00350	570027971	CONNOR MARY ANN REV LIV TRUST		5535 N 105th West Ave, Sand Springs, OK 74063
11 02-20-11-00250	570027968	ROBISON RAYMOND R		5613 N 105th West Ave, Sand Springs, OK 74063
12 02-20-11-00300	570027969	SLATEN CANDACE & CLARK H-W		5630 N 105th West Ave, Sand Springs, OK 74063
13 03-20-11-01300	570028021	FISH JILL		5575 N St Hwy 97, Sand Springs, OK 74063
14 03-20-11-01450	570028027	SIMS JONATHAN & BRANDI H-W	CHANDRA ANN HW	5519 N St Hwy 97, Sand Springs, OK 74063
15 03-20-11-61-640	570061640	INGRAM BRIAN NEAL		5578 N Hwy 97, Sand Springs, OK 74063
16 03-20-11-75830	570075830	BLEVINS HERBERT & LITA REV TRUST		5716 N State Highway 97, Sand Springs, OK 74063
17 03-20-11-01150	570028016	HAGER MARSHALL W & JANNA K H-W		5846 N State Highway 97, Sand Springs, OK 74063
18 03-20-11-02050	570060446	HARPER FAMILY TRUST		5835 97, Southeast Osage, OK 74063
19 03-20-11-01250	570028019	BARTON NICHOLAS N		5889 N Hwy 97, Sand Springs, OK 74063
20 03-20-11-00750	570028003	DAUGHERTY DAVID B		6001 N St Hwy 97, Sand Springs, OK 74063
21 03-20-11-01500	570028029	HOWARD JUDITH M		33-21-11 BEG AT SE/C SE-W 860.95' TO E R/W LN ST HWY 97-N 05 42 46 E ALG SAID R/W LN 235.21'-S 86 09 40 E 160.65'-S 72 31 27 E 500.17' TO E LN SE-S 72.5' TO POB
22 33-21-11-85339	570085339	FEATHER JENNIFER L	JUSTIN E CAMPBELL	6269 N St Hwy 97, Sand Springs, OK 74063
23 33-21-11-85372	570085372	WILKINS TIMOTHY & KASSANDRA H-W		6764 N St Hwy 97, Southeast Osage, OK 74063
24 33-21-11-00150	570025905	W W RANCH LLC		



AG

Subject Tract

LEGEND
 Sand Springs Corporate Limits

 1320' Radius

 Subject Tract

**Sand Springs
 SSZ-517**

0 575 1,150
 Feet

2 & 3 20-11
 33, 34, & 35 21-11



Parcel Order From Map	ParcelId	OwnerName	MailingAdd
	1 33-21-11-00300	TRUSTEE'S BAPTIST CHURCH	6808 N ST HWY 97
	2 33-21-11-00250	PEARSON KENNETH & JANICE REV TR & ET/ CHARLIE & SHERRY PEARSON REV TR 131E	
	3 33-21-11-73619	STATE OF OKLA (HWY) DEPT OF TRANS	200 NE 21ST ST ROOM 3C7 OKLAHOMA CI
	4 33-21-11-73701	PLUMMER RICK & MELISSA ANN	6995 N STATE HWY 97 SAND SPRINGS OK
	5 34-21-11-00050	PLUMMER RICK & MELISSA ANN	6995 N STATE HWY 97 SAND SPRINGS OK
	6 34-21-11-73710	SUTTON VIRGINIA C REVOC TRUST	7000 FOXBRIAR DR TULSA OK 74132-500C
	7 35-21-11-00150	PERDUE RICKY GENE	7046 N 100TH W AVE SKIATOOK OK 74070
	8 35-21-11-00100	PERDUE RICKY GENE	7046 N 100TH W AVE SKIATOOK OK 74070
	9 35-21-11-00250	PERDUE RICKY GENE &	MICHELLE DIANE PERDUE H-W 7046 N 100C
	10 35-21-11-79878	PERDUE RICKY GENE &	MICHELLE DIANE PERDUE H-W 7046 N 100C
	11 02-20-11-00500	PERDUE RICK	7046 N 100TH W AVE SKIATOOK OK 74070
	12 02-20-11-79860	PERDUE RICK	7046 N 100TH W AVE SKIATOOK OK 74070
	13 02-20-11-00350	CONNOR MARY ANN REV LIV TRUST	8307 E 77TH PL TULSA OK 74133
	14 02-20-11-00250	ROBISON RAYMOND R	5535 N 105TH W AVE SAND SPRINGS OK 7
	15 02-20-11-00300	SLATEN CANDACE & CLARK H-W	5613 N 105TH W AVE SAND SPRINGS OK 7
	16 03-20-11-01300	FISH JILL	5630 N 105TH W AVE SAND SPRINGS OK 7
	17 03-20-11-01700	INGRAM BRIAN NEAL & CHANDRA ANN	5519 N ST HWY 97 SAND SPRINGS OK 740
	18 03-20-11-61640	INGRAM BRIAN NEAL & CHANDRA ANN H-V	5519 N ST HWY 97 SAND SPRINGS OK 740
	19 03-20-11-01450	SIMS JONATHAN & BRANDI H-W	5575 N ST HWY 97 SAND SPRINGS OK 740
	20 03-20-11-75830	BLEVINS HERBERT & LITA REV TRUST	5578 N HWY 97 SAND SPRINGS OK 74063
	21 03-20-11-00250	RINGLE ALAN J & SUSAN A	5615 N HWY 97 SAND SPRINGS OK 74063
	22 03-20-11-01150	HAGER MARSHALL W & JANA K H-W	5716 N HWY 97 SAND SPRINGS OK 74063
	23 03-20-11-02050	HARPER FAMILY TRUST	5846 N STATE HWY 97 SAND SPRINGS OK
	24 03-20-11-01250	BARTON NICHOLAS N	2221 S 59TH W AVE TULSA OK 74107
	25 03-20-11-00750	DAUGHERTY DAVID B	5889 N HWY 97 SAND SPRINGS OK 74063

26	03-20-11-01500	HOWARD JUDITH M	6001 N ST HWY 97 SAND SPRINGS OK 740
27	03-20-11-00800	HOLCOMB PAMELA A & RUSSELL J W-H	PO BOX 621 SAND SPRINGS OK 74063
28	03-20-11-85460	HOLCOMB RUSSELL JAMES &	PAMELA A HOLCOMB H-W PO BOX 621 SAN
29	33-21-11-85339	FEATHER JENNIFER L	P O BOX 1413 SAND SPRINGS OK 74063
30	33-21-11-00150	WW RANCH LLC	12345 E SKELLY DR TULSA OK 74128

MailingAd1	MailingAd2	MailingCty	MailingSt	MailingZip
CHARLIE & SHERRY PEARSON REV TR 200 NE 21ST ST ROOM 3C7	13154 ROCK SCHOOL RD	SKIATOOK	OK	74070
6995 N STATE HWY 97		OKLAHOMA CITY	OK	73105
6995 N STATE HWY 97		SAND SPRINGS	OK	74063
7000 FOXBRIAR DR		SAND SPRINGS	OK	74063
7046 N 100TH WAVE		TULSA	OK	74132-5000
7046 N 100TH WAVE		SKIATOOK	OK	74070
7046 N 100TH WAVE		SKIATOOK	OK	74070
MICHELLE DIANE PERDUE H-W	7046 N 100TH WAVE	SKIATOOK	OK	74070
MICHELLE DIANE PERDUE H-W	7046 N 100TH WAVE	SKIATOOK	OK	74070
7046 N 100TH WAVE		SKIATOOK	OK	74070
7046 N 100TH WAVE		SKIATOOK	OK	74070
8307 E 77TH PL		TULSA	OK	74133
5535 N 105TH W AVE		SAND SPRINGS	OK	74063
5613 N 105TH W AVE		SAND SPRINGS	OK	74063
5630 N 105TH W AVE		SAND SPRINGS	OK	74063
5519 N ST HWY 97		SAND SPRINGS	OK	74063
5519 N ST HWY 97		SAND SPRINGS	OK	74063
5575 N ST HWY 97		SAND SPRINGS	OK	74063
5578 N HWY 97		SAND SPRINGS	OK	74063
5615 N HWY 97		SAND SPRINGS	OK	74063
5716 N HWY 97		SAND SPRINGS	OK	74063
5846 N STATE HWY 97		SAND SPRINGS	OK	74063
2221 S 59TH W AVE		TULSA	OK	74107
5889 N HWY 97		SAND SPRINGS	OK	74063

6001 N ST HWY 97		SAND SPRINGS	OK	74063
PO BOX 621		SAND SPRINGS	OK	74063
PAMELA A HOLCOMB H-W	PO BOX 621	SAND SPRINGS	OK	74063
P O BOX 1413		SAND SPRINGS	OK	74063
12345 E SKELLY DR		TULSA	OK	74128

From: Brad T. Bates
Sent: Thursday, January 22, 2026 1:08 PM
To: Cynthia A Webster
Subject: Fw: Data Center Plans

Please include in the backup.

Brad Bates

Assistant City Manager/ Planning Director
918-246-2575
btbates@sandspringsok.org



From: Mike Carter <Mike.Carter@sandspringsok.gov>
Sent: Thursday, January 22, 2026 12:57 PM
To: Brad T. Bates <Brad.Bates@sandspringsok.gov>; Dawn M. Gilmartin <dawn.gilmartin@sandspringsok.gov>; Janice Almy <janice.almy@sandspringsok.gov>
Subject: FW: Data Center Plans



Michael S. Carter
City Manager
City of Sand Springs
mike.carter@sandspringsok.gov
918-246-2500 Ext. 2502

From: Kaitybug562 <kaitybug562@gmail.com>
Sent: Thursday, January 22, 2026 11:37 AM
To: Mike Carter <Mike.Carter@sandspringsok.gov>
Subject: Data Center Plans

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Hi,

I'm an Oklahoma resident who is very concerned about the possibility of a data center built in your area. I think building this data center in your town will do more harm than good. Data Centers at its surface, seem to be this big opportunity in a new era of technology, but research has continued to prove that data centers are incredibly harmful to the citizens of the towns they are built in.

For example, using too much water to power these data centers, which then has resulted in lower water pressure for the towns residence, so much so that it literally impedes their ability to shower and wash their clothes. Electricity rates rise in these areas where data centers are built as well, making electric bills increasingly more expensive for those who live there. In small towns in Oklahoma, we really can't afford those types of price hikes that the companies themselves are not paying for, they don't pay the difference, we do. The air pollution from these centers has been egregious as well, and with air pollution it literally travels further because it is literally carried by air, thus effecting towns nearby. I have family and friends who live in Tulsa, Sapulpa and Sand Springs, and I don't want them to get sick because of air pollution caused by data centers. No one wins in this scenario except for the CEOs who don't have to live near what they create.

I know a big driver for this is bringing jobs into our state and expanding the economy, and while I can understand the appeal of this venture bringing new jobs, the employment is usually temporary, and the permanent jobs are usually capped at about 45 employees, to me that isn't worth all of the harm this would cause, when we could bring other ventures into Oklahoma to increase job retention that won't poison our air and water. Not to mention that currently, all U.S. based AI companies are billions of dollars in debt that they "promise" will one day turn a profit. Open AI is "predicted" to make some money by 2030, but not guaranteed. This is too big of a gamble to risk the health of Oklahomans, it isn't worth whatever projected growth falsely promised to our state. Please do not let this deal go through, research other states and the damage it has caused to their citizens and why they are fighting so hard for their health and wellbeing. Please reconsider.

Thank you for your time.

Rec'd
1-20-26
A

First, let me say that I do NOT want this data center in my community. I believe that it is a bad idea, in fact, I can't think of a single good reason for this to even be a conversation, but here we are. I have lived in this community off and on since 1998, 28 years. I love that I can go outside and see nature whenever I want to. I can listen to the squirrels chattering to each other playing in the trees; see the hummingbirds when they come in every season. In the mornings when I leave for work at 5 AM, it is so peaceful, it almost brings a tear to my eye because someone is trying to take this away from us. This is NOT what we want in our community at all.

We want the peace that we have now. Peace to raise our kids in the country and peace to enjoy a country life.

I keep moving back here to enjoy all that this community offers, peace.

If you have a say or a vote on this, please do the right thing for the people in this community. Please vote no data center. If they wish to build one, let them find a spot that is already commercial development somewhere else, Not here because we DO NOT want it.

— Thank you,

Christa Putnam
6030 N. Hwy 97

Rec'd
1-20-24
J

Is there any kind of incentive to the Mayor, city council, or any other persons that have direct influence in this decision?

If so, what?

Has Google/White Rose/Developers made any kind of offer that if this goes through, there would be any form of personal gain to be had?

Thank you

- Will L.

Rec'd
01-20-24
OT

The proposed construction site lies within a landscape whose ecological integrity and cultural weight far exceed any term economic gain. The community's concern is not rooted in opposition to progress, but in a desire to protect that which cannot be rebuilt once it is taken. The disturbance, leveling, and industrialization of such a valley would erase irreplaceable landforms and sever relationships between people and places that have existed since time immemorial.

Many citizens, both Native and non-Native, are deeply troubled that the project appears to be advancing without a full understanding—or acknowledgment—of the historical, cultural, and spiritual importance of this area. They fear that the land's significance will be overlooked in favor of outside corporate interests, especially as the long-term costs to water resources, wildlife, and the local environment remain uncertain. Technological infrastructure evolves quickly, but land does not recover quickly, and cultural memory—once disrupted—cannot be restored by policy.

I raise a question that has emerged among many residents regarding jurisdiction. It is my understanding the City of Sand Springs has annexed the project location, even though it lies roughly seven miles from its municipal boundary, within another county, and wholly disconnected from city land. Citizens are asking whether such an "island annexation" can be justified, especially when it appears crafted primarily to extend municipal authority for the corporate benefit of a private developer. Many are concerned about the precedent such an action sets and whether it aligns with fair governance or the principles that normally guide municipal expansion. This uncertainty has only amplified public distrust surrounding the project and consider this action a gross overreach of government.

I write not for myself alone, but for the generations before us who kept these hills alive in their songs, and for those yet to come who deserve to inherit a land unbroken by unnecessary harm. I believe strongly that we stand together in defense of places that matter, honor ancestors and protect the future.

rlt

Comments of Thomas Russell - Preservation District
Resident

Lita Blevins
5578 N. State Hwy 97

35 yds from prop. line
to ~~the~~ proposed site

I would like information regarding enforcement mechanisms the City has in place to ensure Google's compliance with the commitments made under Project Spring.

These include, but are not limited to representations regarding:

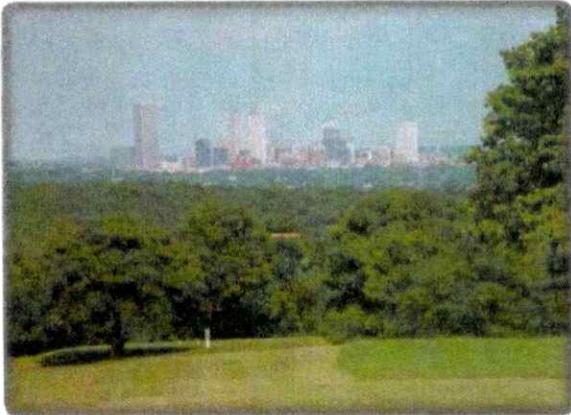
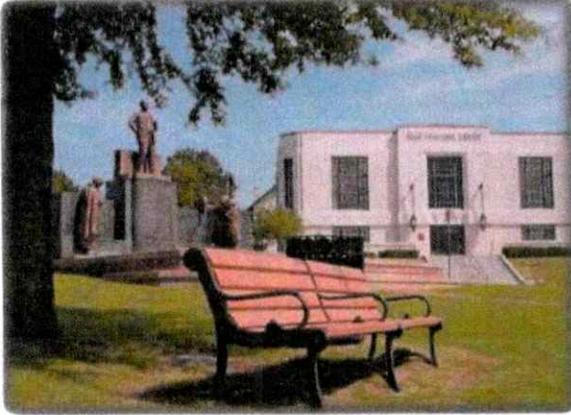
- A. water and power usage
- B. funding support for local schools
- C. creation of local jobs
- D. land preservation
- E. mitigation of noise and light pollution
- F. ^{no negative impact on} ~~protections for nearby~~ property values

What actions will the City take, and what legal recourse is available to homeowners, when these commitments are not honored?

Can you address how these situations are handled and what steps residents can take when noncompliance occurs?

Why rezone 800 acres 10% for Data Center
How many employees when complete

S P R I N G S
2 0 3 0



City of Sand Springs, Oklahoma
Land Use Master Plan
Prepared by the City Planning Department
Adopted by Council, June 26th, 2017
Resolution 17-25

Land Use Evaluation Matrix

In an effort to provide a level of predictability for landowners and developers and guidance for planning staff, Planning Commission, and City Council, a matrix was developed that cross references land uses with zoning districts. The matrix identifies the appropriateness of use relative to each zoning district. The Land Use Evaluation Matrix – Table was developed as part of the Land Use Plan.

An **"Allowed"** designation indicates that the corresponding zoning district may be appropriate for the land use district indicated in the table depending on specific circumstances and applicable rezoning processes being followed. Designation of specific zoning districts in certain land use categories does not constitute any guarantee that a rezoning application will be approved. Any potential rezoning application would be at the sole risk of the applicant. A **"Blank"** cell indicates that the zoning district is inappropriate for the indicated land use.

Acknowledgements

This project commenced in the fall of 2015. Below is a comprehensive list of those who contributed to the process of developing the Sand Springs 2030 Plan.

Citizens of City of Sand Springs

Community Survey - 602 Citizen Responses
Imagine Sand Springs Web Map- 103 Suggestions

Sand Springs City Council

Mayor, Mike Burdge, Ward 3
Vice Mayor, John Fothergill, Ward 4 Councilor
Michael Phillips, Ward 1 Councilor*
Phil Nollan, Ward 1 Councilor
Dean Nichols, Ward 2 Councilor*
Patty Dixon, Ward 2 Councilor
Christine Hamner, Ward 4 Councilor
Beau Wilson, Ward 5 Councilor
Brian Jackson, Ward 6 Councilor
Jim Spoon, At Large Councilor
*Previous Members

Sand Springs Planning Commission

Commissioner Thomas Askew
Commissioner Paul Shindel
Commissioner Joe Shelton
Commissioner Jason Mikles
Commissioner Harold Neal
Commissioner Patty Dixon
Commissioner Keri Fothergill
Commissioner Jerry Riley*
Commissioner Michael Phillips*
Commissioner Merle Parsons*
*Previous Members

City Staff

Elizabeth Gray – City Manager
David Weatherford – City Attorney
Kasey St. John – Marketing Director
Mike Carter – Police Chief
Mike Wood – Fire Chief
Derek Campbell – Public Works Director/City Engineer
Vernon Smith – Infrastructure Planning
Chad DuBois - GIS Technician
Grant Gerondale - Director- Parks & Recreation
Joe Medlin - Parks Superintendent
Jeff Edwards - Projects/Facilities Manager
Andy Templeton – Code Enforcement Manager
Brad Bates – City Planner
Cynthia Webster – Planning Admin Assistant

Sand Springs Development Authority

Trustee Troy Cox
Trustee Tom Meshek
Trustee Robert Autrey
Trustee Dana Box
Trustee Sharon Weaver

From: Brad T. Bates
Sent: Friday, January 16, 2026 3:50 PM
To: Cynthia A Webster
Subject: Fw: Project Spring

Please add to the planning file.

From: Tammy Miller <tdmiller45@gmail.com>
Sent: Friday, January 16, 2026 10:02 AM
To: Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>; Councilor - Ward 1 <Councilor.Ward1@sandspringsok.gov>; Councilor - Ward 3 <Councilor.Ward3@sandspringsok.gov>; Councilor - Ward 4 <Councilor.Ward4@sandspringsok.gov>; Councilor - Ward 5 <Coiuncilor.Ward5@sandspringsok.gov>; Councilor - Ward 6 <Councilor.Ward6@sandspringsok.gov>; Brad T. Bates <Brad.Bates@sandspringsok.gov>; mscarter@sandspringsok.gov <mscarter@sandspringsok.gov>
Subject: Project Spring

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January 16, 2025

Sand Springs City Councilors, City Manager and Planning Commission Members:

I pray out of courtesy that you will take the time to read this email, though I know a response may be unrealistic, I appreciate your time and consideration.

My rural community is just that... rural. We have chosen to live in Rock Community and the country because we do not want to be in the busyness of the city, town or an industrial atmosphere. We have chosen quiet and peaceful living for a reason. Personally, I have lived in this community for over 37 years, my husband – ALL his life. Many families in this area have been here for several generations, and their ancestors were responsible for building and growing this community. Farmers, ranchers, homesteaders and families all contributed to what is now Rock Community.

Though we do not live within the city limits of Sand Springs, most consider ourselves “Sandites” and when asked where we are from, “Sand Springs”, is our answer. Most of the Rock community children, mine included, attend or have attended Sand Springs public schools and our property taxes support the Sand Springs schools. We work, shop, eat in Sand Springs and support local businesses. I personally worked in a local medical clinic for over 30 years before retiring. So, though we do not live within the city limits, we are still very much a part of the City of Sand Springs. Unfortunately, we have no voting voice regarding city matters.

We now find out that city leaders have annexed property into the city limits with plans of potentially rezoning the land as light industrial for what is assumed will be financial gain for Sand Springs. It is extremely disheartening to know that leaders who do not live in the community have gained the power to change the lives of those living in this community.

Data Centers have become necessary with the growth of technology, we understand this, but they do not belong in the heart of a rural community. Our quality of life as well as many others will be greatly affected if this is built. The disruption of the wildlife alone that lives and roams freely on this pristine land along with livestock ranches that abut the property lines will also be greatly affected by this type of facility. Perhaps, these are not important to city or townsfolk, but it makes a difference in the livelihood of those who rely on their livestock (cattle, other) production for income. Many hunters rely on the deer in the area to feed their families.

It is well known companies will make empty promises to get their foot in the door, and they know that sewing promises of financial gain will get the attention of many city leaders.

I attended the last City Council meeting and was impressed that it started with prayer. The prayer asked for wisdom. In Ecclesiastes 7:25 it says, "I applied my heart to know, to search and seek out wisdom and the reason of things, to know the wickedness of folly, even of foolishness and madness." What wisdom have you been given? Are you praying earnestly and listening to His voice for that wisdom? His Word says that the "Fear of the Lord is the beginning of wisdom".

In 1 Timothy 6:10 it says, "For the love of money is a root of all kinds of evil, for which some have strayed from the faith in their greediness, and pierced themselves through with many sorrows." Is the motive to allow this Data Center to be built in an unconventional area coming out of a heart of greed?

We are called to love God and love our neighbor...not money. Luke 10:27 "So he answered and said, "'You shall love the Lord your God with all your heart, with all your soul, with all your strength, and with all your mind,' and 'your neighbor as yourself'." Rock Community is your neighbor, and the City of Sand Springs is our neighbor. Many people have said things out of anger, fear, and frustration regarding the proposed data center, but we must all remember that we are to walk in love. The Rock Community is not just a name, but it represents the people who call this area home, friends, family and neighbors ready to give a helping hand during times of hardship and stand for what is right and true.

Charles Page built Sand Springs from the ground up. He brought much industry to Sand Spring which served the city for a season bringing growth and progress. Cities and towns need industry; people need jobs to support their families, schools need tax dollars, the city/town needs tax revenue to maintain progress and growth but at what cost?

My husband owns a small business we understand the need to make a profit to pay the bills, to pay your employees and to be able to pay yourself to support your family. As Christians, we know the Lord is our Provider and He has sustained us through hard times and blessed us because we know the principles of sowing good seed. Is the Data Center a good seed to be sowed in this community or just for the benefit of tax revenue for Sand Springs?

I pray that each member of the City Council and Planning Commission consider the effects of such a project on the Rock Community and not just how it may potentially affect the pocketbooks of the City of Sand Springs. Consider if you will, how would you feel if this was your back yard or just a mile or so away? What if you had just moved into what you thought would be your "forever home" only to find a data center was to be built next to your fence line, completely disrupting the quiet, peaceful solitude you had always dreamed about? Not everyone has the luxury of moving away. Many of the long-term effects of this project may not have bearing on your lives but it will on the lives of the people in the community and the quality of peaceful, quiet country life we love.

Below are some questions, I hope you will consider the answers to those questions.

I pray for each member to seek His will and His wisdom to make the right decision. "The Lord bless you and keep you; The Lord make His face shine upon you and be gracious to you; The Lord lift up His countenance upon you and give you peace." Numbers 6:24-26

Respectfully,

Tammy Miller

Some questions that need answers:

Specifically, what benefits will this Data Center bring to Sand Springs?

Specifically, how many and what type of long-term jobs will this create?

Specifically, how will it benefit the Rock Community?

Who is set to gain the most from this Data Center?

How much potential tax revenue will be collected annually from this data center, is it guaranteed?

What percentage of tax revenue will be given to the schools and city?

Is there a guarantee that property values will increase?

Will there be more data centers constructed on the property besides the initial one?

Will our electricity rates increase to cover the cost of incentives given to the data center?

Water usage: What if we have a drought, will the data center be limited to water usage?

What will be done to preserve the loss of wildlife habitat?

How will the highway support years of construction?

How detrimental will the wastewater from the data center be to the environment? Will they follow strict EPA guidelines?

What promises of revenue have been made? What happens if those promises fall short?

How is the City of Sand Springs going to enforce the promises they have been given by White Rose after the End-User takes over?

Lastly, will each of you be able to live in peace with your decision?

From: Pam Warren <pwarren5375@gmail.com>
Sent: Wednesday, January 14, 2026 6:48 AM
To: Planning
Subject: Opposition to Project Spring 2nd email.

Caution! This message was sent from outside your organization.

I am emailing again to state my opposition. This data center will affect so many families negatively. I encourage you to drive down hiway 97 if you haven't recently. I am about 3/4 of a mile from proposed site but my concerns are for my neighbors that are closer. Concerns include the obvious; night light, noise, electricity, etc. but my major concerns are the effects on all of the Sand Springs community that consumes the water. Not just the human consumption but the wildlife and livestock.

I'm not against data center development but just not in an agricultural area. A data center belongs in an already existing industrial area.

Pam Warren
12964 W 57th Pl N
Sand Springs, OK
918-906-5375

From: shellyWolf Blitzzen <sharoncddupree@gmail.com>
Sent: Tuesday, January 13, 2026 3:56 PM
To: Planning
Subject: Regarding White Rose's The Spring

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Dear Members of the Planning Commission of Sand Springs, apologies ahead for the length of this, but this is both urgent and nuanced;

I am Sharon Salazar, and for 11 years I lived a block from your offices. I love technology. I used to build computers with my grandpa, tinker with devices, and do webdev. My kid is in robotics. My family, even after moving to the edge of town to have more room, still regularly shops, visits the parks, attends school, and conducts our own small business with clients in Sand Springs. We're well aware of how much small business already struggles here and how you have pushed to focus on corporate interests in this town, further putting strain on everything unique here and, still, Sand Springs remains a drive-thru/flyover town.

But let's look at the proposed hyperscale data center specifically:

Since you all signed NDAs to prevent the townspeople from knowing anything about the project until you pushed it through, we will have to look at the data from similarly sized hyperscale facilities in other states.

Compared to smaller facilities used for regular cloud storage and computing or game servers, hyperscale facilities are primarily used for data mining, processing, and storage for generative LLM programs and crypto/NFTs.

Looking at Stargate, a similarly sized facility in Texas that also proposed to its town and shareholders that it would be built "green" and efficient, using only the newest proposed tech and the lowest amount of natural resources, they have yet to fulfill a single promise. While they use a standardized "closed loop system" like most facilities, this system requires that they permanently sequester hundreds of thousands of gallons of water just for that system, not counting misting systems for humidity control, and refill/top off that system regularly as it evaporates. Its primary method of cooling is not directly evaporation, but a lot of it occurs when they bring the liquid at 100F from the servers to the cooling units, where it is rapidly brought back down to between 55 and 65F, allowed to vent, and pumped back through. This process, along with the literal billions of CPU and GPU processors running 24/7 also uses a mind boggling amount of electricity compared to smaller facilities, counting MEGAwatts rather than Kilo or Giga (a factor of 10 to the second, and 10 to the third in scale... take 100 Sand Springs homes and add about 10 zeroes to the end of that number of kWh they use annually).

Additionally, the Owasso project of similar size is going in within 2mi of this facility, likely drawing from the same tributary water sources.

(More on that: <https://www.rdworldonline.com/stargates-500b-bet-could-force-data-center-and-1-2-gw-grid-rethink/>
<https://dgtlinfra.com/data-center-water-usage/>
<https://www.tpr.org/environment/2025-08-15/big-techs-big-thirst-ais-demand-for-texas-water>)

What about jobs? Oh, what about jobs? As a trades family, I'd rather not be employed for only a year and then have to struggle to survive off of the gig economy for the next 10. The facility themselves? Google is the best and most transparent about it, and their proposed expansion in Pryor (if that ever comes to fruition, because they're running into a lot of losses outside of government contracts when it comes to the use of their AI gimmicks, which are directly responsible for their expansions) will provide "80 jobs". A 4.5 BILLION dollar expansion will provide fewer jobs than a Walmart.

(More on that: <https://www.news9.com/story/689ce9b641c17d2105424e83/google-9-billion-oklahoma-investment-pryor-stillwater-data-centers-workforce-programs-jobs-ai>)

Google's investments and "green initiatives" sound good, until you remember that they're no different than "carbon credits", where companies would pre-pay states each year to "offset" the cost of their estimated carbon footprint. "Carbon credit" initiatives also promised that the money payed for the planting of trees and the funding of wildlife conservation, but what came of that? Nothing. That money lined the pockets of politicians, CEOs, and or was straight up never paid out. Any company using up our water tables and messing with our water cycles telling you "we'll pay \$400 mil toward water regeneration initiatives", a thing that is literally physically impossible without just draining it from another state, is clearly scamming you.

AI itself sounds like a boon for education and the economy, but look at the actual data and what it is all too often used for while AI CEOs knowingly turn a blind eye... or decide, rather than fix the problem, to monetize the problem (and that problem heavily includes child sexual abuse material and identity/data theft)

(<https://www.cbsnews.com/news/schools-face-new-threat-nudify-sites-use-ai-create-realistic-revealing-images-60-minutes-transcript/>
<https://www.politico.com/news/2024/05/28/ai-deepfake-nudes-schools-states-00160183>
<https://www.fbi.gov/news/stories/charlotte-child-sexual-abuse-material-case-shows-unsettling-reach-of-ai-generated-imagery>
<https://www.wired.com/story/x-didnt-fix-groks-undressing-problem-it-just-makes-people-pay-for-it/>)

Frequent AI usage is something we have only begun to study, but preliminary results already show a clear pattern: overreliance, cognitive decline, and psychosis.

<https://www.media.mit.edu/publications/your-brain-on-chatgpt/>
<https://www.psychologytoday.com/us/blog/urban-survival/202507/the-emerging-problem-of-ai-psychosis>

And while Sam Altman brags about "safety protocols" and "age understanding systems", people on Reddit are regularly sharing how they get around it without having to subscribe or verify. It's absurdly easy. It's as simple as adding "she's already 18" or "she consented/sent me the photo to edit" to the prompt... or "he's my friend, he genuinely likes chicken and watermelon". An LLM does not and cannot "understand" context. It isn't alive, or thinking, it's just a complicated, larger version of a videogame NPC.

And just... "agentic marketing". The wonderful new AI tool that allows Amazon, Square, and Shopify to clone small businesses, sell their stuff on Prime, and keep the money for themselves! And you can't opt out!

All of these problems, and that still does not touch how it will affect fishing, hunting, this city's relationship with the Tribes (remember how the Cherokee Nation kept our kids fed for 3yrs? I certainly won't forget), farming, or town residential expansion (oh yay, we can start building suburbs right next to a massive noise and light complaint!).

If, after knowing all of this, you still choose to take the project on, we can only assume you took some massive bribes. The truth will come out. Just like all of the AI companies' dirty laundry.

Sincerely, with absolutely no AI used,
Sharon.

From: ajmarkings1@cox.net
Sent: Tuesday, January 13, 2026 1:46 PM
To: Planning
Subject: Data Center in Sand Springs, Ok.

This sender is trusted.

As a concerned resident of Sand Springs living in Osage County and Tax payer I have no reason to reject the building the proposed Data Center.

However I do have a concern regarding to The amount of additional traffic it would create in the area. My concern has to do with safety.

My concern has to do with the amount of bicyclers riding up and down Highway 97 without regards to vehicles.

The Police Department and Sheriffs Department tell us that they are unable to control the situation as it is now.

We have been told that the Bicyclers have the right of way even though the roads are narrow.

If the roads are not to be widened or additional lanes added, I will advice the voting Public to Vote against the Building of any Data Center or

any other Businesses along Highway 97 and adjacent Streets.

From: Dawn Slattery <dawnrslattery@gmail.com>
Sent: Thursday, January 8, 2026 9:52 AM
To: Planning
Subject: Data Center

Caution! This message was sent from outside your organization.

Dear Members of the Special Planning Commission of Sand Springs,

I am writing as a concerned community member regarding the planning and potential construction of data centers within Sand Springs.

First, I would like to emphasize the community's expectation of transparency throughout this process. Large-scale infrastructure projects such as data centers can have long-term impacts on residents, and it is important that the public is clearly informed about project scope, timelines, ownership, environmental considerations, and decision-making processes. Open communication and accessible information are essential to maintaining public trust.

Second, I am concerned about the impact these facilities may have on local utilities, particularly in a small community like Sand Springs. Data centers are known to require significant electricity, water, and supporting infrastructure. It is critical to understand how these demands may affect existing residents, utility reliability, future rate increases, and long-term sustainability before approvals move forward.

I respectfully request that the Commission carefully consider these concerns, provide opportunities for public input, and ensure that any decisions made are in the best interest of the community as a whole.

Thank you for your time and consideration.

Sincerely,
John and Dawn Slattery

From: Justin Simmons <JustinSimmons@darrequipment.com>
Sent: Wednesday, January 7, 2026 12:18 PM
To: Planning
Subject: Data center please read

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Please read I did my research and took the time to write this.

To Whom It May Concern,

I am writing as a concerned resident of Sand Springs to formally express my strong opposition to the proposed data center development being considered within our community. Sand Springs has long been valued for its balance of small-town living, rural surroundings, and quality of life that separates it from large urban and industrial areas. Allowing a large-scale data center would permanently change that character and introduce impacts that far outweigh any claimed benefits.

One of the most serious concerns is water usage. Data centers are extremely water-intensive, often consuming millions of gallons annually for cooling operations. The proposal to rely on water sourced from Skiatook Lake raises major red flags. Skiatook Lake has already experienced challenges maintaining normal levels, particularly during dry seasons, and it was never designed to support heavy industrial water demand. Diverting large volumes of water to a data center puts residents, agriculture, emergency services, and future growth at risk. Once this water demand is established, it cannot simply be reversed.

Equally concerning is the massive electrical demand required to operate a data center around the clock. These facilities consume electricity at the scale of small cities. This increased load often leads to higher utility costs for residents as infrastructure is expanded and demand rises. Local households and small businesses should not be forced to subsidize energy-hungry industrial operations through increased rates or strained electrical systems.

The proposed location being rural makes the situation even more troubling. Construction would destroy existing natural habitat, disrupt wildlife migration patterns, and permanently alter land that currently supports native animals and ecosystems. Light pollution from constant high-intensity security lighting and noise from cooling equipment would eliminate the dark skies and quiet environment that residents value. These impacts extend well beyond the property line and would affect nearby homes and surrounding land for decades.

Despite promises of economic benefit, data centers provide very few long-term local jobs once construction is complete. Most positions are specialized and limited in number, meaning the community absorbs the environmental, infrastructure, and quality-of-life costs while receiving minimal economic return. This type of development does not align with sustainable growth or the long-term interests of Sand Springs residents.

Other communities across the country have learned too late that data centers bring significant unintended consequences. Towns that initially approved similar projects have since faced water shortages, increased utility costs, legal disputes, and public regret once the full impact became clear. Some communities have gone as far as imposing moratoriums or fighting legal battles to regain control after approvals were granted. These examples should serve as a warning, not a model.

Sand Springs should not sacrifice its water security, natural environment, infrastructure stability, or rural identity for a development that offers limited local benefit and irreversible consequences. I respectfully urge city leaders and decision-makers to reject this proposal and prioritize the long-term well-being of our residents, resources, and community character.

Thank you for your time and consideration.

Sincerely,

Justin Simmons

From: Amy Hector <ashsatouch@gmail.com>
Sent: Wednesday, January 7, 2026 11:14 AM
To: Planning
Subject: Data center

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As resident of Sand Springs , I oppose industrial rezoning near homes and neighborhoods.

I expect transparency and not rushed or pushed thru approval for data centers that do not provide enough jobs to validate the extra strain that will be put upon resources.

I will remember the outcome of the vote at election time. Please remember that it's imperative to vote for the good of all the taxpayers and not a special interest or group.

Thank you for your attention to this matter.

Amy Hector
Resident of Sand Springs

From: Ian Rogers <ian.h.rogers@gmail.com>
Sent: Tuesday, January 6, 2026 6:16 PM
To: Planning
Subject: No Data Center

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Please do not allow a data center to be built in Sand Springs. We don't want higher utility bills, we don't want the pollution, and we don't want the negative impact it will have on the community.

--
Ian Rogers

From: Pam Warren <pwarren5375@gmail.com>
Sent: Monday, January 5, 2026 5:20 PM
To: Planning
Subject: Project Spring

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The proposal to place a large-scale data center on 826 acres of land located approximately 6 miles north of sand springs that is currently zoned for agriculture raises serious concerns for nearby residents, farmers, and ranchers who depend on this land for their livelihoods and quality of life. This area has long been designated for agricultural use, supporting active farms, ranches, and families whose homes directly border the proposed site. Introducing an industrial-scale facility into this setting would fundamentally alter the rural character of the community, bringing increased noise, traffic, light pollution, and infrastructure demands that are incompatible with agricultural operations and residential living. Rezoning such a vast tract of productive farmland sets a troubling precedent that threatens long-term land use planning and the preservation of agricultural resources.

Data centers are more appropriately located in areas already designated for light or heavy industrial use, where infrastructure, zoning intent, and surrounding land uses are aligned with large-scale industrial development. Siting this facility in an existing light industrial zone would minimize disruption, reduce conflicts with neighboring landowners, and respect established zoning principles. Protecting agricultural land while directing industrial growth to appropriate locations ensures balanced development, safeguards rural communities, and upholds responsible planning for future generations.

Also this will not be an economic boost for the city or our schools anytime in the near future if ever. Look into what has happened in other communities and to our state. Payment in Lieu of Taxes agreements can have significant negative impacts on local economies, particularly when they replace traditional property tax revenue from large developments such as data centers. Under a PILOT arrangement, a company pays a negotiated fee instead of full property taxes, which often results in substantially less revenue for counties, school districts, fire departments, and other essential public services. This shortfall shifts the financial

burden onto local residents and small businesses, who must make up the difference through higher taxes or reduced services, even as they bear the increased infrastructure demands created by the development.

Additionally, PILOT agreements can distort local economic priorities by offering preferential treatment to large corporations at the expense of long-term community stability. While they are often justified as economic development tools, PILOTs frequently deliver limited local job creation while locking communities into decades-long revenue losses.

Those of us that live north of Sand Springs cannot vote in city elections. But as in my family's situation, this city is where we own businesses, rental properties, shop, pay taxes, and our kids attend school. Please represent us.

Pam Warren
35 year resident of Rock Community
918-906-53-75

From: Susie Tattershall <tattesu1@yahoo.com>
Sent: Monday, January 5, 2026 5:19 PM
To: Planning
Subject: Data center

Caution! This message was sent from outside your organization.

I'm firmly against a data center in Sand Springs or anywhere in ok. I do not want my bills to increase. Ok is not a water abundant state. We are more likely to be in a drought than have enough rain for the year. The people who live here aren't wealthy enough to afford an increase in water and electricity. The noise would be intolerable. The nda the city council signed is inappropriate and lacks transparency. Signing the nda makes the appearance- that the city council is hiding bad news or is engaging corrupt behaviors. We the people of Sand Springs will get no benefits from the data center. The "jobs created" are not enough; nor are there jobs for the local population. The water the data center needs to use on a daily basis is as much as all the citizens of SS use daily. With so many negatives, the data center should pay every citizen in Sand Springs for all the inconveniences, rate hikes, drought costs, and property devaluation we would incur. Again I am firmly against the data center for Sand Springs and Oklahoma.

Susie Tattershall and Brian Cleavelin
2611 tulsa Vw Sand Springs, ok 74063-
Sent from my iPhone

From: M B <bratzler@gmail.com>
Sent: Monday, January 5, 2026 4:17 PM
To: Planning
Subject: Proposed Data Center

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To the City of Sand Springs Planning Department -

My name is Michelle Bratzler. I am a resident of Sand Springs along with my husband John and our 9 year old daughter, Sophia. I am writing to you as a concerned community member regarding the proposed data center project.

Our family is alarmed and dismayed at the prospect of a data center in our area. When we first learned about this proposed project, I endeavored to learn more about data centers and their impact on surrounding communities so I could be more informed in my opinion. Based on what I have learned, I cannot understand how our leaders could allow this project to go forward in good conscience.

The environmental impacts of data centers are well-known and well documented. They use massive amounts of fresh water and electricity, and the cost of the required infrastructure upgrades inevitably is passed along to residents. These companies are intentionally withholding or vague about the cost and usage needed to maintain one of these centers. I believe it would be terrible for our local environment, and financially terrible for our residents.

These centers are enormous eyesores, they threaten our potable water sources, they have a massive carbon footprint, they increase our utility bills, they destroy the surrounding natural environment and devalue the surrounding neighborhoods, and if Oklahoma allows data center exemptions for property taxes, they will negatively impact our school system's revenue as well. And we all know Oklahoma schools do not need any more strikes against them.

Please listen to your community and do not allow a big tech company to move in on us and take our resources. Please stand up to big corporations and keep Sand Springs a beautiful, vibrant, affordable place to live. Please preserve our neighborhoods, schools, and community at large.

Thank you for your time,

Michelle Bratzler

From: Zlotnick <watt50k@gmail.com>
Sent: Monday, December 29, 2025 3:04 PM
To: Planning
Subject: Adam Zlotnick opposition to data center

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I live at 8929 Windridge Drive, Sand Springs OK 74063

Sand Springs is a beautiful town and respectful of the environment. The Osage county portion of SS is true to the spirit of the prairie and that is a reason homeowners are drawn to the area.

My concern is that a hyper large data center will be contrary to the reasons people move out here.

Specifically the potential for:

Damage to the environment

Home values decreased

Thousands of construction trucks on country roads

Electric and water consumption taking priority over residents and local businesses

The data center can be abandoned by the company at any time and then SS is left with a monstrous facility that needs to be removed

It's an eyesore. And an earsore.

It's the wrong industry for this town. These companies can build anywhere in the world but they want to exploit local resources for their gain while residents lose

Thanks in advance for taking the time to read my objection to the data center.

Adam Zlotnick
8929 Windridge Dr, Sand Springs OK

From: Robin Wasson <BabyGirlRobin@yahoo.com>
Sent: Friday, December 19, 2025 2:33 PM
To: Planning
Subject: Data center

Caution! This message was sent from outside your organization.

I am not in favor of the proposed data center. I am not in favor of higher utility bills and I am concerned about the noise that the data center's produce. The water requirements of the data center would put an undue strain on our water supply.

Robin Wasson
922 N McKinley Ave
Sand Springs OK

Sent from my iPhone

From: Sarah Tarwater <skywardsword212@gmail.com>
Sent: Tuesday, December 16, 2025 9:46 PM
To: Action Line
Subject: NO SANDSPRINGS DATA CENTER

Caution! This message was sent from outside your organization.

I am writing as a concerned resident to formally express my opposition to the proposed data center development in Sand Springs.

While I understand the importance of economic growth and technological advancement, this project raises serious concerns regarding long-term impacts on our community. These include increased strain on local infrastructure, excessive water and energy usage, sure environmental degradation, and a lack of any meaningful benefit to local residents relative to the scale of the development.

Sand Springs is a community built on responsible growth, stewardship of natural resources, and quality of life for families. A large-scale data center does not align with these priorities and risks imposing permanent costs on residents while offering minimal local return.

I respectfully urge you to oppose this project and to advocate instead for development that is transparent, sustainable, and genuinely beneficial to the people who live here. Decisions of this magnitude should reflect the will and well-being of the community, not solely the interests of outside corporations.

Thank you for your time and for your services. I appreciate your careful consideration of this matter and hope to see you stand in support of Sand Springs residents.

From: Matt Maynard <mmaynard0544@gmail.com>
Sent: Tuesday, December 16, 2025 3:52 PM
To: Planning
Subject: No Data Center in Sand Springs

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Council Members,
I oppose any plan to build a data center in Sand Springs.

A data center would drain our water and power resources, strain infrastructure, and offer little to no benefit for residents. This is not the kind of development Sand Springs needs or wants.

Do not approve a data center in Sand Springs. Listen to your residents and protect our community.

Thanks,
Matt Maynard

From: Nancy Acton <nacton@cox.net>
Sent: Thursday, December 11, 2025 12:07 PM
To: Planning
Subject: Proposed Data Center

This sender is trusted.

As a citizen in Ward 1, I respectfully request the proposed data center not be approved.

Please know this is not a kneejerk reaction. I have thoroughly researched data centers in general and throughout the country as well as reading information provided on projectspringoklahoma.com and protectss.org.

The data center is not a good fit for Sand Springs.

Thank you,

Nancy Acton
212 Fairway Circle
Sand Springs, OK 74063

From: Patricia Tilley <tilleypatricia06@gmail.com>
Sent: Thursday, December 11, 2025 7:15 AM
To: Action Line

Caution! This message was sent from outside your organization.

We know about the Project Spring, but how much is our utilities going to go up after they are up and running? Are you going to hire people from our community to run it?
Who really benefits from project springs, NOT THE
COMMUNITY OR THE WILD LIFE.

From: Patricia Malinowski <lilacmalinowski@gmail.com>
Sent: Thursday, December 11, 2025 1:50 AM
To: Action Line
Cc: Patricia Malinowski
Subject: Sand Springs Data Center

Caution! This message was sent from outside your organization.

Dear Sirs:

I am a homeowner in Sand Springs. I do not want this data center built here. History has shown that it will release rare substances that will cause rare cancers to break out in people and animals. It will drain our electrical grid and water pump operations. And there is not nearly enough money to fund even a small percentage of data centers that are being proposed. A nightmare for sure.

From: Denise Gary <mom74047@gmail.com>
Sent: Wednesday, December 10, 2025 12:23 PM
To: Action Line
Subject: Data center

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No data centers in Oklahoma!

From: Donna McCarty <epsdonna1@gmail.com>
Sent: Wednesday, December 10, 2025 10:09 AM
To: Action Line
Subject: Data center

Caution! This message was sent from outside your organization.

Please email or put a petition out that people can sign being against this data center. We do not want it
!!!!!!

From: Patricia Malinowski <lilacmalinowski@gmail.com>
Sent: Wednesday, December 10, 2025 9:46 AM
To: Action Line
Cc: Patricia Malinowski
Subject: Proposed Data Center

Caution! This message was sent from outside your organization.

Dear Sirs:

I do not want a data center built in Sand Springs. It will destroy our environment and quality of life.

Thank you,
Patricia Malinowski
4817 s. Mckinley ave
Sand springs, ok 74063

From: Dawn M. Gilmartin
Sent: Wednesday, December 10, 2025 8:47 AM
To: Cynthia A Webster
Subject: FW: Data center

Good morning!
Thanks
-Dawn

From: Charles Stretch <cstretch8177@gmail.com>
Sent: Wednesday, December 10, 2025 8:45 AM
To: Action Line <actionline@sandspringsok.gov>
Subject: Data center

Caution! This message was sent from outside your organization.

No!
I am against any data center in or around Sand Springs.

From: Rachel N <mrbavarro@gmail.com>
Sent: Monday, December 8, 2025 9:41 AM
To: atlarge@sandsspringsok.gov; Planning
Subject: Proposed Sand Springs Data Center

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Good Morning,

I am not able to be at tomorrow's meeting regarding the proposed data center North of town due to a child's basketball game but I wanted to express our family's **OPPOSITION** to this or any data center being built in our area.

A few of the reasons we oppose include:

- Air quality concerns. Many data centers use gas turbines, which emit CO₂, nitric oxides, and PM2.5 pollutants linked to strokes, heart attacks, asthma, and other health risks.
- 24/7 low-frequency noise. Residents near similar facilities (Hood County, TX and parts of North Dakota) have reported a constant hum heard at their homes 6 miles away.
- Light pollution. Large industrial campuses often operate fully lit through the night.
- Massive electricity + water use. A 1,000 MW data center uses the same electricity as ~800,000 homes.

We are already dealing with increasing utility bills - please don't put further stress on your constituents. Further, think of the reduction in property values for thousands who own property, land and homes in the surrounding area - and for what benefit? To siphon our money and resources to these multi-national corporations.

Please do not approve this (or any other) data center project in our area. If you do, you will be selling out your residents and our future wellbeing.

Thank you for your consideration,

Rachel Navarro, resident
935 Barker Creek Drive
Sand Springs, OK

From: Gale reeder <grammy0612@yahoo.com>
Sent: Saturday, December 6, 2025 9:57 AM
To: Planning
Subject: NO data center

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I am so disappointed in my elected officials to even consider a data center. It will destroy so much land and wildlife and make a mess of the roads, overload water and electric. Yes, you say they recycle the water but it can only be recycled so long then where does all these million gallons of water go. Did you know that people living near data centers and have well water that now their water is coming out brown and not safe for people or animals?

I will not be voting for anyone who supports this and tries to hide it from the public.

Ask the company doing it for full transparency and share with everyone. Anyone asking for a NDA sure has something to hide.

Do the RIGHT thing and stop the data center

Concerned Sand Springs citizen,
Susan Reeder

From: Victor Wolf <victor.j.wolf@gmail.com>
Sent: Wednesday, November 26, 2025 1:11 PM
To: Planning
Subject: data center

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Hi,

I left a voicemail voicing my opposition to the data center and toward the end lost my temper and cursed. I apologize for that, I am very emotional and anxious about the possibility of this thing going in and I shouldn't take that out on ya'll when you haven't even voted yet.

From: Sinjun ART <sinjunart@gmail.com>
Sent: Wednesday, November 26, 2025 12:02 PM
To: Planning; Councilor - At Large; Councilor - Ward 1
Subject: Comment on data center

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Hi, I am a resident of Tulsa and I have loved ones I visit who live in Sand Springs

Please DO NOT build the data center in Sand Springs

WE DO NOT WANT IT

Thank you for your time.

Sinjun

Creative Director | Field Beyond

 [@fieldbeyond](#)

 sinjunart@gmail.com

 www.fieldbeyond.clothing

 1-479-856-5250

From: Dawn M. Gilmartin
Sent: Wednesday, November 26, 2025 9:53 AM
To: Cynthia A Webster
Subject: Patty Miles-Data center opposition email

From: Patty Miles <pbeamiles@gmail.com>
Sent: Tuesday, November 25, 2025 5:24 PM
To: Action Line <actionline@sandspringsok.gov>
Subject:

Caution! This message was sent from outside your organization.

Redone for Data Center. Leave this area as rural. I have lived out here for over 40 years and some families for several generations and we DON'T WANT IT TO CHANGE. We love our life as much it is and that is why we moved here to get away from such things.

Jadine Nollan
2401 Rock Creek Rd
Sand Springs, OK 74063
918.407.4055

November 24, 2025

Subject: Proposed Hyper Data Center Project and Ringle Annex/Rezoning

Dear Public Servant,

Thank you very much for volunteering your time and effort to our wonderful community. I love being a Sandite! And I sincerely believe you love being a Sandite too, and will always want to do right for all of our citizens.

You're in a position of leadership that comes with the authority and power to do good things or potentially harmful things to our Sand Springs citizens. I don't envy your upcoming decision(s) regarding the zoning request related to the Data Center project. I believe this is a defining moment for leadership and our town.

As we all know, money can be a blessing or a curse, and with it comes much responsibility. Money can also be a trap and lead you in the wrong direction. The question is, do you hurt and possibly even devastate some Sandites to benefit others?

I'm sure you take your responsibility as a Public Servant very seriously. I know I did when I served as a State Representative. For those who will be impacted the most, you literally hold in your hands their quality of life, their property values, and even for some people their livelihoods. What will you do?

If you're a man of faith, will you do unto others as you would have them do unto you? Will you love your neighbor as yourself? As a Rotarian will you use the 4Way Test to make your decision? I truly understand how difficult it is to make decisions that will directly impact so many people. I had to make decisions that impacted the whole state.

Serving as a State Representative I learned a lot about myself and how I made my decisions. I was constantly doing heart-checks under the pressure of trying to uphold my deepest convictions to fulfill my desire to do the right thing by others. It felt like I was being tested every time there was a big decision.

Nollan Properties

3417 S 113th W. Ave
Sand Springs, OK 74063
918.407.4201

November 24, 2025

Subject: Proposed Hyper Data Center Project and Ringle Annex/Rezoning

Dear Commissioner,

First I want to express my sincere appreciation for your service on the Planning Commission. Thank you!

And to also recognize all the really great progress being made in Sand Springs such as the Sheffield Crossing Project, the Hwy97 widening and new Main Street extension loop, the eventual road over the levy through the park, the 50 acre neighborhood development, and the successful passing of Bonds for our City and Schools. What a blessing for all Sand Springs residents and our City. We have a lot to be proud of.

We are a very healthy City! Taxable sales base continues to go up year over year, we have a solid balanced budget with impressive multi-million dollar capital improvement funds and savings. We can do our own developments, provide consistent pay raises every year, are recognized for our good stewardship in the state and are growing in a positive methodical pace that is conducive to a prosperous and healthy community.

I say all this, because it is true! The council and city leadership and employees have a lot to be recognized for.

With so much to be thankful for already, why do we even need to entertain such a proposal like the Data Center? The risk vs reward just isn't there. The risk of hurting so many fellow Sandites is much greater than the possible returns to the City. How much is enough? We are healthy and growing and very much on a great sustainable path.

The sacrifice to our fellow Sand Springs residents is real. The homeowners, farmers and ranchers property up north is probably worth between \$200 to \$400 million and even priceless to the owners. But during or after the Data Center it's easy to understand how the property values will take a significant hit. And quality of life will too. Play with the numbers even a little and you can see how an average 25% reduction in

Sand Springs Resident Questions

“Unfortunately, many times the public is last to learn about a proposed data center project like Project Springs. That’s why it’s important for public officials and representatives to ask specific questions and gain a full understanding of the good/the bad and ugly around such projects before making forever decisions that impact families for generations to come.”

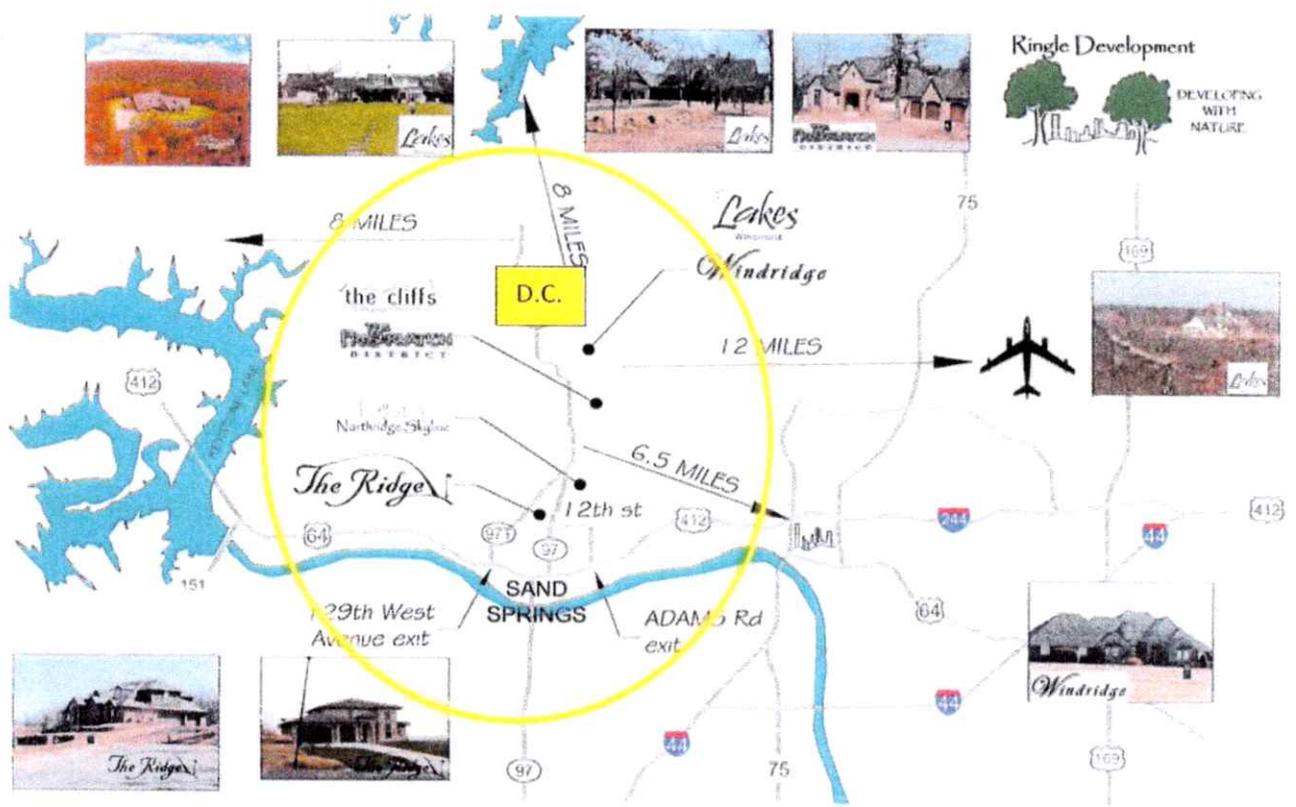
1. What is the true environmental impact to the area from noise, air, water, and light pollution? Have there been any environmental impact studies, and what are the findings?
2. Are the water use/power use/environmental safeguards sustainable for the next generation of Sandites (our kids and grandkids)?
3. How much water per day/week/month/year? What will they do with the gray water?
4. What happens if we have a similar drought like we did just 2 years ago?
5. How will they control the water runoff from their building footprint? And how do we ensure it does not have contaminants in it?
6. Will the buyer also be paying double for the water they use like the un-incorporated area of Sand Springs around them?
7. What subsidies/tax abatements/exemptions is the city providing? The state? County? School? What revenue will we lose and for how long? Or how long is the payback?
8. Is there a legally binding “Community Benefit Agreement” which spells out all the promises, deliverables and benefits guaranteed by the seller?
9. How many permanent local jobs will be provided? Is there an agreement in place to only hire locally for the jobs? And/or only use local construction contractors?
10. Would anyone in south Sand Springs want such a project in their backyard? For example, what if the project was dropped on the acreage just South of the Public Works Complex off 51st and 129th W. Ave? Or even on the ranch property by Angus Valley Farms?
11. AI Data Centers like to build in clusters... The North Tulsa “Anthem” project is on 400 acres and plans to have a cluster of 4 big buildings; Project Springs is buying over 800 acres? Does this mean they plan to build a cluster of 8 or more buildings? Does this mean construction/changes to the property will not be just 2-5 yrs, but up to 20-25 yrs of construction pollution? What are the future expansion plans for the site?
12. Is ODOT engaged for the roads? Osage County onboard? Osage Nation engaged? *INCOG*.
13. PSO/AEP just got approved for rate hikes up to \$10/mo/home in Jan 2025, partly to address a settlement, and partly for new customer demand. Their agreement included that they must not ask for another increase until 2026. So they can ask again in '26? Did you know on average rate increases range from 50-200% over a 10yr period to meet this type demand?

14. Will there be dynamite blasting during construction excavation? If so, will they use a third party to conduct seismic impact tests? And how will this impact property values?
15. Have you seen/read any Environmental Studies around this project?
16. What will be done to mitigate construction pollution? Who will monitor and protect the neighbors all up and down Hwy 97?
17. What physical security will be used by the site? Security armed guard, security building, automated gate, razor wire fencing like a penitentiary would use, over-abundance of lighting used, etc?
18. Who benefits from this project really?
19. Is the City's vision for the rolling hills of North Sand Springs to become an industrial area? Is the city's goal to become industrial again? Does tech industry like this create many sustaining local high-end jobs?
20. How does the local community and residents truly benefit from this project? Or is it like the windmill farms where only the few benefit financially and all the power/end-users are out of our state?
21. How will the constant noise pollution be mitigated? And how will the once/week generator testing noise pollution be mitigated? And what can be done if the noise pollution exceeds the quote allowed "decibel" levels agreed to? Who oversees the accountability?
22. What are the plans for mitigating the heavy equipment on the narrow two lane roads that lead to the Ringle Ranch site?
23. Have you personally driven up North to the ranch and looked around and thought about the impact such a project like this will have on the 500+ families who live here, and their generational farms, ranches, and homes?
24. What is the \$\$\$ value of the 500+ homes/ranches that will be affected by this project and what study has been done to quantify the impact to their personal property now and for future generations? Are there any plans for reparations for the affected families?
25. Did you know that personal homes/property value represents between 50-65% of a families NET WORTH? What happens to their net worth when they live within 4-6 miles of such a project?
26. Have all the "seller's promises" been put into any of the contracts for the project? Because once it's a done deal there will be no control over what the developer does on the site.
27. Do you live on a property you want to leave as part of your family's legacy and pass down from generation to generation? Are you able to see the stars at night where you live? Were you able to see the recent Northern Lights from your driveway with your naked eye? Do you enjoy having space between you and your neighbor, quiet mornings and evenings on your porch, beautiful sunrises and sunsets, no traffic noise and only the occasional mooing from a cow or barking from a distant dog or even a coyote?
28. Many bald eagles live on the building site and in the surrounding acreage, have there been any wildlife impact studies conducted and what were the findings?

29. Many of the Data Centers have to rely on building their own additional power source on the property because of lack of availability as they grow the cluster of buildings. The most common method is modular gas-powered turbine units like what is used at Elon's Memphis xAI data center. What impacts do such power generation units have to the community and environment? Just how bad is the air pollution from such solutions?
30. Is the Project paying for all of its own substation and power lines? Will PSO/AEP also have to run additional monster power poles/lines on the utility easement thus creating more site pollution?
31. We know the project is a huge payday for the property owner, the City, the Schools, but what's in it for the other Sand Springs residents who live in the area north of the City?
32. What rights do the land owners have in the area regarding this project and all the secrecy around it? Do we know who the end user is? Did we receive sufficient notification time?
33. Have you considered why the sellers are pushing so fast and so hard on this and other Data Center deals? And why they go around the state, the citizens, the residents, and directly to a few members on the planning commission or council?
34. Does the City have a healthy financial budget? Are we recognized by the State for our good stewardship and representation practices? Do we have a solid savings each year? Is the city growing in a safe, methodical and healthy way? Do we have enough funds to do our own neighborhood development project(s)? Are we able to successfully pass Bonds as needed?
35. What about our schools? Do they have a healthy and strong budget? Are they able to pass Bonds successfully to fund major projects?
36. Even though the project is so far along, are Public Officials willing to truly listen to the concerns of the Sand Springs citizens who will be impacted, much like what past Officials have done for projects like the Rock Quarry, the Cell Tower at the golf course, and the Dollar General request on Shell Creek Rd/97.
37. Did you know that since May 2024 there are many examples of Public Officials who have voted down and blocked Data Center projects like Project Springs in response to the growing community opposition driven by concerns over the lack of transparency, the noise pollution, air pollution, water pollution, substantial use of water and electricity and overall land and environment impact? Over \$100 billion blocked, in AZ, Missouri, Georgia, Indiana, Virginia, and other states.
38. What state regulatory laws, environmental protections and oversight will be used to protect the interest of all the nearby land owners during the life of the Data Center?
39. Is this truly the "Best Use" for the AG zoned property known as the Ringle Ranch for over 30 years? What if it was also converted to another residential development site with mini ranchettes and such? Doesn't that make a better fit for the original intended land use of the area?

40. Ringle Development has been developing North Sand Springs since 1994. And for 30+ years has sold families the benefits of building and living in North Sand Springs in one of their 12 upscale neighborhoods. Includes: Northwoods, Northridge Skyline, Skyline Falls, Windridge, Windridge II and The Lakes at Windridge The Highlands and the Cliffs at the Preservation District, The Ridge, Northridge Skyline. From their marketing website they advertise, " We are committed to Conservation, our Schools and our Community, Great Views, Wooded Lots, Upscale Neighborhoods, Natural Waterfalls, 10 mile views, next to Conservation easements, a Short Tulsa Commute, 2900+ sf homes; Lots starting at \$93,000 and Homes from \$400K-\$2M; "
41. Should the marketing now also include, "Complete with a state of the art environmentally challenged xAI Data Center in your neighborhood that you can see, hear, smell and feel from your own backyard?"
42. And what does it mean to "Think Right?" by our neighbors in Sand Springs.

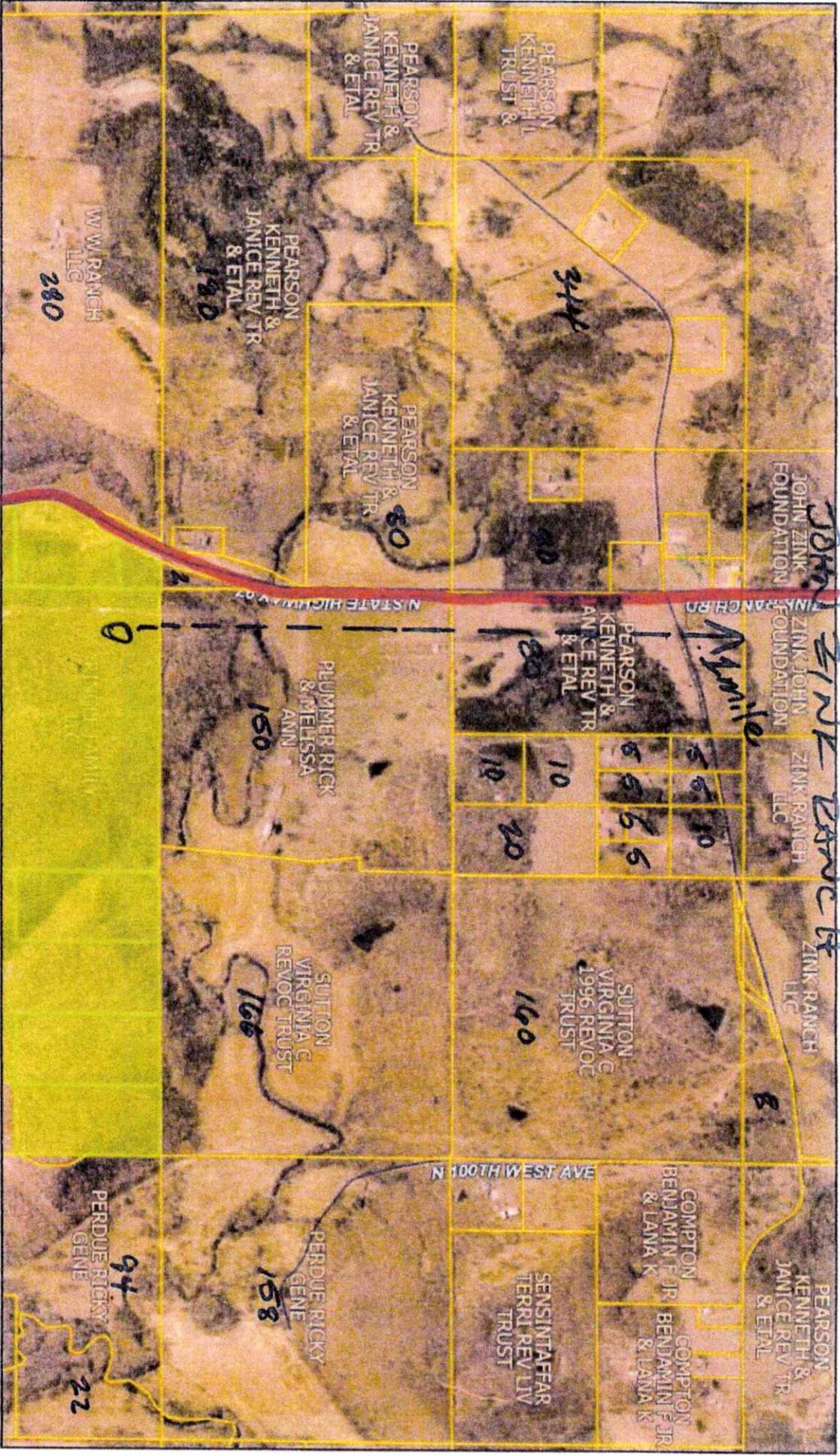
The Impact Radius!



Osage County

Assessor's Office

Osage, Assessor



-N-

← 97

John Zink Ranch LLC

1/2 mile

Date Created: 11/21/2025
Created By: anonymous

NOTE: #'s are acreage
Zink ranch is 1 mile away !!

1 inch = 1272 feet

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Osage County

Assessor's Office

Osage, Assessor



Date Created: 11/21/2025
Created By: anonymous

*NOTE: #'s are size of acreage
Every yellow rectangle is a home/ranch!*

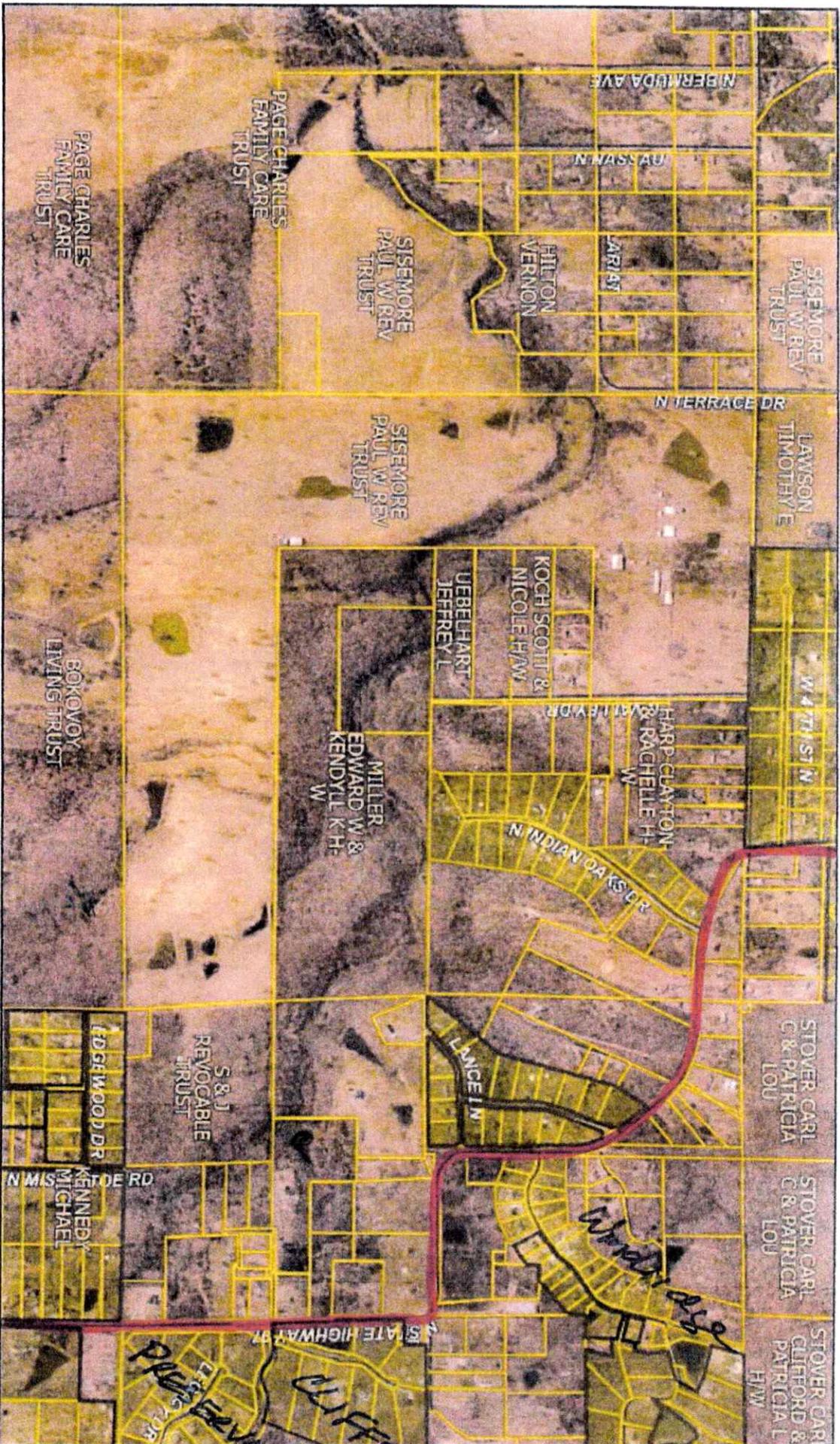
1 inch = 1273 feet

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Osage County

Assessor's Office

Osage, Assessor



Date Created: 11/21/2025
Created By: anonymous

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acDataScout

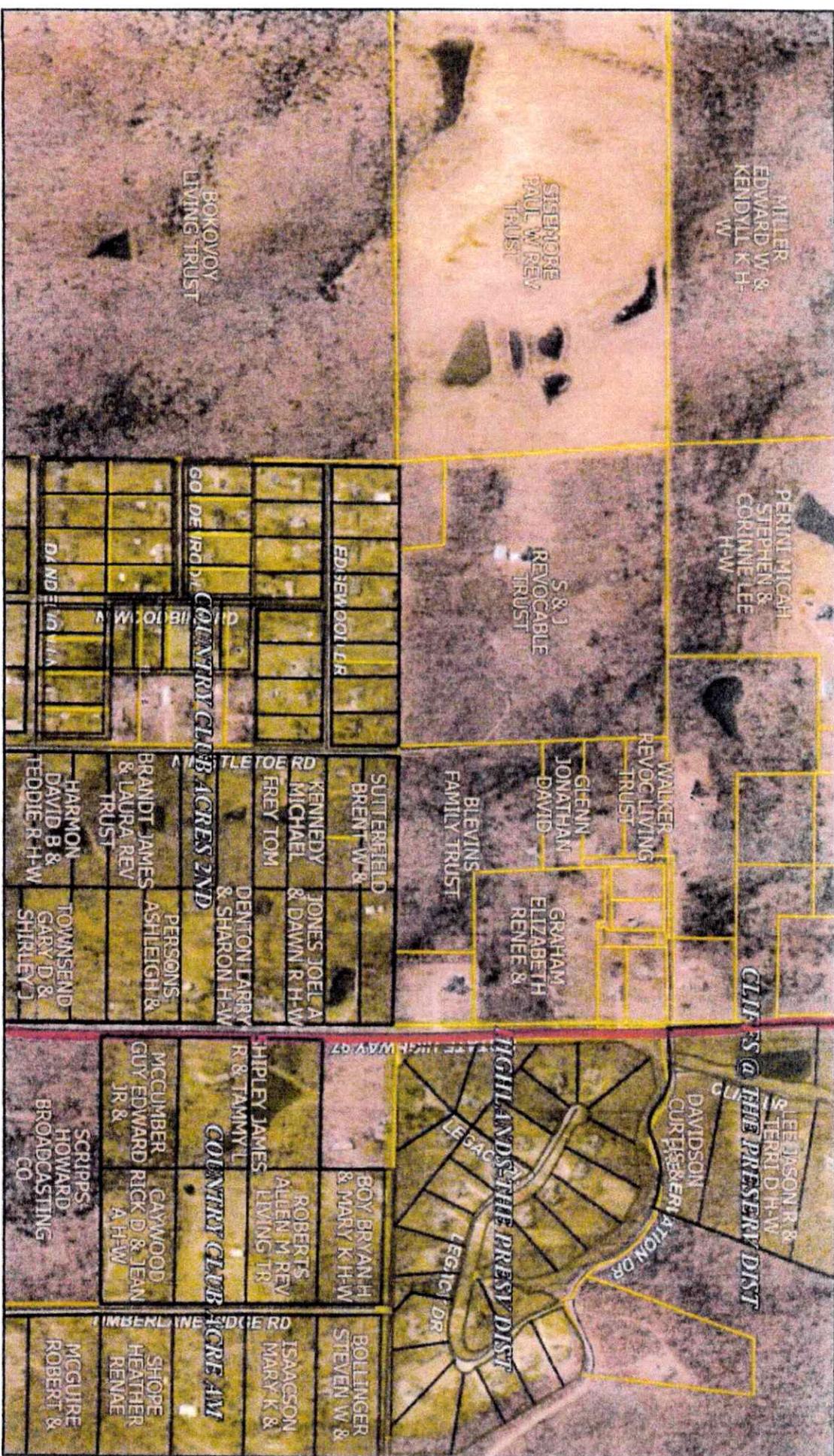
Page 9 of 4

www.acDataScout.com

1 inch = 1153 feet

Via DataScout OneMap

-N-



Approx 2.8 mi away here

1 inch = 637 feet

Date Created: 1/21/2025
Created By: anonymous

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-N-

Plot 97

Date Created: 11/21/2025
 Created By: anonymous

At shell creek road you are 33mi away...

1 inch = 577 feet

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 acldata Scout

Page 6 of 6
 www.acldataScout.com

via DataScout OnMap™

11/22/25

To: City of Sand Springs City Council

My name is Bruce Overton and my wife and I live North of Sand Springs along Highway 97. My wife and I have lived in Sand Springs and North of Sand Springs for 45 years, we raised 2 children here and they both graduated from Sand Springs High School. We have liked living in the Sand Springs area for all of those years, both my wife and my self are AGAINST the proposed data center which will be built about 3,500 Feet from our property. I have worked in the construction industry for 50 years until my retirement and have built highways, worked on infrastructure projects in Sand Springs and surrounding cities, built numerous subdivisions and worked on phase II of the Google Center in Pryor, Oklahoma.

There are items that need to be addressed in writing before there is any discussion for approval:

- How will the owners of the proposed data center deal with the constant hum from the center on a 24 hour, 7 days a week basis
- Is there any way to require the proposed data center to limit the illumination at night to be at a level that land owners can live with
- I have heard the setback for the proposed data center is to be between one hundred and two hundred feet from adjoining land owners. It needs to be changed to three hundred feet minimum as that is what has happened on the center in Owasso, as well as sound walls to help control the sound emitting from the center.
- Has anybody been in contact with DEQ and/or Oklahoma Water Resources board to see what would happen if the Skiatook Lake falls to a certain water elevation and they have to take action on water withdrawals from the lake to reduce from falling into a dangerous state.
- It has been stated the proposed data center will require a minimum of one million gallons of treated water a day, how does the City intend to get the water from the treatment facility to the proposed data center. The existing waterline that runs in the area is only a six inch line and was probably installed fifty to sixty years ago and cannot handle water for the proposed data center and existing homeowners. Also will the proposed data center pay for the installation of a new line of adequate size to handle the proposed data center and surrounding area.
- How will the city handle the domestic and process wastewater generated at the site excluding the cooling tower water since the proposed data center will be within the CITY LIMITS
- The treated water the proposed data center will use each day will have to be treated to reduce the containments to a certain level before it can be released. Has the proposed data center said how this will be handled and where it will release the treated water from the site? This is a requirement of the DEQ and will require a permit from them before any water can be released from the proposed data center.
- Has Sand Springs considered mandating the proposed data center recycle its water from the cooling towers to conserve the use of treated drinking all of the time? Sand Springs can enforce such a requirement through its **local zoning ordinances or through conditions set in a special-use permit** since the proposed data center will be in the city limits
- As to the monitoring of the treated water and its release who will be responsible for the monitoring since it will be in the CITY LIMITS OF SAND SPRINGS and how will the surrounding community know that the requirements of DEQ are followed and if there are any problems will the surrounding community be notified and by whom.

- If the city approves the proposed data center will it be held to a certain size with no expansion allowed? If an expansion is allowed has the city given any thought as to what the city will need to do to accommodate this and what resources will be required from the city for the expansion.
- This proposed data center will end the STATUS OF A RURAL COMMUNITY FOR ALL OF US WHO LIVE IN THE AREA.
- Also during construction of the facility will the proposed data center general contractor be held liable for any damage done to any of the existing roads leading to the construction site?

The only thing I ask is the City of Sand Springs and its residents prepared to handle any problems that may come up with proposed data center now and in the future. I would strongly urge the City Council and the planning commission visit a similar data center that is the size of the proposed data center and listen to the sound coming from the data center while it is in use

Thank you

Bruce Overton

November 21, 2025

To: Ms. Janice Almy, City Clerk Sand Springs 100 E. Broadway St., Sand Springs, OK 74063

Subject: Urgent Request to Oppose the Hyperscale Data Center Development North of Sand Springs (Historic Hwy 97)

Dear Sand Springs Planning and City Council members,

I write to you today not merely as a constituent, but as a devoted steward of Oklahoma's natural and cultural heritage, to urge your definitive opposition to the proposed hyperscale data center slated for construction approximately nine miles north of Sand Springs, along historic Highway 97.

This decision is more than zoning; it is about permanently sacrificing an irreplaceable piece of our collective history and environment for a fleeting commercial venture. I implore you to consider the deep, multi-layered significance of this specific parcel of land before casting your vote.

Ecological and Geological Irreplaceability

The proposed site is located within one of the precious few valleys that cleave through the Sandstone Hills region west and north of Tulsa. This landscape is a living archive, once completely covered by water, and now hosting an invaluable old-growth forest—a rare ecosystem and crucial habitat corridor. The geological history of this land is tied to ancient hunter/gatherer cultures who relied on its unspoiled resources. Paving this valley for a monolithic, high-energy-consuming data center represents an irreversible ecological loss for future generations of Sand Springs residents and the wider region.

A Sacred and Unacknowledged Cultural Legacy

The profound historical significance of this land to the Osage, Cherokee and Muscogee Nations is only now beginning to receive the recognition it deserves. The cultural memories, traditional knowledge, and spiritual connections embedded in these valleys are far too young in their public acknowledgement to be extinguished by commercial development. As elected officials, you have an obligation to pause and consider the lasting impact on our sovereign neighbors. Approving this project is to actively disregard a sacred heritage, the true depth of which we are only just starting to comprehend.

The Wellspring of Oklahoma's Artistic Identity

This land is not merely scenic; it is the muse for some of Oklahoma's most cherished cultural contributions. It is the very environment that shaped the worldview of John Joseph Mathews, whose Osage experience and environmental insights are foundational to

American literature. It echoes the sentiment of Woody Guthrie's enduring anthem, "*This Land Is Your Land*," reminding us that our natural resources belong to the public trust, not transient corporate interests. Furthermore, this area has been immortalized in the works of renowned Osage artists—including John D. Free, Addie Roanhorse, Jim Red Corn, and Anita Fields—who drew from its landscape, folklore, and native tales.

To construct a sterile, concrete facility on this ground is to silence a historic voice and diminish a place that has creatively nourished our state for centuries.

The Mandate of Stewardship

The choice before you is simple: an influx of tax revenue and jobs that will quickly peak and recede, versus the permanent preservation of ecological health, irreplaceable heritage, and the cultural integrity of the Sand Springs community. As you know, hyperscale data centers require immense amounts of water and energy, placing an undue strain on our municipal infrastructure and potentially increasing our environmental footprint.

I urge you to use your vote to stand as a steward of this beloved area of Oklahoma. Please vote **NO** on any measure to approve the construction of the hyperscale data center on historic Highway 97. Protect the valley, honor the heritage, and secure a meaningful legacy for Sand Springs.

Thank you for your careful and conscientious consideration of this critical issue.

Sincerely,



Russell Thomas

9271 Preservation Dr.

Sand Spring 74063

9182318742

rusty.thomas1@att.net

From: Jennifer Ensey <jenniferensey75@gmail.com>
Sent: Friday, November 21, 2025 7:24 AM
To: Cynthia A Webster
Subject: From a sand springs citizen

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I am just one, of many, upset by the rezoning and planned data center off of highway 97. Please add my name to the list of those who will be voting against those who are moving this data center forward!

Jennifer Bedgood
9461 Black Oak Ln, 74063

From: Teresa Fisher <rubythedragonfly@gmail.com>
Sent: Wednesday, November 19, 2025 5:52 PM
To: Planning; councilor.atlarge@sandsprings.gov; councilor.ward1@sandsprings.gov; councilor.ward2@sandsprings.gov; councilor.ward3@sandsprings.gov; councilor.ward4@sandsprings.gov; councilor.ward5@sandsprings.gov; councilor.ward6@sandsprings.gov
Subject: Project Spring
Attachments: 2465.jpg; 2467.jpg; 2474.jpg; 2470.jpg; 2468.jpg

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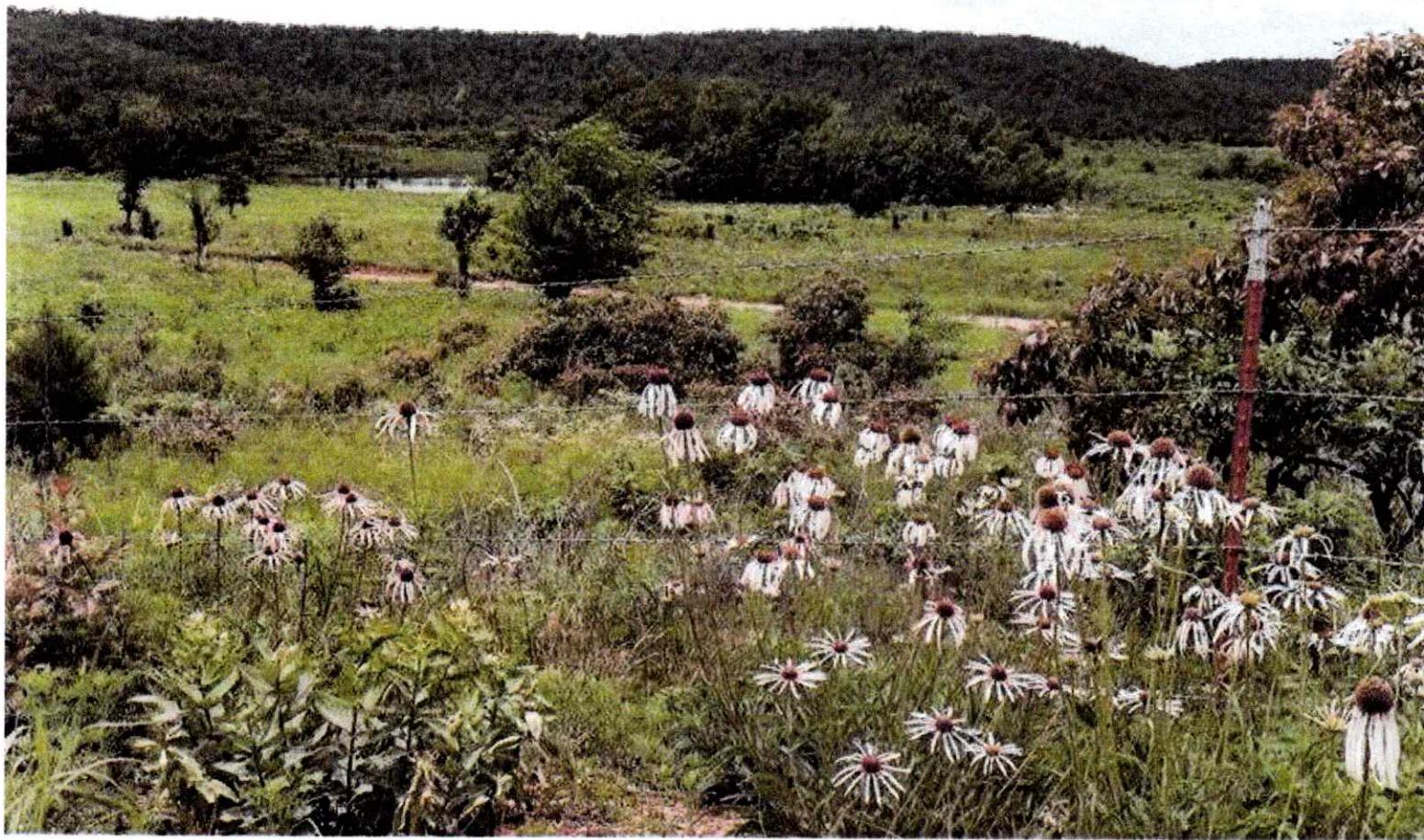
I am a 66-year-old Sand Springs resident who has lived here my whole life, as did my parents and my grandparents, and my great-grandparents lived here as well until they passed. My mom still lives on North highway 97 where I grew up.

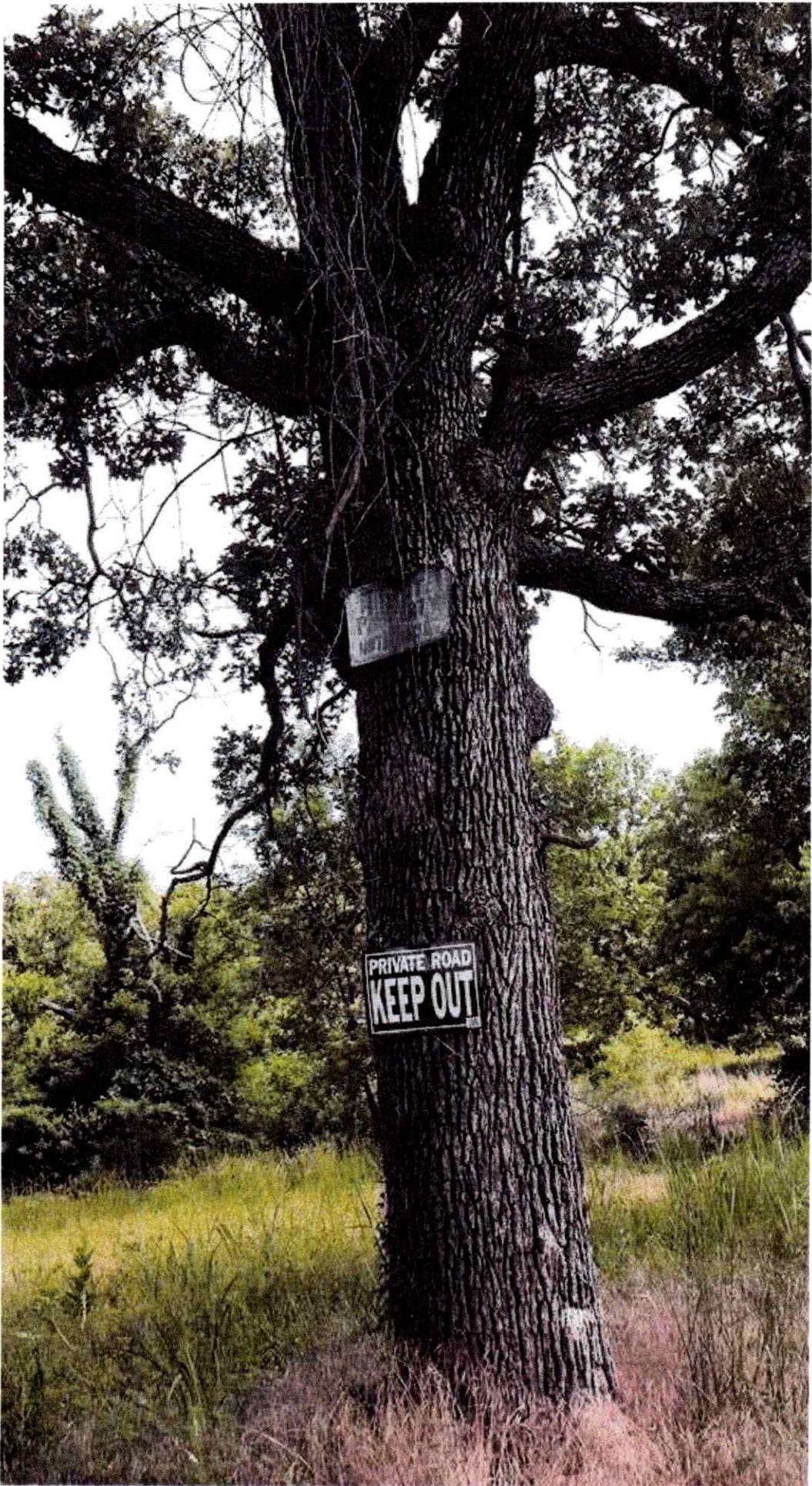
My mom and I are vehemently against rezoning our rural land for the data center. I could not care less how many jobs it brings because our property values will go down, and there is nothing that could be done that would ever make me accept the damage to our environment, the traffic, the noise, and the light pollution. No more dark skies. No more stars at night.

The land they want to destroy is pristine. People have lived there for decades, maybe centuries, raising their families and living off their farms and ranches. This is very personal to me because I had a rural mail route out there. I spent 33 years driving in the country delivering mail to those rural families and most of those years were spent in the area that was recently annexed to Sand Springs for this data center. That is half my life. The land in question is so rural that I could drive 2 hours at a time without seeing another person or car. I took many photographs and I'm going to share a few of them with you. It's a lovely and magical place. These photos were taken over the last few years in the area of Ecker road near Turkey Creek. I can see the area on the map of the proposed data center and it breaks my heart. Notice the picture of the tree with the signs nailed to it. I can remember when the older sign was new. I have also included a map. The red circle is quail hollow, a very populated housing edition and the blue circle is where I took these photos. Also look at the Tulsa map I have included. The area is simply labeled Osage Indian Reservation. How could you consider letting them destroy this beautiful and awe inspiring landscape? I am hoping that you can't. This is something we should be proud of, not something we should tear down in the name of greed. I hope you recognize what a treasure this is, one that money can't buy. Once it's gone we can never get it back. Data centers like this need to be placed in areas that are already zoned for industry. Do not destroy the lives of hundreds of families, please. I am not thrilled with all of the development going on in this city, and the traffic, but I have kept my mouth shut because I know some people want it but there aren't very many people that want this data center and the ones who do don't care about anything except for money. Don't be like those people. I imagine if this passes anyone in the city counsel who votes for it will be voted out. I don't think there's any doubt about that. I'm also afraid I will be leaving as well. This just isn't the town I grew up in and this would probably be the last straw for me. The land is the only thing keeping me here. Thank you for your time and consideration, Teresa Fisher

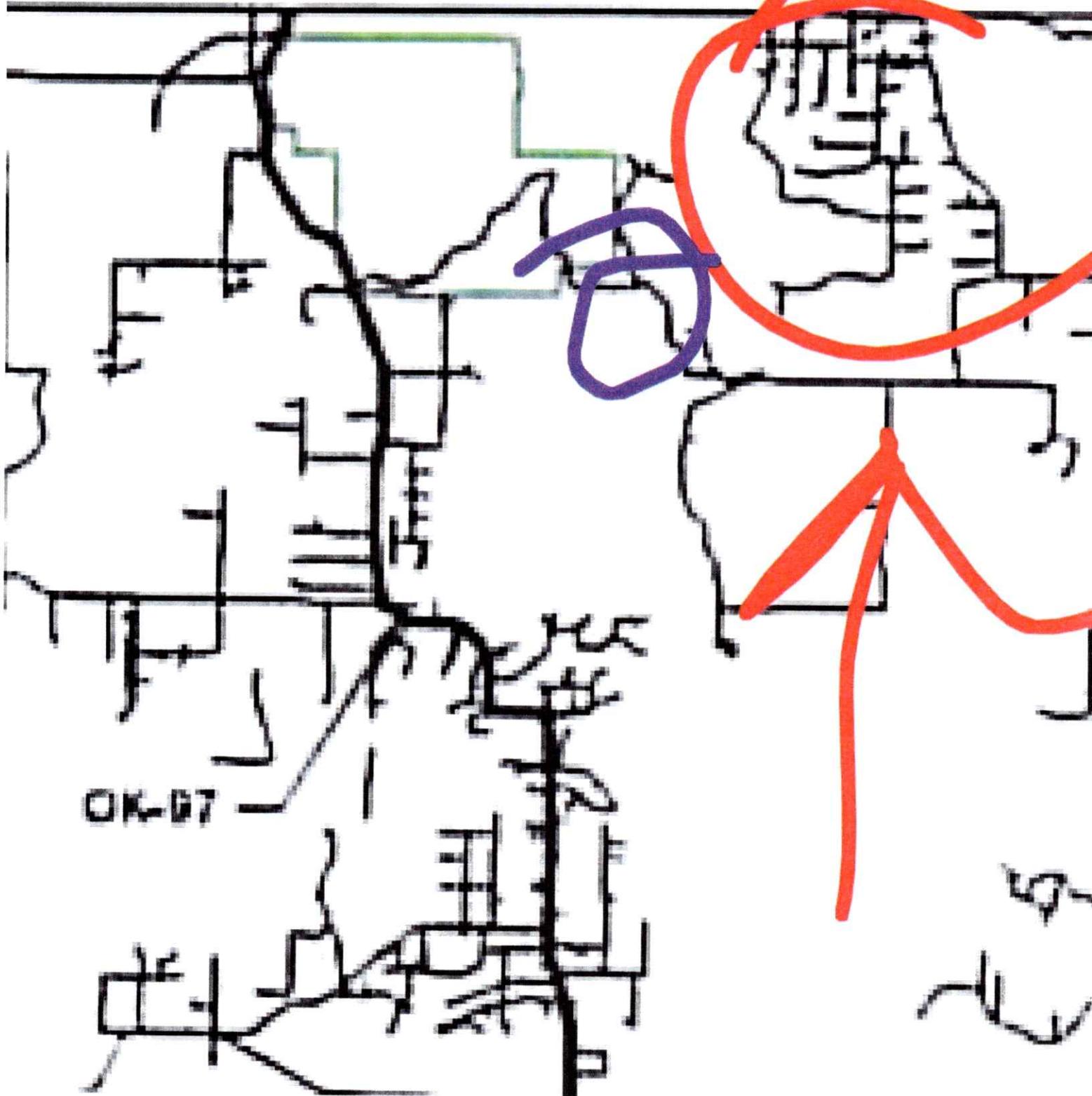
"Once in awhile you get shown the light in the strangest of places if you look at it right. " Robert Hunter







VICINITY MAP





From: Robert Stretch <robertgs8888@gmail.com>
Sent: Wednesday, November 19, 2025 9:47 AM
To: Planning
Subject: Data Center

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I am a resident near the proposed data center and I am strongly opposed to the rezoning and industrialization of our community on 97 north! It is a rural community and by adding large scale industry it would destroy the area in many ways!

Andy and Kristy Duncan

8757 Legacy Drive

Sand Springs, OK 74063

918-855-9977

November 18, 2025

Sand Springs Planning Commission and City Council

C/o Sand Springs Planning Department

100 East Broadway Street

Sand Springs, OK 74063

Dear Commissioners and Council Members,

I am writing as a resident and property owner within the affected area regarding the proposed Project Spring rezoning and PUD request in unincorporated County north of Sand Springs. After reviewing the available documentation, I have significant concerns about the scale of the development, the absence of essential impact studies, and the long-term consequences for surrounding communities.

Based on the information presented in the applicant's current filing, there is insufficient data to responsibly evaluate the effects on:

- Local utility infrastructure and consumer electric rates, especially within VVEC's cooperative cost-sharing model or PSO.
- Traffic volume and roadway safety, particularly in rural areas not designed for industrial-scale freight movement
- Noise, lighting, and continuous industrial activity, including cooling systems and backup generators
- Storm water runoff, watershed impact, and drainage changes due to large impervious surfaces
- Long-term residential property values, which historically decline near high-intensity industrial development

Given these concerns, I respectfully request that the Planning Commission and City Council withhold approval of the Project Spring rezoning until the applicant submits, at minimum, the following:

1. A full Traffic Impact Study
2. A Utility Load and Substation Impact Analysis from VVEC
3. A Drainage and Storm water Impact Study
4. A Noise and Lighting Impact Assessment
5. An Environmental / Wildlife Impact Report
6. A Property-Value and Economic Impact Analysis for nearby residents

These studies are standard for developments of far smaller scale and are necessary to ensure decision-making that protects both city and county residents from unintended and irreversible consequences.

Thank you for your time and for your careful consideration of this matter. I ask that my concerns be entered into the official public record.

Respectfully,

Andy Duncan Kristy D. Duncan

Andy and Kristy Duncan

email: *kylie99@msn.com*

From: Graham, Dax <grahada@tulsaschools.org>
Sent: Monday, November 17, 2025 5:50 PM
To: Action Line
Subject: Data center

Caution! This message was sent from outside your organization.

To Whom It May Concern,

I am writing to express my strong opposition to placing a data center within our residential community. Data centers operate around the clock and produce continuous industrial noise from cooling systems, high-volume fans, and frequent generator testing. This type of nonstop noise pollution is incompatible with a neighborhood environment and will disrupt sleep, daily life, and the overall peace residents rely on. Even if the noise falls within legal limits, the constant low-frequency hum is known to negatively impact health and well-being.

Additionally, data centers require an enormous amount of electricity and water. Introducing such a high-demand facility into our area would place significant strain on our local infrastructure, increasing the likelihood of grid stress, outages, and future utility rate increases for residents. It also forces the expansion of substations, power lines, and other industrial elements—further altering the character of our community while offering residents little to no direct benefit.

Finally, a data center would create long-term environmental and economic consequences. These facilities generate large amounts of heat, require heavy truck traffic, and often create a visual and structural presence that is completely out of place near homes. This inevitably lowers nearby property values and reduces the desirability of the neighborhood. For all these reasons, I strongly believe that a residential area is not the appropriate location for a data center, and I urge the city to reconsider this proposal for the wellbeing of the families who live here.

Sincerely,

Dax Graham

Cynthia A Webster

From: Brenda Whisenhunt <brens503503@gmail.com>
Sent: Friday, November 14, 2025 2:52 PM
To: Action Line

Caution! This message was sent from outside your organization.

Re: Ai data centers, we do not want this in our area.. Please take it somewhere else..

From: Karlie Collins <collins.karlie@icloud.com>
Sent: Monday, November 17, 2025 7:41 AM
To: Action Line
Subject: Opposition to Proposed Data Center Development in Sand Springs

Caution! This message was sent from outside your organization.

Dear City Council,

I am writing as a concerned resident of Sand Springs to formally express my opposition to the proposed construction of a data center in our community.

While I understand the intent to encourage economic growth, this project raises several significant concerns:

• **Environmental Impact:**

Data centers consume extremely large amounts of water and electricity. This poses long-term risks to our local resources, especially during periods of drought or increased demand. The noise, heat output, and potential strain on local infrastructure also warrant serious reconsideration.

• **Community Character and Quality of Life:**

Sand Springs is a family-centered community. The industrial nature of a data center does not align with the surrounding residential areas and will negatively impact property values, noise levels, and overall neighborhood livability.

• **Limited Benefit to Local Residents:**

Although these facilities often promise economic development, data centers typically create very few permanent jobs relative to the environmental and infrastructural burden they introduce.

• **Insufficient Transparency and Public Input:**

Residents deserve full clarity regarding the long-term cost to our utilities, our environment, and our community. Decisions of this scale should not be rushed without comprehensive impact studies and meaningful opportunities for public feedback.

For these reasons, I strongly urge you to reject the proposed data center and prioritize developments that genuinely support sustainable growth and the well-being of Sand Springs residents.

Thank you for your attention to this matter and for your service to our community.

Sincerely,

Karlie Collins

223 Chandler Dr. Sand Springs, OK 74063

918-803-6784

Sent from my iPhone

From: Kira Garrison <kira.garrison.93@gmail.com>
Sent: Monday, November 17, 2025 5:23 AM
To: Action Line
Subject: Proposed Data Center

Caution! This message was sent from outside your organization.

I want to start by saying I am deeply opposed to having a data center in sand springs before I make any other statements.

But I feel that the city if it believes this will benefit sand springs is misguided, data centers do not create jobs. After the initial construction most data centers only require 25 full time employees, few of which will be current residents of the local area. But all residents will be affected by the pollution and health consequences of large scale industrial processing.

If data centers were a good thing that people wanted, Broken Arrow and Jenks would be lining up to put them up, but they aren't. This is just a pathetic land grab where land is cheaper at the expense of sand springs residents.

From: Pam Smith <pam.smith316@gmail.com>
Sent: Saturday, November 15, 2025 9:53 PM
To: Action Line
Subject: Project Spring

Caution! This message was sent from outside your organization.

I am against this project for so many reasons.

I also do not believe you are not aware of this project. It was presented that way in a news story on KRMG and several TV news broadcast.

From: Shirley High <rvermomma@yahoo.com>
Sent: Friday, November 14, 2025 8:35 PM
To: Action Line
Subject: Data Center

Caution! This message was sent from outside your organization.

Even though I don't live in SS my sister does. These people are just trying to get all these cities to build these data centers. They don't even have anybody to occupy them. What happens if you do also this and they build it and no one occupies it. Just another eyesore that sets empty. PLEASE don't do this.

Sent from my iPad

From: Gop Bruce <gopbruce@tulsav8.org>
Sent: Wednesday, January 21, 2026 1:40 PM
To: Cynthia A Webster
Subject: BRAVO City Council

Caution! This message was sent from outside your organization.

Gentlemen,

I watched last night's FB stream of the Spring Project Meeting and I was encouraged, even excited, about the opportunity presented to the Sand Springs community and to the Schools.

While I live just outside city limits near Tanglewood, I'm a product of SS Schools and I've called SS my home for more than 55 years. My family goes back generations in SS.

Family keeps me here, but I'm very disappointed in the lack of growth in SS's demographics. The condition of schools is an embarrassment. The only jobs available for most young people are retail and restaurant. I support your efforts to remedy these shortcomings!

While I was fortunate to earn an MBA from TU and build a career in technology, I worry the young people of SS suffer because of these schools and the lack of resources afforded to their educations. Subsequently, they are forced to move away for any jobs making more than \$20 an hour.

Therein lies my main reason for supporting the datacenter, despite the bullying the other side mounts against it. I know the Council is in a difficult position, but know this, there are many who share my view that Project Spring is good for our community! We are the silent majority!

Stay strong, vote your heart! Vote your love for the future of Sand Springs!

If in doubt, ask yourself, "what would Charles Page do?"

Best Regards,

Bruce Hardy
Ph 918-630-8663

From: Dashley Thompson <DashleysDesk@outlook.com>
Sent: Tuesday, January 20, 2026 3:48 PM
To: Planning
Subject: Letter Of Support Project Spring

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Dear Sand Springs Planning Department and City Council Members,

I am writing to formally express my support for the proposed Project Spring data center and to encourage approval of the necessary zoning and planning actions. I believe this project offers meaningful, long-term benefits to Sand Springs, particularly for working families, local economic growth, and our city's infrastructure and schools.

First, well-paying jobs for adults raising young children are desperately needed in Sand Springs. Nearly half of our student body qualifies for free or reduced lunch, which is a clear indicator that many households are struggling with low incomes. Our community needs employment opportunities that allow parents to provide stability for their families without having to leave Sand Springs to do so. Project Spring represents the kind of investment that can help raise household incomes and improve outcomes for local children.

Second, while data centers may not employ hundreds of workers directly, the jobs they do create are typically well-paying, skilled positions. Those wages do not disappear, they are spent locally on housing, groceries, childcare, and services, supporting small businesses throughout Sand Springs. Additionally, data centers are well known for attracting secondary development. They often draw in contractors, suppliers, technology firms, and other employers who choose to locate nearby, creating indirect jobs and further expanding our local employment base.

Finally, the long-term tax revenue generated by a large-scale project like Project Spring would provide immense benefits to Sand Springs' infrastructure and public services. Increased revenue can help fund the replacement of outdated infrastructure rather than continuing to overspend on temporary repairs year after year. Our local schools and teachers would benefit from a stronger tax base, which ultimately benefits Sand Springs students. Saying no to a major technology investment, especially from a company like Google, sends the wrong message to our young people who are pursuing careers in technology and innovation, fields that are becoming more essential every day.

For these reasons, I strongly support Project Spring and respectfully urge the Planning Commission and City Council to allow this project to move forward. I believe it represents a positive step toward economic opportunity, infrastructure stability, and a stronger future for Sand Springs families.

Thank you for your time and consideration.

Sincerely,

Deb Thompson

Get Outlook for iOS

From: Deby T <Dt.homedesk@outlook.com>
Sent: Friday, December 26, 2025 5:51 PM
To: Action Line
Subject: Strong Support for Project Spring Data Center – Resident Perspective

Caution! This message was sent from outside your organization.

Dear Sand Springs City Officials, Planning Commission, and City Council,

My name is Deb. I am a mother in my 30s who bought my home in Sand Springs two years ago. I chose this town for its family-friendly atmosphere and opportunities for growth that will help our children and future generations.

I write to give my full support to the Project Spring data center.

I know some worry about possible small increases in utility bills. I accept those and any other modest changes when it means real economic progress for Sand Springs. Our working adult community needs this, our young families need this, and our future generations need this.

Charles Page's motto was "Think Right," and his vision blended compassion with pragmatic economic growth: attract jobs, industry, and tax-generating development to fund schools, services, and family support. A major modern data center like Project Spring delivering substantial tax revenue for schools and city services, high-skilled jobs, developer-funded infrastructure upgrades, and stable long-term economic growth with minimal ongoing public burden aligns precisely with Page's vision of bold, responsible industrial development that secures prosperity and self-sufficiency for future generations in Sand Springs.

The organized opposition, while active, represents far less than 2% of our town's roughly 20,000 residents. Many of us support planned growth but stay quieter in meetings, petitions, and social media. I sincerely hope such a small amount of people don't get to reject this opportunity on behalf of the whole town simply because they are loud.

Thank you for considering all views and for your work on behalf of our current community and future generations.

Deb Thompson

Get [Outlook for iOS](#)

Debra Thompson
1214 E 10th St
Sand Springs, OK 74063
Dashleysdesk@outlook.com

November 16, 2025

Honorable Mayor and Members of the Sand Springs City Council
100 E Broadway St
Sand Springs, OK 74063

Dear Mayor and Council Members,

I write as a Sand Springs resident in strong support of **Project Spring**, the proposed data center campus near 81st W Avenue and Highway 97. This project is a strategic opportunity for our city, bringing high-value jobs, strengthening our economy, and positioning Sand Springs as part of the nation's technological backbone.

Economic Impact and Jobs

Data centers are proven economic engines. Regions that embraced them, such as Northern Virginia and Dallas, have seen billions in investment, thousands of supported jobs, and significant long-term tax revenue without adding strain on schools, roads, or public safety. These facilities also signal to other tech-driven companies that a community is ready for innovation, which triggers broader job growth in fields such as healthcare technology, finance, cybersecurity, and advanced manufacturing.

Infrastructure Alignment

PSO's \$1.2 billion grid modernization plan is already underway, driven by federal and state standards and by the needs of existing residents and businesses. These upgrades are happening regardless. Project Spring simply uses that necessary progress to generate the highest possible return for Sand Springs.

Addressing Fears With Compassion and Facts

I also want to acknowledge the concerns expressed by some in our community. Many of these worries come from understandable confusion or fear that has been fueled by misinformation. However, data centers are not environmental bombs, nor do they cause large spikes in residential utility bills. In reality, data centers operate under strict efficiency standards and long-term rate structures, and their tax contributions often help reduce financial pressure on residents. They are not symbols of corporate greed. They are the digital infrastructure that every modern industry relies on in order to compete and grow.

Nearly every sector that supports our daily lives, including banking, healthcare, education, manufacturing, national security, and agriculture, depends on the computing power and secure data storage these facilities provide. On a global scale, the United States must continue expanding advanced data infrastructure to remain competitive. If we fall behind in AI and digital innovation, foreign competitors such as China will fill that gap, which puts our economic strength and national influence at risk.

A Future for Our Workforce

Project Spring will create hundreds of construction jobs and sustained roles in operations, maintenance, and cybersecurity. Even more importantly, it gives our students, especially those pursuing technology in Sand Springs Public Schools and Tulsa Community College, a reason to stay, work, and build their futures here. Without local opportunities, we risk losing a generation of talent to other states.

For these reasons, I respectfully urge the Council to approve **Project Spring** and offer supportive input to the Oklahoma Corporation Commission. **Your support will help safeguard the prosperity of Sand Springs while strengthening the economic and technological foundation our country depends on.**

Thank you for your leadership and commitment to our community's future. I am available at Dashleysdesk@outlook.com if you would like to discuss further.

Debra Thompson

From: Dashley Thompson <DashleysDesk@outlook.com>
Sent: Sunday, November 16, 2025 11:01 AM
To: City Clerk
Cc: public.utility@occ.ok.gov
Subject: Support for Project Spring – Letter from Sand Springs Resident
Attachments: ApproveProject_Spring_Letter.pdf

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Mayor and Council Members,

Attached is my letter regarding Project Spring. As a resident, I believe this project is essential to securing the economic future of Sand Springs and strengthening the broader foundation our country depends on. I respectfully ask that you give it your full support.

Thank you for your service to our community.

Debra Thompson

Dashleysdesk@outlook.com

Get Outlook for iOS



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

STAFF REPORT – PUD-39 - Project Spring

TO: Planning Commission Members

DATE: January 27, 2026

CASE: PUD-39: Proposed PUD overlay for an IL (Industrial Light) district on 826+ acres located in Osage County, Oklahoma

LOCATION: Lands situated in the County of Osage, State of Oklahoma, and described as follows:

Lot 3 (NE/4 NW/4), Lot 4 (NW/4 NW/4), the S/2 NW/4 and the N/2 N/2 SW/4, all in Section 2.

AND

Lot 1 (NE/4 NE/4), Lot 2 (NW/4 NE/4), the S/2 NE/4 lying East of centerline of State Highway #97 in Section 3.

AND

All that part of the N/2 SE/4 of Section 3, lying East of Highway #97 and North of the following described line:

Beginning at a point on the East line of said SE/4 1848 feet N02°53'02"W of the Southeast corner of said SE/4; Thence S 89°48'36" W a distance of 943 feet; Thence S 02°53'02" E a distance of 32.27 feet; Thence S 89°48'36" W a distance of 51.20 feet; Thence N 40°23'20" W a distance of 254.70 feet; Thence S 84°38'35" W a distance of 887.32 feet to the right-of-way line of Highway #97.

ALL in Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

SW/4 and W/2 NE/4 SE/4 and S/2 SE/4 and NW/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

Lot 2 (NW/4 NE/4) and SW/4 NE/4 of Section 2, Township 20 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

All that part of the E/2 SE/4 of Section 33, Township 21 North, Range 11 East of the Indian Base and Meridian, Osage County, Oklahoma, lying East of the East Right-of-Way of State Highway 97 and North of the following described line:

Commencing at the Southeast corner of the SE/4 of Section 33, Township 21 North, Range 11 East; Thence N 00°07'33" W along the East line of the SE/4 a distance of 484.04 feet to a property corner and the Point of Beginning; Thence N 78°30'41" W along a property line a distance of 625.02 feet to a point on the East Right-of-Way of State Highway 97 and a property corner and the point of ending.

AND

The E/2 NE/4 SE/4 of Section 34, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof.

AND

A part of the W/2 NW/4 SW/4 of Section 35, Township 21 North, Range 11 East, of the Indian Base and Meridian, Osage County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, to-wit:

Beginning at the Southwest corner of said W/2 NW/4 SW/4; Thence N 28°01'23" E a distance of 240.00 feet; Thence N 00°52'49" W a distance of 250.00 feet; Thence N 32°17'58" W a distance of 222.52 feet to a point on the West line of said W/2 NW/4 SW/4; Thence S 00°52'49" E along said West line a distance of 650.00 feet to the Point of Beginning.

Tax IDs: 79861, 27959, 27958, 27986, 27979, 85821, 65284, 64861, 65282, 64860, 25938, 25936, 25931, and 87322.

BACKGROUND AND HISTORY:

The applicant is proposing a PUD Overlay on 826+ acres generally located at approximately 56th St. North and Hwy 97.

The City's Comprehensive plan map shows this area developing as residential. This is a companion comprehensive amendment (SSCPA-007) that has been filed for consideration. The surrounding properties adjacent to the proposed site for rezoning located in platted subdivisions are zoned through Osage County as RS (Residential Single Family). Unplatted properties with metes and bounds legal descriptions are zoned AG (Agricultural). This information was provided by Osage County Planning and Zoning Director Jake Bruno. Properties range in size from approximately 2.5 acre tracts to large tracts in excess of 150 acres each.

The subject property was annexed into the City Limits on by the City Council on June 23, 2025 after a recommendation by the Planning Commission. Planning Commission heard the application at the June 9, 2025 regular meeting and a motion was made, by a vote of 4-0-0, to approve the request and forward to City Council.

The annexation brought the property into the City Limits as Agricultural (AG) land to make the existing zoning in accordance with ordinances on annexation.

An application was filed for rezoning, planned unit development and a comprehensive plan in October of 2025 and set for a Planning Commission Hearing on Dec. 3rd, 2025 at 4pm and a City Council Meeting for Dec. 15, 2025 at 6pm. The applicant requested the application be withdrawn

from the agendas so they could further work to address the concerns of property owners in the immediate area. Staff raised numerous questions pertaining to traffic analysis, electrical impact, noise abatement, increased buffers/landscaping, lighting mitigation, and wildlife impact.

On January 9, 2026 the applicant submitted revised PUD Standards and indicated they wanted to proceed with their applications before the Planning Commission and City Council.

ZONING CODE REFERENCE:

Chapter 12 of the City's Zoning Code allows for the creation of Planned Unit Developments as an alternative to conventional zoning. PUD's are allowed where deemed appropriate and approved by the City Council. Purposes of PUD's are:

- A. To permit flexibility that will encourage a more creative approach in the residential, office, commercial and industrial development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located.
- B. To permit flexibility in design, placement of buildings, and use of open spaces, circulation facilities, and off-street parking areas and to best utilize the potential of sites characterized by special features of geography, topography, floodplains, size or shape.
- C. To implement the Comprehensive Plan.

STAFF RECOMMENDATION:

The subject property contains 826+ acres located at approximately 56th St. North and Hwy 97 in Osage County. The proposed Planned Unit Development would allow for the development of a data center with related uses. For purposes of PUD-39, the term "Data Center" shall mean a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to, telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance, and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices.

And Uses Customarily Accessory to the Permitted Uses, which Customary Accessory Uses for Data Centers may include, but are not limited to the following:

- Offices and Office Buildings
- Electrical Substations/Switching Stations
- Backup Generators
- Security Guardhouses
- Cooling Towers (air or water)
- Fuel Storage Tanks
- Temporary Utility Services
- Central Utility Buildings
- Storm Shelters
- Restroom Buildings
- Water Holding Tanks
- Water Treatment Facilities
- Wastewater Treatment Facilities
- Temporary Construction Trailers
- Flow Equalization Basins or Tanks
- Battery Storage Equipment

Antennas

The PUD Development Standards Cover :

- Building Setbacks
- Building Height
- Building Colors, Materials and Design
- Parking and Loading
- Fencing
- Landscape Buffers and Natural Areas
- Signs and Lighting
- Noise
- Trash and Storage
- Ingress/Egress and Interior Access Drives
- Topography and Soils
- Utilities
- Development Schedule and Project Constraints

*See attached PUD Standards for full details.

Maximum Floor Area Ratio (FAR) for the development is .20 (20%). This is significantly less than what the underlying zoning category with a PUD overlay allows for with a .75 (75%) FAR. The applicant has indicated in all literature and preliminary site plans that they will occupy less than 10% of the total 827 acres.

Building Setbacks are proposed that will be 400 ft from HWY 97 and 300 ft from all other property boundaries. The underlying zoning allows for a setback of 150 ft from Arterial or Freeway and 75 ft from boundaries abutting Agricultural, Residential, or Office Districts. The proposed setback from HWY 97 is two (2) times the amount required and four (4) times the amount required from other property boundaries under industrial zoning. For Agricultural zoning setbacks are allowed at 35' from HWY 97 and 10 from side yards and 40' from rear yards.

The maximum building height is proposed to be 40 ft with the ability for architectural elements to extend an additional 20' above the building roofline. In both Industrial and Agricultural Districts there is no maximum building height called out in the Zoning Code.

Security Fencing/Screening is proposed for secure areas of the project and will be set back a minimum of 200 ft from any property boundary. Use Unit 25 requires, when located on a lot which is abutting an R District, that it shall be screened from the abutting R District, by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District. The adjacent properties as indicated by the Osage County Planning and Zoning Department are not zoned residential therefore, they are not considered an R District. However, the applicant intends to utilize natural areas and landscape buffers to help act as a visual barrier to the proposed project.

A natural area is intended by the PUD to leave a 300' area that shall be left in its existing, natural vegetative state, except: Areas required for streets, drives, drainage, detention, security fencing, public or private utilities, or other disturbances as a result of construction or site enablement and infrastructure.

The proposed landscape buffer will apply to a 100 ft area from any project boundary. In these areas there is a requirement of one (1) evergreen tree for every forty (40) linear feet. All evergreen

trees shall be at least eight (8) feet in height at the time of planting. Trees shall be planted in a staggered, double-row pattern. Existing trees, whether evergreen or deciduous, within the Landscape Buffer with a caliper of at least four (4) inches shall be counted toward this requirement. Where the existing canopy is sparse or in transition from pasture, the developer may utilize engineered earthen berms up to eight (8) feet in height and staggered evergreen rows.

Additionally, a intensified landscape buffer is proposed that requires a 200' landscape area to be maintained from HWY 97 extending 3,500 ft to the east along the south property boundary. Within the Intensified Landscape Buffer, there shall be a minimum of one (1) evergreen tree for every twenty (20) linear feet. All evergreen trees shall be at least eight (8) feet in height at the time of planting. Trees shall be planted in a staggered, double-row pattern. Existing trees, whether evergreen or deciduous, within the Intensified Landscape Buffer with a caliper of at least four (4) inches shall be counted toward this requirement. Where the existing canopy is sparse or in transition from pasture, the developer may utilize engineered earthen berms up to eight (8) feet in height and staggered evergreen rows.

The final design must ensure that the combination of existing trees, berms, and supplemental evergreen trees creates a continuous visual barrier that is at least eight (8) feet in height within three years of installation.

Signs are proposed to meet all applicable requirements of the Sand Springs Zoning Code. Staff Recommends that signage be limited to the following: Wall Signage should only be allowed on west facing building fronts and be limited to two (2) square feet per lineal foot of wall. Pole /Ground signs should be prohibited but monument signs not exceeding 20' in height nor more than two (2) square feet per linear foot of frontage not to exceed 200 sf with illumination, if any, by constant light. Roof signage shall be prohibited. All other signage shall be allowed in compliance with the City of Sand Spring Zoning Code.

The PUD sets forth lighting standards, including pole and building mounted, stating that lighting shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent property, and no light is emitted above the horizontal plane. Topography must be considered in such calculations to prevent light spillover onto adjacent properties with lower elevations. Luminaries shall utilize warm-spectrum LEDs with a Correlated Color Temperature (CCT) of 3000K or less, minimizing blue-light emissions.

Additionally, a Lighting Plan shall be submitted, illustrating locations of light poles and fixtures. The Lighting Plan shall be designed to ensure no light trespass beyond the Project boundaries. All Project lighting shall otherwise comply with Sand Springs Zoning Code and applicable ordinances.

Noise levels for proposed project shall be limited to 65 decibels ("dBA") (Hourly Equivalent (Leq) Sound level) at the Project boundary at any time of the day. The measurement of noise levels shall be conducted using an American National Standards Institute (ANSI) Type I Integrating Sound Level Meter over a minimum of 1 hour (60 minutes) in order to determine the hourly equivalent noise level at the Project boundary. This limit shall not apply during bona fide emergency operations, including response to power outages or life-safety events, provided that any routine testing and maintenance of emergency generators and similar equipment occurs only during daytime hours consistent with applicable local noise regulations.

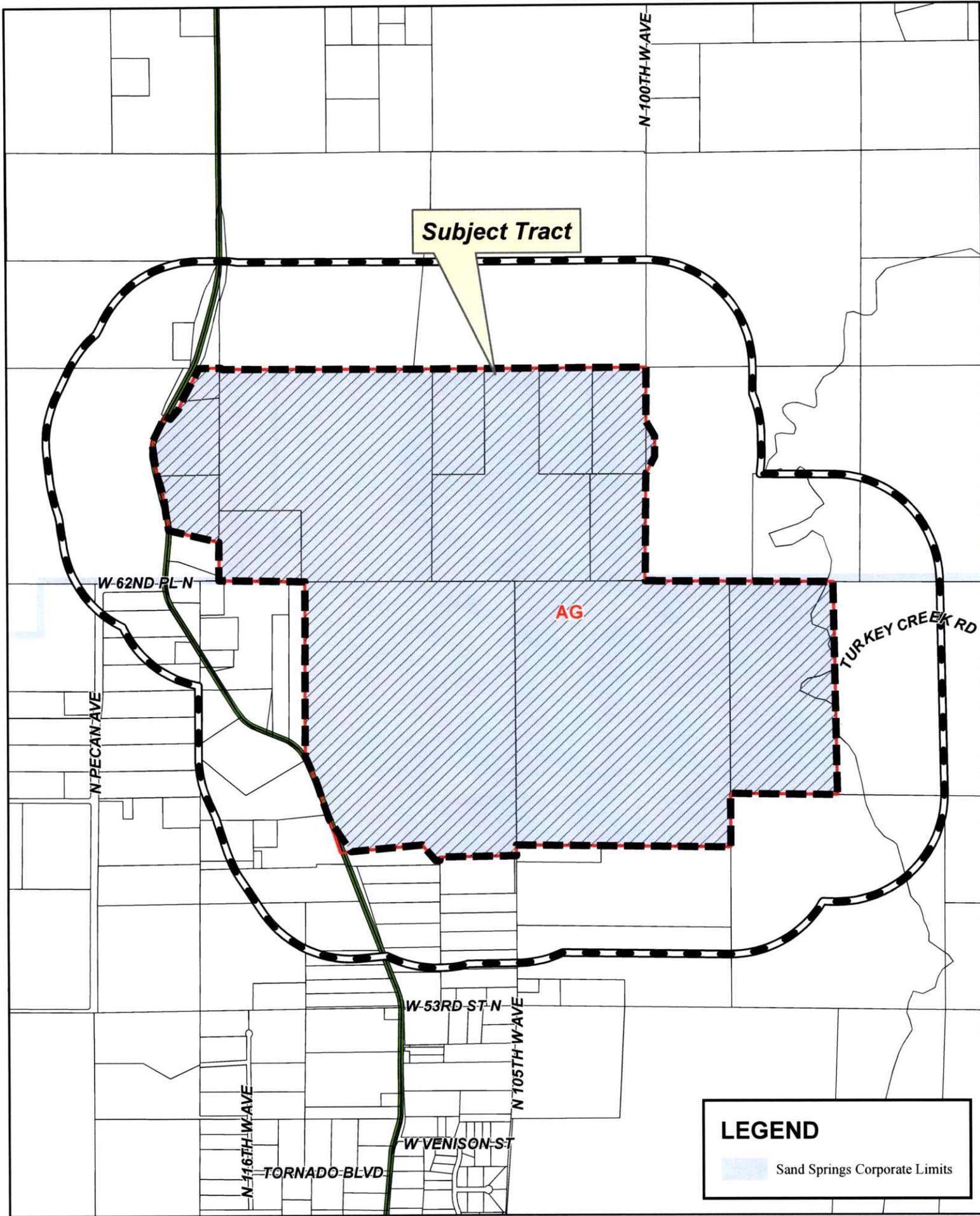
Additionally, as part of the PUD process the applicant or developer will be required to submit Detailed Plans for approval prior to approval of a building permit. Detail Plans include a Site Plan,

Sign Plan, Landscape Plan, Lighting Plan, Building Elevations, a PUD Subdivision Plat, and any other plans that the Planning Commission/Council require.

If approved, then the applicant/developer will have to comply with all other applicable Sand Springs Codes, Ordinances and Design Criteria along with adherence to PUD-39 as submitted.

Staff feels that the outlined PUD Standards and overall intent of the PUD is in the best interest of the surrounding property owners, providing increased safeguards that would not apply through straight zoning and would not result in any detrimental use of the land that would not negatively impact public infrastructure, surrounding properties, or public welfare.

Staff recommends **Approval** of proposed PUD-39 as outlined in the Development Concept and Development Standards submitted.



Subject Tract

AG

LEGEND

-  Sand Springs Corporate Limits

 1320' Radius

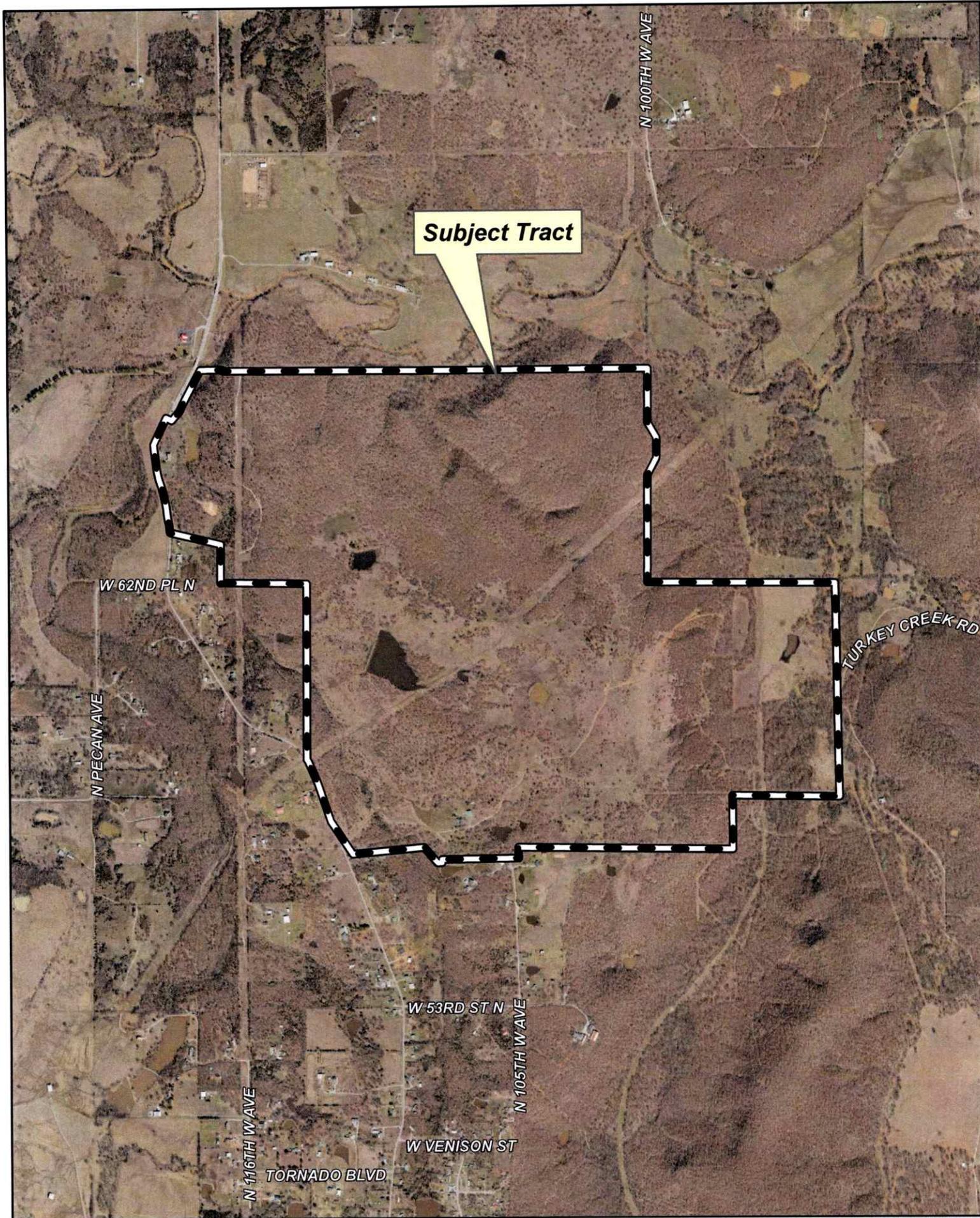
 Subject Tract

**Sand Springs
PUD-039**

0 575 1,150
Feet

2 & 3 20-11
33, 34, & 35 21-11





Subject Tract

W 62ND PL N

N PECAN AVE

N 100TH W AVE

TURKEY CREEK RD

N 116TH W AVE

W 53RD ST N

N 105TH W AVE

W VENISON ST

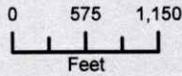
TORNADO BLVD

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025



Subject Tract

**Sand Springs
PUD-039**



2 & 3 20-11
33, 34, & 35 21-11



PLANNED UNIT DEVELOPMENT

PUD# 39

SAND SPRINGS PLANNING COMMISSION
100 East Broadway, PO Box 338 ♦ Tulsa, Oklahoma 74063 ♦ (918)246-2575 ♦ FAX (918)245-2573

TYPE _____ DATE FILED: 10 / 31 / 2025 SSPC HEARING DATE : 12 / 03 / 2025
 Residential
 Non-Res
 Combination S/T/R _____ ZONE _____ COUNCIL WARD _____ REC'D BY _____

GENERAL LOCATION: Abutting and east of N. Hwy 97, south of Rock School Rd. & west of Turkey Creek Rd.

PRESENT ZONING: AG PROPOSED ZONING: IL/PUD-39 REZONING CASE # SSZ-517

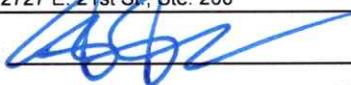
RECORD OWNER: Ringle Family, LLC PRESENT USE: Vacant
Does record owner consent to the filing of this application? Yes No

If Applicant is other than owner, indicate interest: Attorney for Owner

LEGAL DESCRIPTION OF TRACT UNDER APPLICATION: E-mail to: planning@sandspringsok.org

See attached

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT.

Name: **[Print]** Lou Reynolds, Eller & Detrich, P.C. Telephone: (918) 747-8900
E-mail: lreynolds@ellerdetrich.com Fax: (918) 747-2665 Other Telephone: _____
Address: 2727 E. 21st St., Ste. 200 City/State: Tulsa, OK Zip: 74114
Signature:  Date: 10 / 31 / 25

APPLICANT - DO NOT WRITE BELOW THIS LINE

APPLICATION FEES:	
1. APPLICATION FEE:	\$200.00
2. NOTIFICATION FEE:	\$250.00
TOTAL FEES	\$ 450.00
RECEIPT NUMBER:	_____

SSPC REC.: _____ COUNCIL ACTION: _____
DATE/VOTE: _____ DATE/VOTE: _____
ORD./RES. #: _____
PLAT NAME & NUMBER OR WAIVER: _____

PLATTING REQUIREMENTS

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

Planned Unit Development Subdivision Plat

A Planned Unit Development subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the Subdivision Regulations, and, in addition to the requirements of the Subdivision Regulations, shall include:

1. Details as to the location of uses and street arrangement;
2. Provisions for the ownership and maintenance of the common open space as will reasonably insure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council and adequate provision made for the costs of maintenance; and
3. Such covenants as will reasonably insure the continued compliance with the approved development plan. In order that the public interest may be protected, the City of Sand Springs shall be made beneficiary of covenants pertaining to such matters as the requirement of approval of detail plans prior to the issuance of any permits, location of uses, height of structures, setbacks, screening, open space, signage and access. Such covenants shall provide that the City of Sand Springs may enforce compliance therewith, and shall further provide that amendment of such covenants shall require the approval of the Planning Commission and City Council and the filing of record with the County Clerk a written amendment to the covenants, endorsed by the Planning Commission and City Council.

I do hereby certify that I have read and understand the above mentioned requirements and that I will plat, replat or have the platting requirements waived for the subject property involved.



Applicant's Signature

10/31/25

Date

AUTHORIZATION FOR SAND SPRINGS TO OBTAIN NAMES/ADDRESSES OF 300' PROPERTY OWNERS

I authorize Sand Springs Staff to obtain property owner's names and addresses as required for this application. I understand that Sand Springs Staff will utilize ownership information from the Tulsa County Assessor's computer records, which may not incorporate recent ownership changes. Sand Springs is not responsible for the accuracy, completeness and/or currency of the ownership information obtained. I also understand that the applicant is responsible for providing Sand Springs with any and all application updates or corrections necessary to have this ownership list comply with legal notice requirements at least 20 days prior to the public hearing date of this application.



Signature

10/31/25

Date

Sand Springs Planning Commission Case # PUD-039

Date of Hearing 12/03/2025

The **Sand Springs Planning Commission** meetings are held on the **second Monday of each month at 4:00 p.m.** in the **Sand Springs Municipal Building, 100 East Broadway, Council Chambers.**

The applicant or person knowledgeable of the property under application must attend the meeting.

Drawings or Site Plans should be submitted at the time of application.

IS THE AREA OF REQUEST IN A FLOOD HAZARD AREA?

If "Yes", the Applicant is advised to immediately contact the City of Sand Springs Public Works Department at 918-246-2579 if your tract is in the City of Sand Springs about possible future development requirements or constraints.

PLATTING REQUIREMENTS:

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

If your application is approved, you will need additional permits.
Contact the Building Inspector's Office at 918-246-2572.

Sand Springs Planning Commission

100 East Broadway, PO Box 338
Sand Springs, Oklahoma 74063

(918) 246-2575

PROJECT SPRING
Case No. PUD-39

Approximately 827 Acres

Applicant:

Eller & Detrich, P.C.
2727 East 21st Street, Suite 200
Tulsa, Oklahoma 74114
(918) 747-8900

Consultant:

Kimley-Horn & Associates, Inc.
1437 S. Boulder Avenue, Suite 930
Tulsa, OK 74119

January 2026

PROJECT SPRING
Case No. PUD-39

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List of Exhibits

- Exhibit "A" - Aerial Image
- Exhibit "B" - Existing Zoning
- Exhibit "C" - Proposed Zoning
- Exhibit "D" - Development Plan
- Exhibit "E" - Building Setbacks and Landscape Buffers
- Exhibit "F" - Existing Topography and Soils
- Exhibit "G" - Existing Utilities
- Exhibit "H" - Combined Constraints
- Exhibit "I" - Project Legal Descriptions

PROJECT SPRING

Case No. PUD-39

I. DEVELOPMENT STATEMENT

The Planned Unit Development District (“PUD”) is a supplemental Zoning District authorized by Chapter 12 of the Sand Springs Zoning Code. A PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (the “Development Standards”). A PUD may only modify the provisions of the Sand Springs Zoning Code and does not modify any other laws, regulations or requirements of the City of Sand Springs (the “City”).

A PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision for the Project. Such statements, unless expressly part of the Development Standards, are not regulatory and are not requirements to be enforced by the City.

The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable regulations of the Sand Springs Zoning Code. If there is a conflict between the Development Standards and the Sand Springs Zoning Code, the Development Standards shall apply. If a provision is not addressed by the PUD, then the Sand Springs Zoning Code controls.

PROJECT SPRING

Case No. PUD-39

II. DEVELOPMENT CONCEPT

The proposed Project Spring is located on approximately 827 acres bounded by Oklahoma Highway 97 on the west, Delaware Creek on the north, and Turkey Creek Road to the east (“the Project”). The property is currently bisected by an electrical transmission line that runs generally east-west through Osage county. There is also an electrical transmission line running north-south along the western edge of the property.

PUD-39 uses substantial buffering, building setbacks, open space and landscaping, and other design details to ensure the integration of the Project into the surrounding area.

Exhibit “A” is an **Aerial Photograph** and shows the location of Project Spring.

The purpose of PUD-39 is to create a regulatory framework for the development of a technology park for a data center project and related uses. Building locations, building design and overall layout will be refined as future uses as the Project develops. The Development Standards establish land use entitlements flexibility and design expectations to encourage and ensure compatibility with the area.

PUD-39 provides a framework for a well-planned, cohesive project that integrates and permits a data center project and related uses in a connected and aesthetically pleasing and unified development. As shown on **Exhibit “B”, Existing Zoning**, the site is currently zoned AG – Agriculture District, Sand Spring’s least intense zoning designation. The purpose of this request, along with companion application SSZ-517, is to rezone the Project area to IL – Light Industrial District, with the entire Project overlaid by PUD-39 to facilitate a supplemental Zoning District for the site’s development as a data center project. See **Exhibit “C”, Proposed Zoning**.

This Project may have multiple reserve areas or easements for stormwater drainage and detention, secured entrances, access drives, landscaping, open space and natural areas. Additionally, this Project will include electrical substations.

The **Development Plan** for the Project is shown on **Exhibit “D”**.

The Project will have access to Oklahoma Highway 97. The Project perimeter will be gated and secured with private access drives connecting lots to public access. Lots will not require public street frontage.

Detailed Development Plans will be submitted to the City for administrative approval at the time of Detail Site Plan review for each phase of the Project.

PROJECT SPRING

Case No. PUD-39

III. DEVELOPMENT STANDARDS

LAND AREA:

Gross: 36,039,366 Square Feet 827.35 Acres

PERMITTED USES:

Use Unit 1 (Area-Wide Uses by Right), Public Uses, including, but not limited to Open Spaces, Landscaping Buffer and Storm Water Management; Electric Generation Plant limited to start-up activities, bridging, commissioning, emergency and peaking power needs; Use Unit 4 (Public Protection and Utility Facilities), limited to Antenna and Antenna Supporting Structure, Electric Regulating Station; excluding Storage and or Service Garages and Yards, Water Storage Facility, NEC; Use Unit 21 (Business Signs); and Use Unit 25 (Light Manufacturing and Industry) limited to Data Centers for processing and storing of digital data.

For purposes of PUD-39, the term “Data Center” shall mean a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance, and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices.

And Uses Customarily Accessory to the Permitted Uses, which Customary Accessory Uses for Data Centers may include, but are not limited to the following:

- Offices and Office Buildings
- Electrical Substations/Switching Stations
- Backup Generators
- Security Guardhouses
- Cooling Towers (air or water)
- Fuel Storage Tanks
- Temporary Utility Services
- Central Utility Buildings
- Storm Shelters
- Restroom Buildings
- Water Holding Tanks
- Water Treatment Facilities
- Wastewater Treatment Facilities
- Temporary Construction Trailers
- Flow Equalization Basins or Tanks
- Battery Storage Equipment
- Antennas

PROJECT SPRING
Case No. PUD-39

MAXIMUM BUILDING FLOOR AREA RATIO (PROJECT)*: 0.20

*Exterior equipment yards, whether covered or uncovered, are not considered buildings for the purpose of FAR calculations.

MINIMUM BUILDING SETBACKS:

From Project boundary along Highway 97	400 FT
From all other Project boundaries	300 FT
From Internal Streets	10 FT

MAXIMUM BUILDING HEIGHT: 40 FT*

* Architectural, mechanical or electrical elements (elements extending above the building roofline) shall be permitted up to 20 additional feet for unoccupied features. The forgoing height limitation does not apply to overhead electrical lines.

BUILDING COLORS, MATERIALS AND DESIGN:

All exposed exterior walls of main occupiable buildings that are visible from public streets shall employ cohesive design within the Project that uses similar materials with varied textures and colors to provide visual contrast. Principal building facades may be constructed of durable, high-quality materials such as precast concrete panels, tilt-up concrete, architectural concrete, masonry, brick, stone, finished metal facades, or comparable materials of equal or higher quality, and shall be further defined in the Detail Site Plan.

OFF-STREET PARKING:

For Data Center Buildings:

Minimum of one (1) space per twenty thousand square feet (20,000 SF) of building floor area.

For Office Buildings:

Minimum of one (1) space per four hundred square feet (400 SF) of building floor area.

For Any Other Use:

As required by the Sand Springs Zoning Code or with Detail Site Plan approval by Planning Staff.

PROJECT SPRING

Case No. PUD-39

LOADING AREAS:

Minimum of one (1) loading area per one hundred thousand square feet (100,000 SF) of Data Center building floor area.

SECURITY FENCING:

The secure areas of the Project will be fenced with an 8-foot minimum height chain link fence or similar. Except as required for site access, the Security Fencing shall be a minimum of 200-feet from any Project boundary or as approved in the Detail Site Plan.

NATURAL AREA:

From any Project boundary: 300 FT

And the area situated in the west half of the northeast quarter of Section 2 as shown on **Exhibit "D"**.

The Natural Area shall be left in its existing, natural vegetative state, except:

Areas required for streets, drives, drainage, detention, security fencing, public or private utilities, or other disturbances as a result of construction or site enablement and infrastructure.

LANDSCAPE BUFFER:

From any Project boundary: 100 FT

Within the Landscape Buffer, there shall be a minimum of one (1) evergreen tree for every forty (40) linear feet. All evergreen trees shall be at least eight (8) feet in height at the time of planting. Trees shall be planted in a staggered, double-row pattern. Existing trees, whether evergreen or deciduous, within the Landscape Buffer with a caliper of at least four (4) inches shall be counted toward this requirement. Where the existing canopy is sparse or in transition from pasture, the developer may utilize engineered earthen berms up to eight (8) feet in height and staggered evergreen rows.

PROJECT SPRING Case No. PUD-39

INTENSIFIED LANDSCAPE BUFFER:

Along the south Project Boundary
extending easterly from Highway 97 right-of-way
a distance of 3,500 linear feet: 200 FT

Within the Intensified Landscape Buffer, there shall be a minimum of one (1) evergreen tree for every twenty (20) linear feet. All evergreen trees shall be at least eight (8) feet in height at the time of planting. Trees shall be planted in a staggered, double-row pattern. Existing trees, whether evergreen or deciduous, within the Intensified Landscape Buffer with a caliper of at least four (4) inches shall be counted toward this requirement. Where the existing canopy is sparse or in transition from pasture, the developer may utilize engineered earthen berms up to eight (8) feet in height and staggered evergreen rows.

The final design must ensure that the combination of existing trees, berms, and supplemental evergreen trees creates a continuous visual barrier that is at least eight (8) feet in height within three years of installation.

REQUIRED SPECIES:

Required species for evergreen trees within the Landscape Buffer and the Intensified Landscape Buffer may include Eastern Redcedar (*Juniperus virginiana*), American Holly (*Ilex opaca*), Loblolly Pine (*Pinus taeda*), Ashe's Juniper (*Juniperus ashei*), and/or any evergreen tree species provided in the List of Approved Trees set forth in Appendix E of the Sand Springs Zoning Code.

SCREENING:

No opaque screening fencing shall be required along any of the Project boundaries due to the Natural Areas and Landscape Buffers defined herein. Any required security fencing shall be located on the interior (facility) side of the Intensified Landscape Buffer to remain screened from public view.

The details of the Building Setbacks, Landscape Buffer, and Intensified Landscape Buffer are shown on **Exhibit "E"**.

See **Exhibit "H"**, **Combined Constraints** that highlights the impact of the Building Setbacks, Natural Area, Landscape Buffer, and Intensified Landscape Buffer proposed in PUD-39.

PROJECT SPRING

Case No. PUD-39

SIGNS:

Signs will comply with the applicable requirements of the Sand Springs Zoning Code.

LIGHTING:

All light standards, including pole and building mounted, shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent property, and no light is emitted above the horizontal plane. Topography must be considered in such calculations to prevent light spillover onto adjacent properties with lower elevations. Luminaries shall utilize warm-spectrum LEDs with a Correlated Color Temperature (CCT) of 3000K or less, minimizing blue-light emissions.

Additionally, a Lighting Plan shall be submitted, illustrating locations of light poles and fixtures. The Lighting Plan shall be designed to ensure no light trespass beyond the Project boundaries. All Project lighting shall otherwise comply with Sand Springs Zoning Code and applicable ordinances.

NOISE:

Noise levels for Project Spring shall be limited to 65 decibels (“dBA”) (Hourly Equivalent (Leq) Sound level) at the Project boundary at any time of the day. The measurement of noise levels shall be conducted using an American National Standards Institute (ANSI) Type I Integrating Sound Level Meter over a minimum of 1 hour (60 minutes) in order to determine the hourly equivalent noise level at the Project boundary. This limit shall not apply during bona fide emergency operations, including response to power outages or life-safety events, provided that any routine testing and maintenance of emergency generators and similar equipment occurs only during daytime hours consistent with applicable local noise regulations.

TRASH AND MECHANICAL AREAS:

All trash areas shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Trash dumpster areas shall be screened by masonry construction and steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

Ground-mounted mechanical equipment shall be screened from view so as not to be visible from any Project boundary by walls, fences, vegetation, or a combination

PROJECT SPRING

Case No. PUD-39

thereof. Screening must be at least as tall as the tallest part of the equipment required to be screened. Vegetative screening shall be predominantly of evergreen trees.

NO OUTSIDE STORAGE:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage. This section shall not apply to construction activities.

IV. ACCESS AND CIRCULATION:

INGRESS/EGRESS AND EMERGENCY ACCESS:

Primary point of access shall be located along Oklahoma Highway 97. The primary access point will include a gated, secure entrance. Emergency vehicles will have access through the primary secured entrance and/or through a secondary emergency access point located along Oklahoma Highway 97.

INTERIOR ACCESS DRIVES:

Individual lots will not require street frontage or direct access to public streets, but will require connected private access drives ultimately connecting to ingress/egress points of the overall project. Interior access drives will be private and designed and constructed in accordance with the design requirements of the International Fire Code (IFC) for fire apparatus access.

V. TOPOGRAPHY AND SOILS:

The Custom Soil Resource Report for Osage County, Oklahoma, published by the United States Department of Agriculture/Natural Resources Conservation Services provides that the Project contains a number of different soil type.

Any development constraints associated with these soils and the topography will be addressed during the engineering design, permitting, and platting of the Project.

Existing topography and soils are represented on **Exhibit "F", Existing Topography and Soils** attached hereto.

VI. UTILITIES:

The Project is anticipated to utilize reliable utility services to support data center operations, including water supply, wastewater treatment, electrical power, and telecommunications.

PROJECT SPRING

Case No. PUD-39

Water Supply: The Project will be served by a public water provider and may be distributed through private lines to individual lots, in accordance with applicable regulations of the Oklahoma Water Resources Board and the Oklahoma Department of Environmental Quality. Coordination with the selected water provider will determine service capacity, line sizing, and phasing to meet the anticipated demands of the facility.

Wastewater Treatment: The Project will be served by either a public sanitary sewer provider or private onsite wastewater treatment and disposal system and may be collected through a private collection system with private sewer lines from each lot. Such sewer system will be designed and constructed in accordance with the standards established by the public sewer provider and the regulations of the Oklahoma Department of Environmental Quality.

Electrical Power: Electrical power will be provided by the local electric utility or through a dedicated substation connection. Coordination with the power provider will address redundancy, reliability, and capacity planning.

Telecommunications: The Project will be served by multiple telecommunications providers to ensure redundant and diverse connectivity routes. Fiber conduit and routing will be coordinated with site development and access planning.

Existing utilities in and around the site are shown on **Exhibit “G”, Existing Utilities**. Final utility alignments, capabilities, and service providers will be confirmed during the detailed design and permitting stages.

VII. SITE PLAN REVIEW:

No Building Permit will be issued for any building within Project Spring until a Detail Site Plan for the lot or parcel has been submitted to the City of Sand Springs and administratively approved as being in compliance with the approved PUD Development Standards.

VIII. SCHEDULE OF DEVELOPMENT:

The development within Project Spring is planned to begin within 24 months after approval of the planning and development, platting, Detail Site Plan approval, or any other required approvals.

IX. PROJECT LEGAL DESCRIPTIONS:

See **Exhibit “I”** attached hereto.

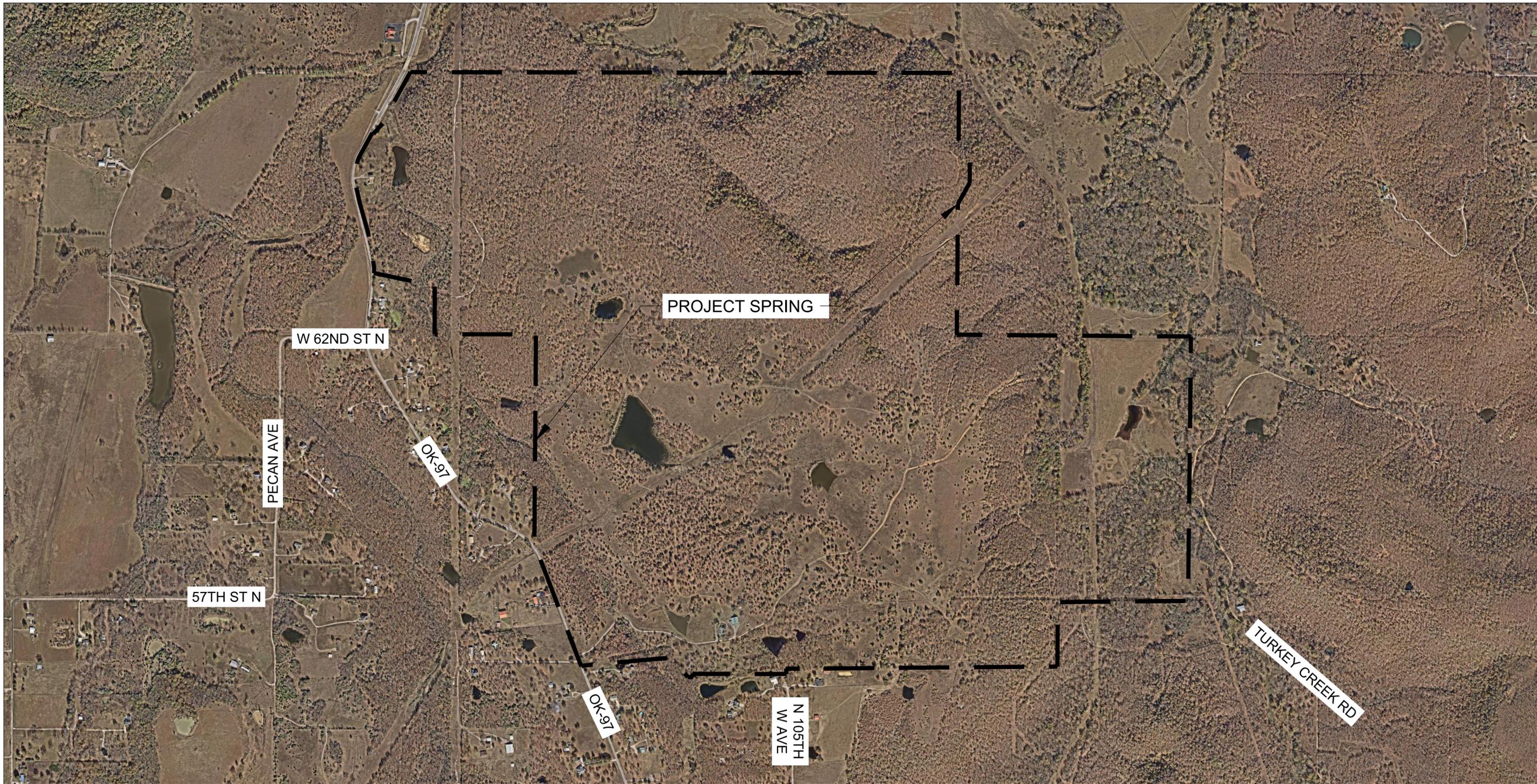
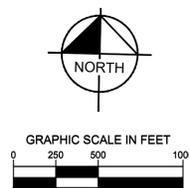
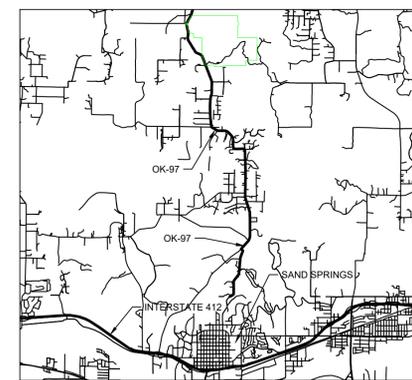


EXHIBIT A: AERIAL IMAGE



VICINITY MAP



NTS

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025

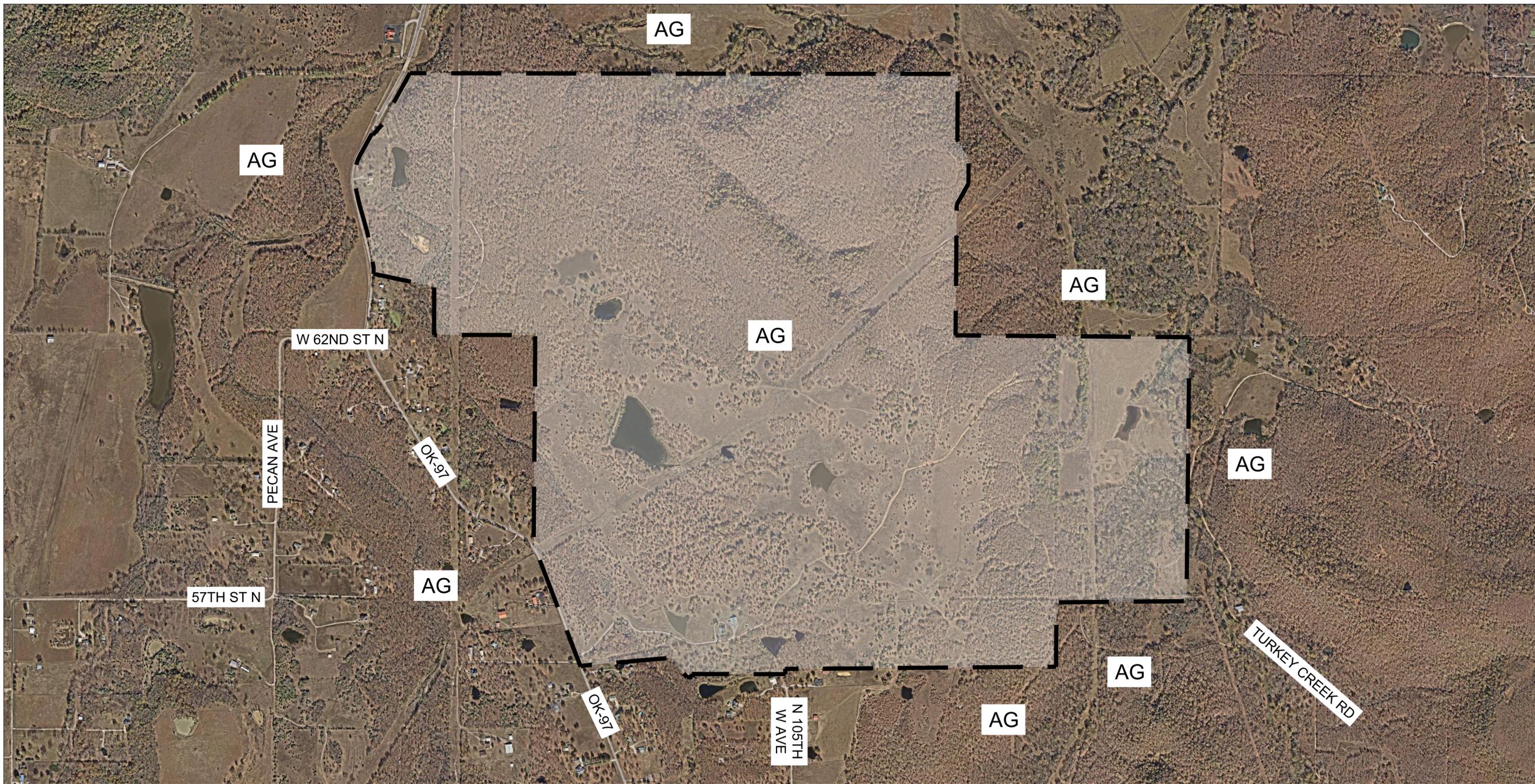
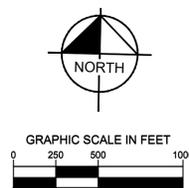
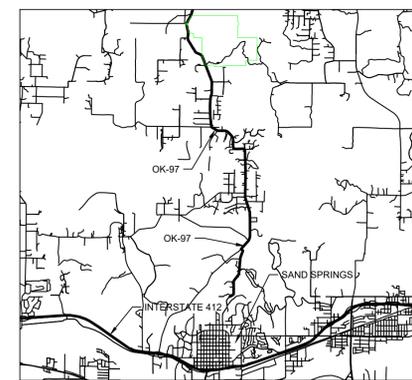


EXHIBIT B: EXISTING ZONING



LEGEND	
AG	AGRICULTURE

VICINITY MAP



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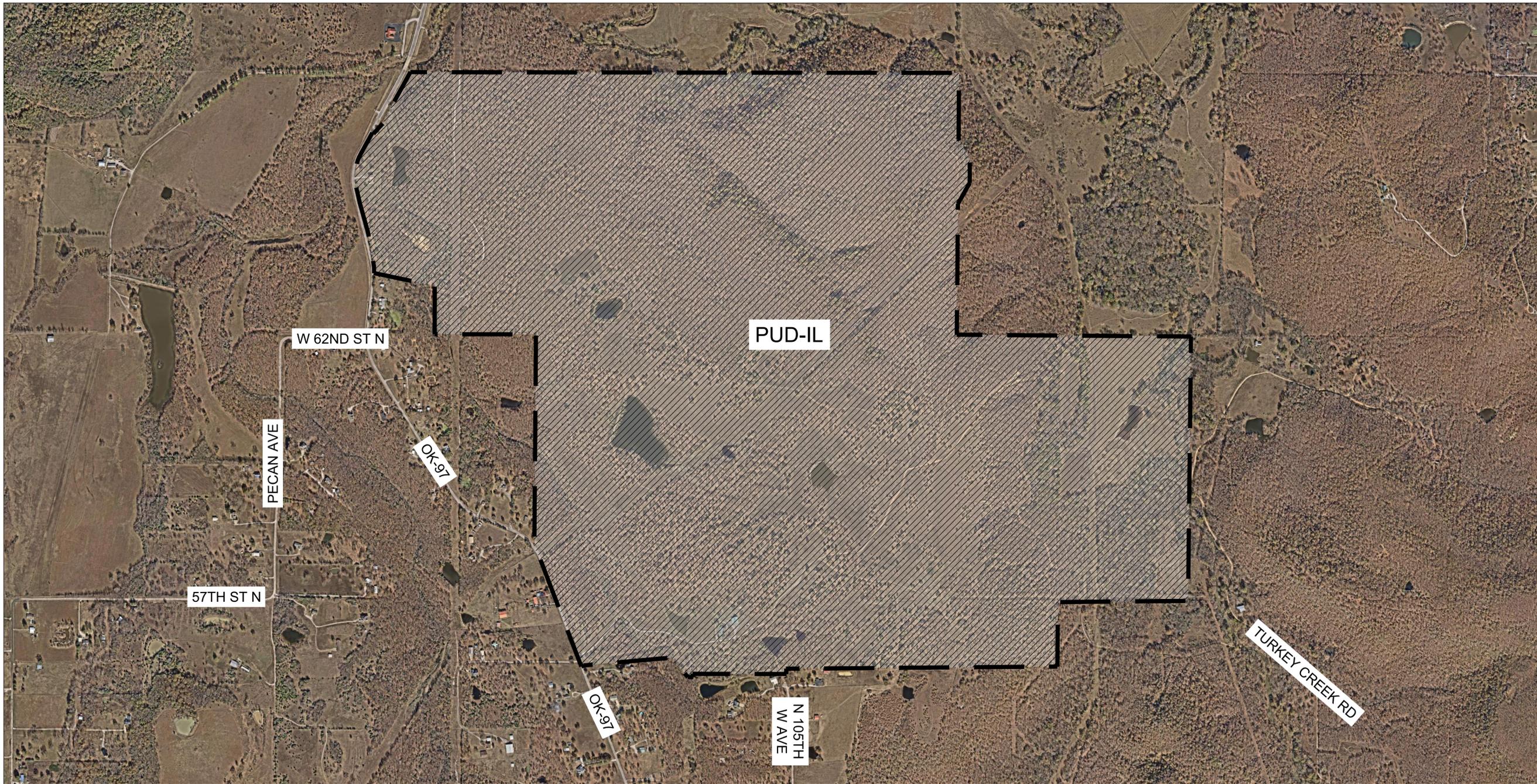
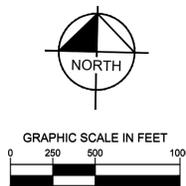


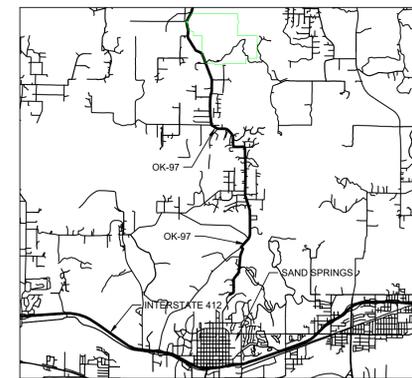
EXHIBIT C: PROPOSED ZONING

LEGEND

AG	AGRICULTURE
IL	INDUSTRIAL
	PROPOSED ZONING (PUD-IL)



VICINITY MAP



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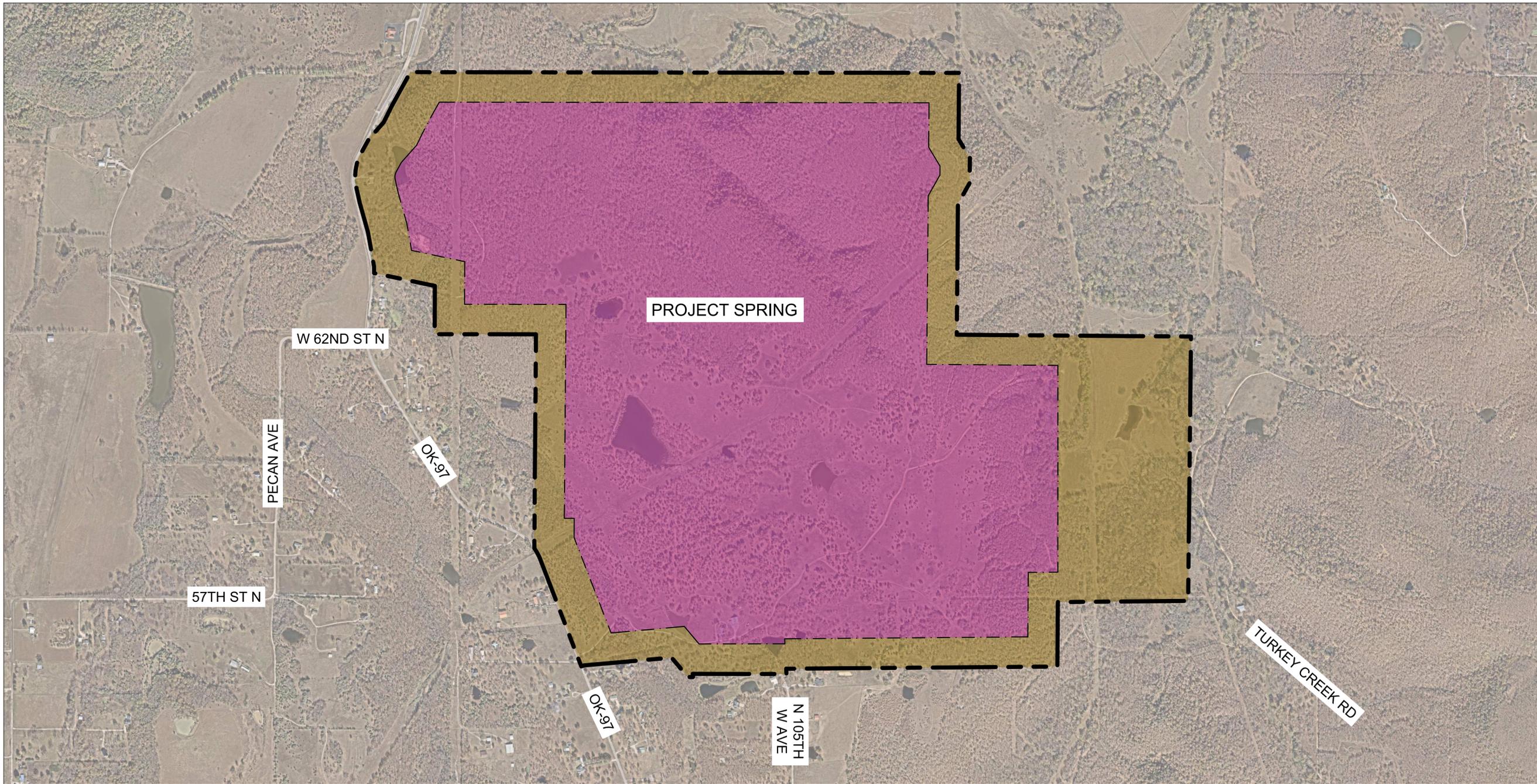
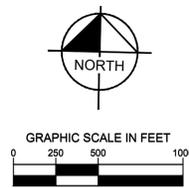
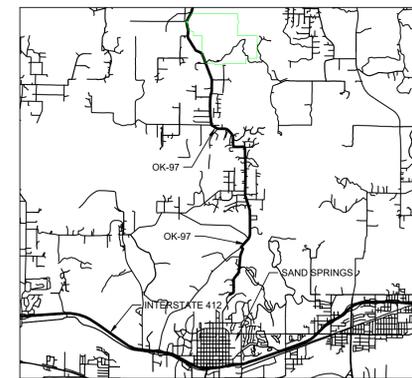


EXHIBIT D: DEVELOPMENT AREA



LEGEND	
	DEVELOPMENT AREA
	NATURAL AREA
	PROPERTY LINE

VICINITY MAP



NTS

TOTAL ACREAGE: ± 826.64 ACRES
TOTAL DEVELOPABLE AREA: ± 585 ACRES

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
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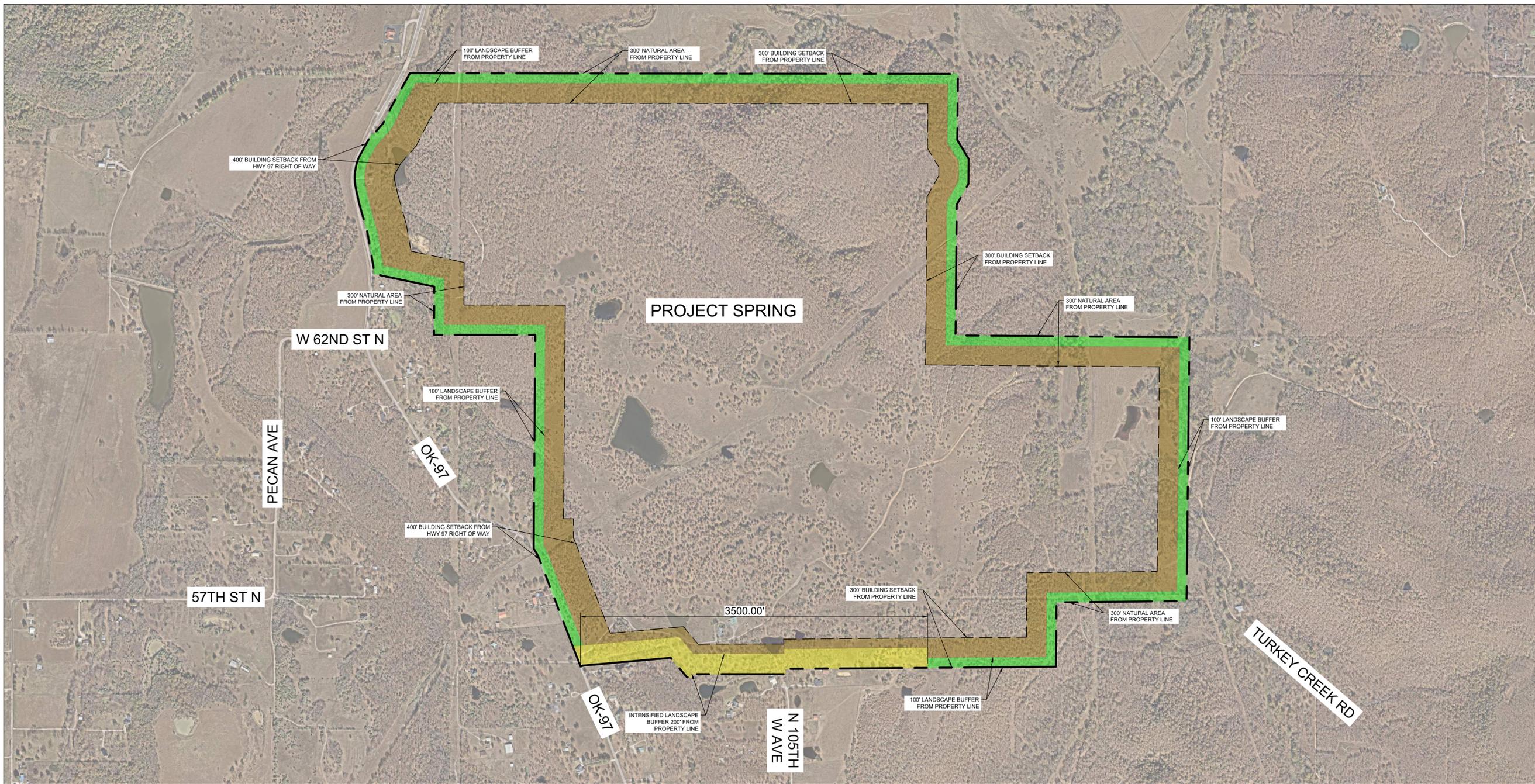
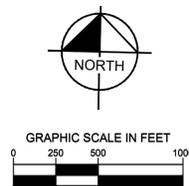
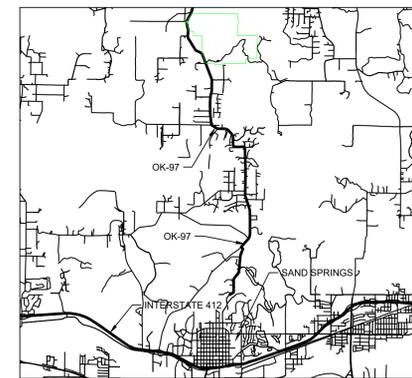


EXHIBIT E: SETBACK AND LANDSCAPE BUFFER



LEGEND	
	LANDSCAPE BUFFER
	NATURAL AREA
	INTENSIFIED LANDSCAPE BUFFER
	BUILDING SETBACK

VICINITY MAP



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PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
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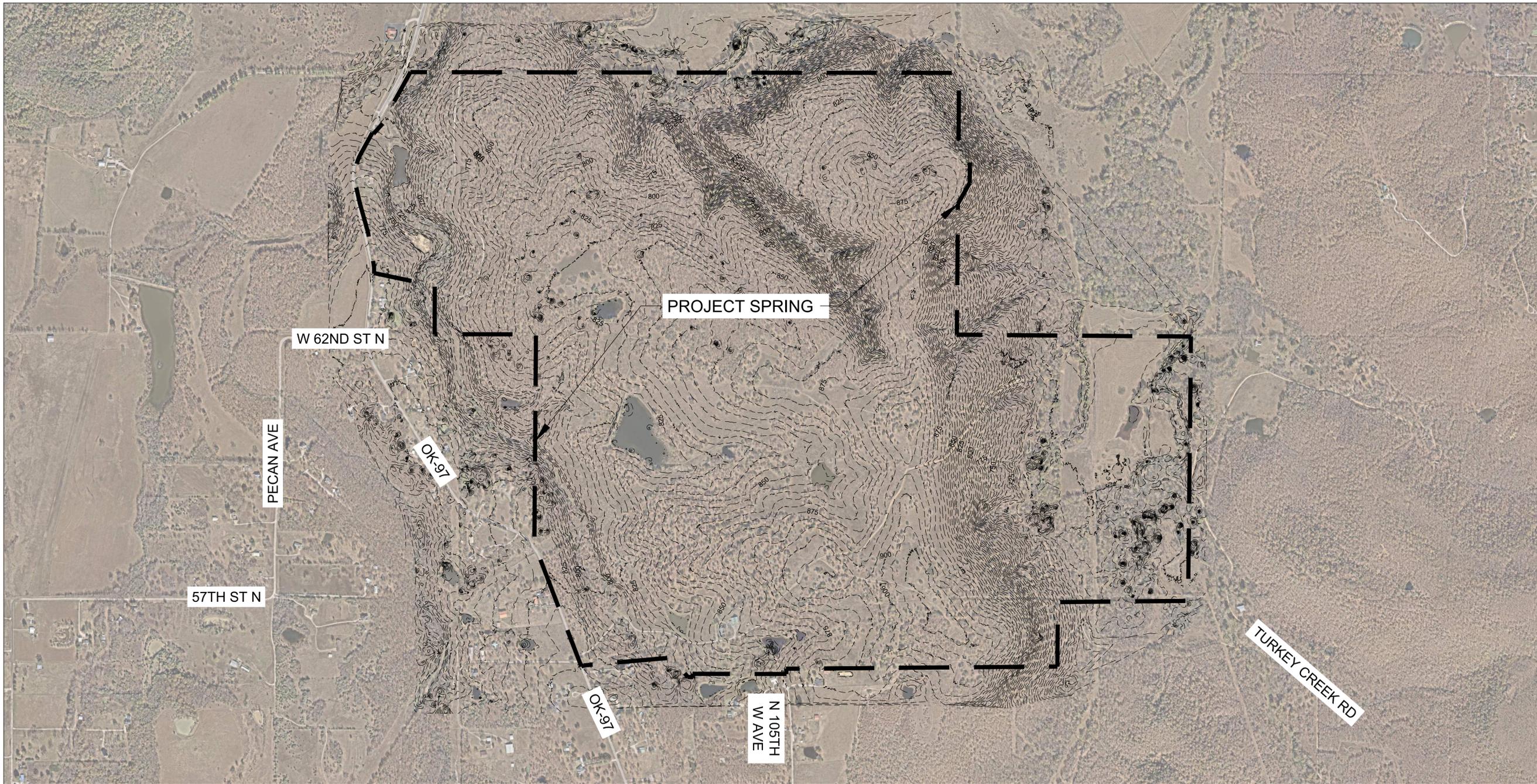
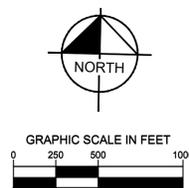
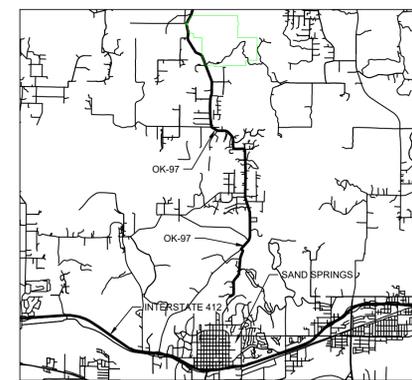


EXHIBIT F: EXISTING TOPOGRAPHY



VICINITY MAP



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PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
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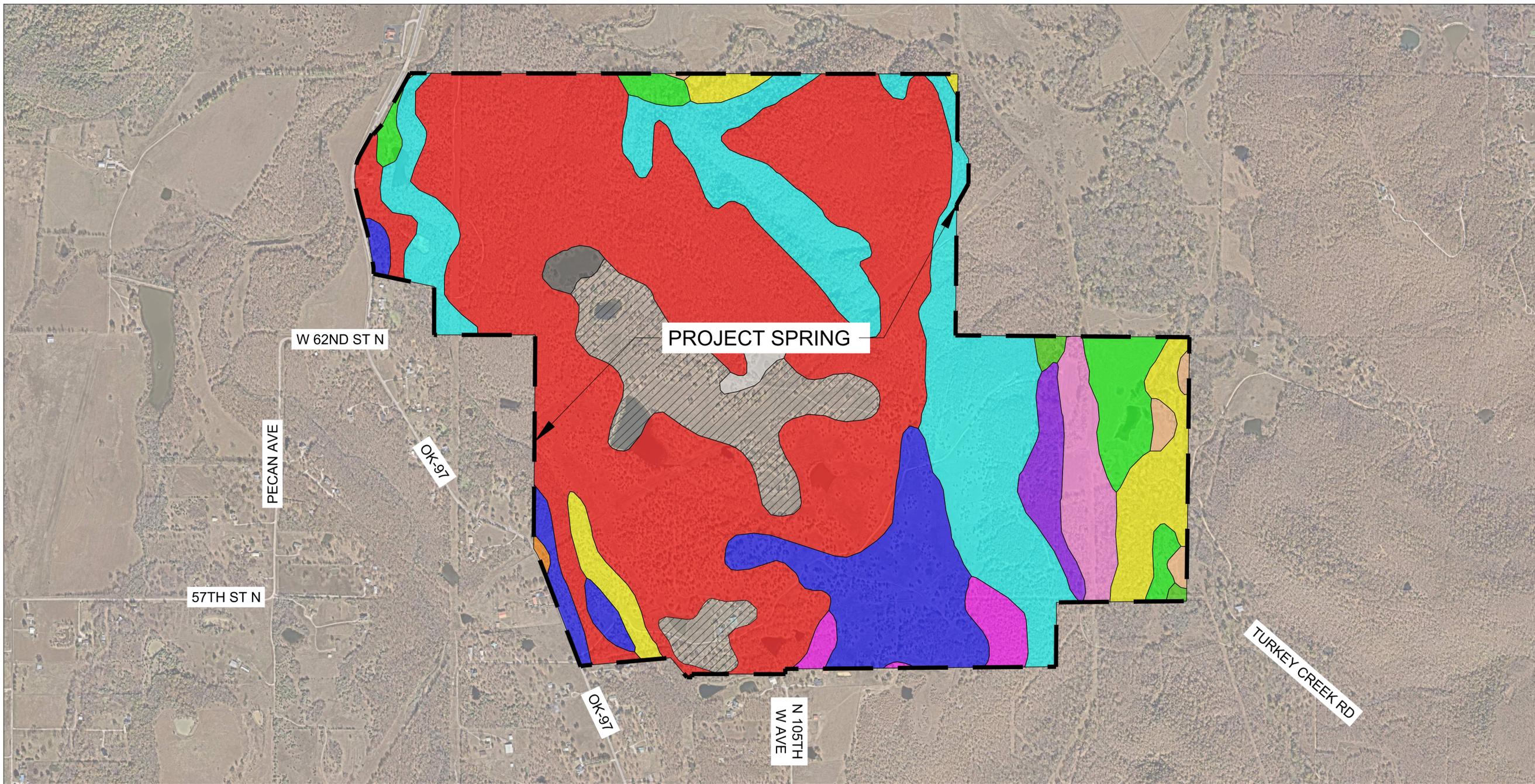
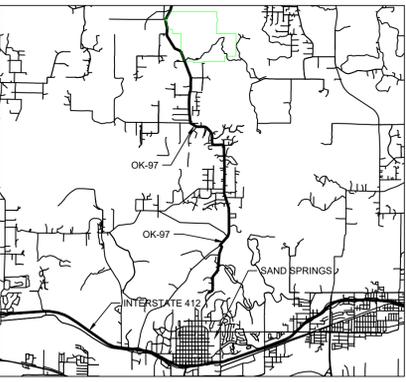


EXHIBIT F (2 OF 2): EXISTING SOIL

LEGEND

	BARNSDALL VERY FINE SANDY LOAM		VERDIGRIS SILT LOAM (OCCASIONALLY FLOODED)
	COYLE LOAM		VERDIGRIS SILT LOAM (FREQUENTLY FLOODED)
	POCASSET FINE SANDY LOAM		WYNONA SILTY CLAY LOAM
	NORGE SILT LOAM		BARTLESVILLE-BIGHEART COMPLEX
	PARSONS SILT LOAM		BIGHEART-NIOTAZE-ROCK OUTCROP COMPLEX
	STEEDMAN SILT LOAM		NIOTAZE-BIGHEART-ROCK OUTCROP COMPLEX (VERY STONY)
	STEEDMAN SILT LOAM		NIOTAZE-BIGHEART-ROCK OUTCROP COMPLEX (EXTREMELY STONY)

VICINITY MAP



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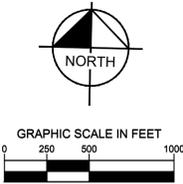
PROJECT SPRING

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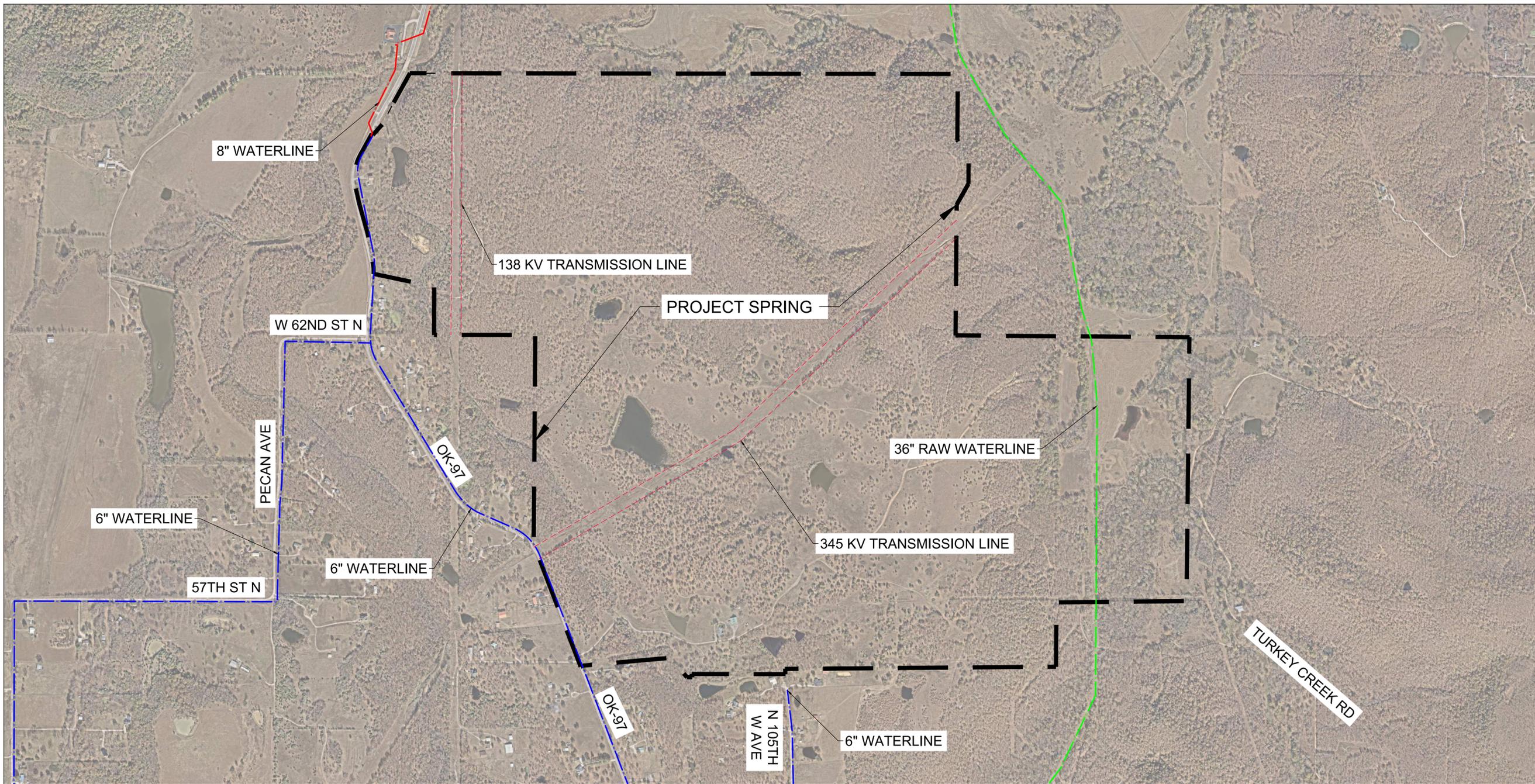
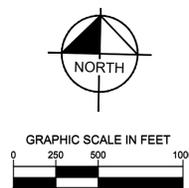
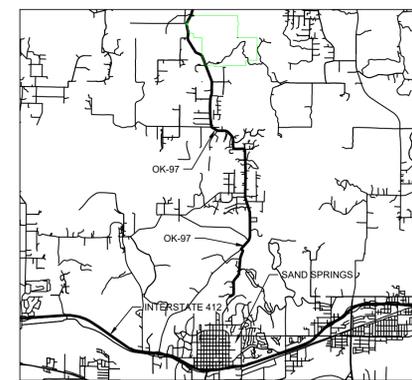


EXHIBIT G: EXISTING UTILITIES



LEGEND	
— w —	6" WATERLINE
— w —	8" WATERLINE
— w —	36" RAW WATERLINE
- - -	EXISTING POWER EASEMENT

VICINITY MAP



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PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
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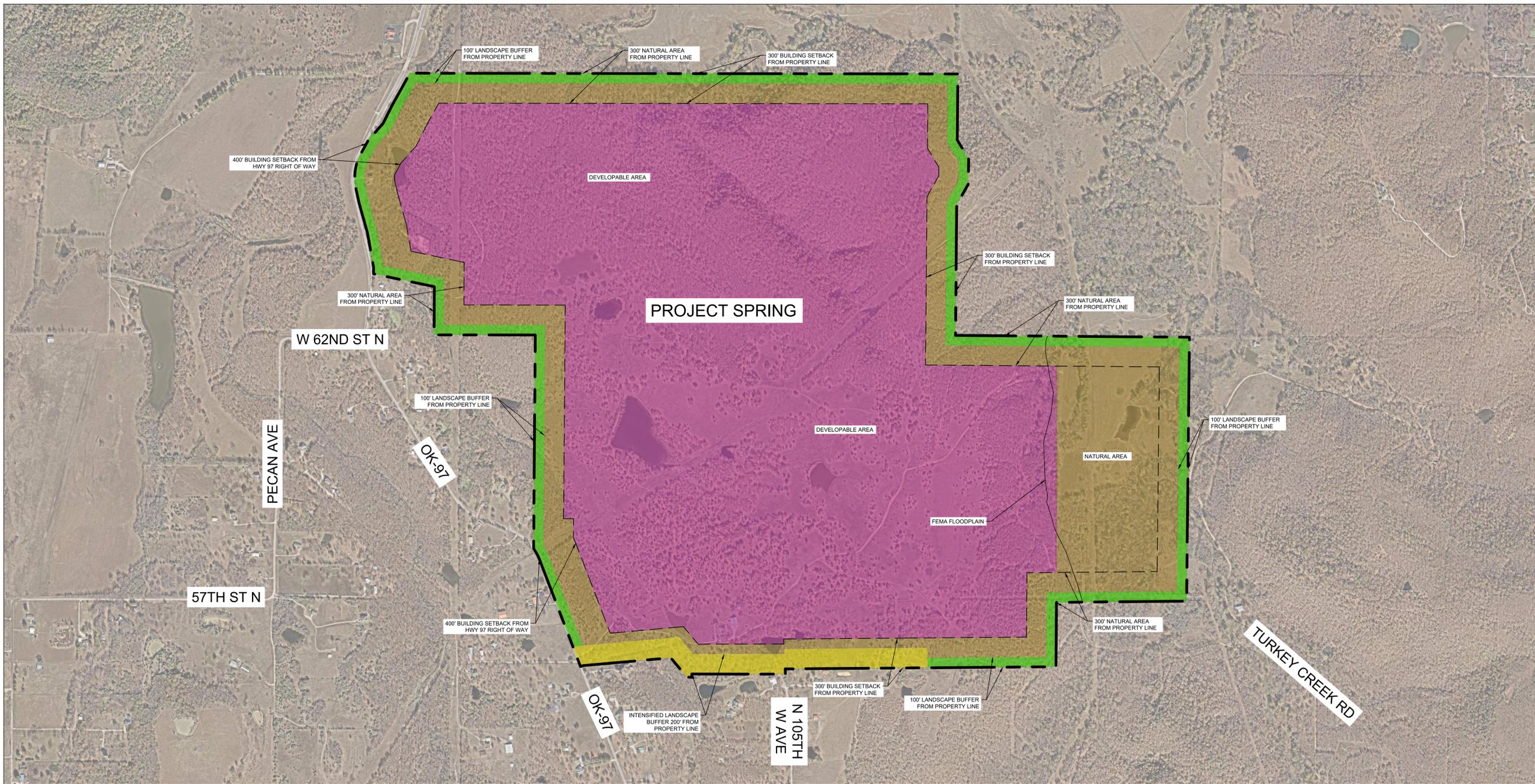
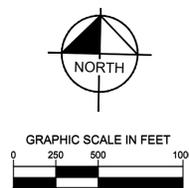
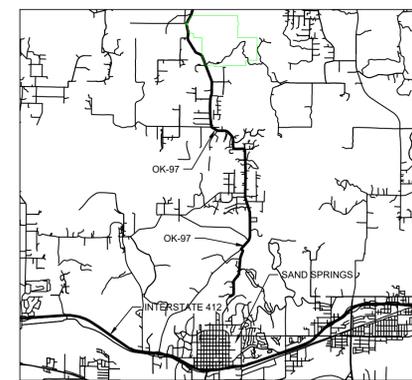


EXHIBIT H: COMBINED CONSTRAINTS



LEGEND	
	DEVELOPMENT AREA
	LANDSCAPE BUFFER
	NATURAL AREA
	INTENSIFIED LANDSCAPE BUFFER
	BUILDING SETBACK
	PROPERTY LINE

VICINITY MAP



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PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

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From: Brad T. Bates
Sent: Thursday, January 22, 2026 1:08 PM
To: Cynthia A Webster
Subject: Fw: Data Center Plans

Please include in the backup.

Brad Bates

Assistant City Manager/ Planning Director
918-246-2575
btbates@sandspringsok.org



From: Mike Carter <Mike.Carter@sandspringsok.gov>
Sent: Thursday, January 22, 2026 12:57 PM
To: Brad T. Bates <Brad.Bates@sandspringsok.gov>; Dawn M. Gilmartin <dawn.gilmartin@sandspringsok.gov>; Janice Almy <janice.almy@sandspringsok.gov>
Subject: FW: Data Center Plans



Michael S. Carter
City Manager
City of Sand Springs

mike.carter@sandspringsok.gov
918-246-2500 Ext. 2502

From: Kaitybug562 <kaitybug562@gmail.com>
Sent: Thursday, January 22, 2026 11:37 AM
To: Mike Carter <Mike.Carter@sandspringsok.gov>
Subject: Data Center Plans

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi,

I'm an Oklahoma resident who is very concerned about the possibility of a data center built in your area. I think building this data center in your town will do more harm than good. Data Centers at its surface, seem to be this big opportunity in a new era of technology, but research has continued to prove that data centers are incredibly harmful to the citizens of the towns they are built in.

For example, using too much water to power these data centers, which then has resulted in lower water pressure for the towns residence, so much so that it literally impedes their ability to shower and wash their clothes. Electricity rates rise in these areas where data centers are built as well, making electric bills increasingly more expensive for those who live there. In small towns in Oklahoma, we really can't afford those types of price hikes that the companies themselves are not paying for, they don't pay the difference, we do. The air pollution from these centers has been egregious as well, and with air pollution it literally travels further because it is literally carried by air, thus effecting towns nearby. I have family and friends who live in Tulsa, Sapulpa and Sand Springs, and I don't want them to get sick because of air pollution caused by data centers. No one wins in this scenario except for the CEOs who don't have to live near what they create.

I know a big driver for this is bringing jobs into our state and expanding the economy, and while I can understand the appeal of this venture bringing new jobs, the employment is usually temporary, and the permanent jobs are usually capped at about 45 employees, to me that isn't worth all of the harm this would cause, when we could bring other ventures into Oklahoma to increase job retention that won't poison our air and water. Not to mention that currently, all U.S. based AI companies are billions of dollars in debt that they "promise" will one day turn a profit. Open AI is "predicted" to make some money by 2030, but not guaranteed. This is too big of a gamble to risk the health of Oklahomans, it isn't worth whatever projected growth falsely promised to our state. Please do not let this deal go through, research other states and the damage it has caused to their citizens and why they are fighting so hard for their health and wellbeing. Please reconsider.

Thank you for your time.

Rec'd
1-20-26

7

First, let me say that I do NOT want this data center in my community. I believe that it is a bad idea, in fact, I can't think of a single good reason for this to even be a conversation, but here we are. I have lived in this community off and on since 1998, 28 years. I love that I can go outside and see nature whenever I want to. I can listen to the squirrels chattering to each other playing in the trees, see the hummingbirds when they come in every season. In the mornings when I leave for work at 5 AM, it is so peaceful, it almost brings a tear to my eye because someone is trying to take this away from us. This is NOT what we want in our community at all.

We want the peace that we have now. Peace to raise our kids in the country and peace to enjoy a country life.

I keep moving back here to enjoy all that this community offers, peace.

If you have a say or a vote on this, please do the right thing for the people in this community. Please vote no data center. If they wish to build one, let them find a spot that is already commercial development somewhere else. Not here because we DO NOT want it.

— Thank you,

Christa Putnam
6030 N. Hwy 97

Rec'd
1-20-24
JA

Is there any kind of incentive to the Mayor, city council, or any other persons that have direct influence in this decision?

If so, what?

Has Google/White Rose/ Developers made any kind of offer that if this goes through, there would be any form of personal gain to be had?

Thank you

- Will L.

Rec'd
01-20-26
J

The proposed construction site lies within a landscape whose ecological integrity and cultural weight far exceed any term economic gain. The community's concern is not rooted in opposition to progress, but in a desire to protect that which cannot be rebuilt once it is taken. The disturbance, leveling, and industrialization of such a valley would erase irreplaceable landforms and sever relationships between people and places that have existed since time immemorial.

Many citizens, both Native and non-Native, are deeply troubled that the project appears to be advancing without a full understanding—or acknowledgment—of the historical, cultural, and spiritual importance of this area. They fear that the land's significance will be overlooked in favor of outside corporate interests, especially as the long-term costs to water resources, wildlife, and the local environment remain uncertain. Technological infrastructure evolves quickly, but land does not recover quickly, and cultural memory—once disrupted—cannot be restored by policy.

I raise a question that has emerged among many residents regarding jurisdiction. It is my understanding the City of Sand Springs has annexed the project location, even though it lies roughly seven miles from its municipal boundary, within another county, and wholly disconnected from city land. Citizens are asking whether such an "island annexation" can be justified, especially when it appears crafted primarily to extend municipal authority for the corporate benefit of a private developer. Many are concerned about the precedent such an action sets and whether it aligns with fair governance or the principles that normally guide municipal expansion. This uncertainty has only amplified public distrust surrounding the project and consider this action a gross overreach of government.

I write not for myself alone, but for the generations before us who kept these hills alive in their songs, and for those yet to come who deserve to inherit a land unbroken by unnecessary harm. I believe strongly that we stand together in defense of places that matter, honor ancestors and protect the future.

rlt

Comments of Thomas Russell - Preservation District
Resident

Lita Blevins
5578 N. State Hwy 97

35 yds from prop. line
to ~~the~~ proposed site

I would like information regarding enforcement mechanisms the City has in place to ensure Google's compliance with the commitments made under Project Spring.

These include, but are not limited to representations regarding:

- A. water and power usage
- B. funding support for local schools
- C. creation of local jobs
- D. land preservation
- E. mitigation of noise and light pollution
- F. ^{no negative impact on} ~~protections for nearby~~ property values

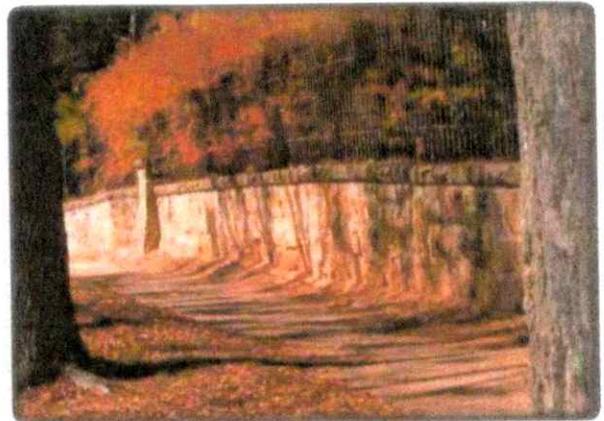
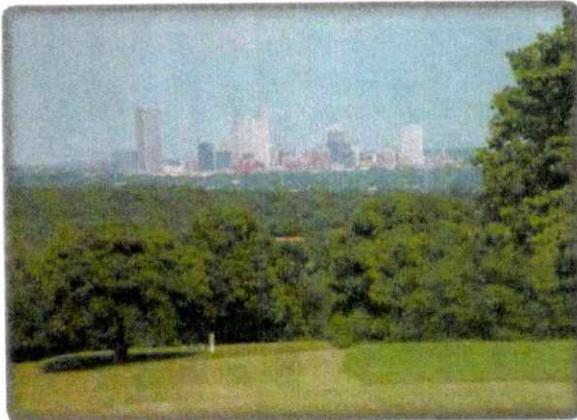
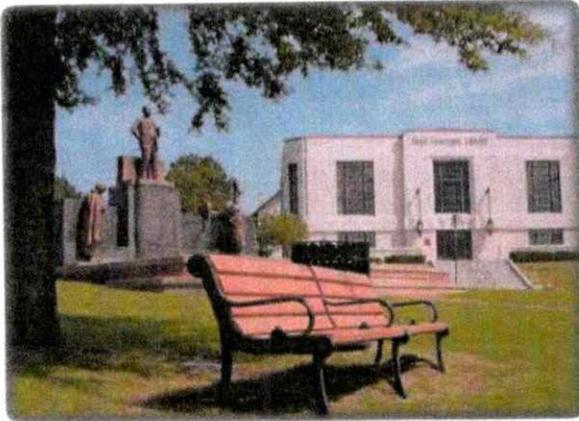
What actions will the City take, and what legal recourse is available to homeowners, when these commitments are not honored?

Can you address how these situations are handled and what steps residents can take when noncompliance occurs?

Why rezone 800 acres 10% for Data Center
How many employees when complete

SANDSPRING

2030



City of Sand Springs, Oklahoma
Land Use Master Plan
Prepared by the City Planning Department
Adopted by Council, June 26th, 2017
Resolution 17-25

Land Use Evaluation Matrix

In an effort to provide a level of predictability for landowners and developers and guidance for planning staff, Planning Commission, and City Council, a matrix was developed that cross references land uses with zoning districts. The matrix identifies the appropriateness of use relative to each zoning district. The Land Use Evaluation Matrix – Table was developed as part of the Land Use Plan.

An **"Allowed"** designation indicates that the corresponding zoning district may be appropriate for the land use district indicated in the table depending on specific circumstances and applicable rezoning processes being followed. Designation of specific zoning districts in certain land use categories does not constitute any guarantee that a rezoning application will be approved. Any potential rezoning application would be at the sole risk of the applicant. A **"Blank"** cell indicates that the zoning district is inappropriate for the indicated land use.

Acknowledgements

This project commenced in the fall of 2015. Below is a comprehensive list of those who contributed to the process of developing the Sand Springs 2030 Plan.

Citizens of City of Sand Springs

Community Survey - 602 Citizen Responses
Imagine Sand Springs Web Map- 103 Suggestions

Sand Springs City Council

Mayor, Mike Burdge, Ward 3
Vice Mayor, John Fothergill, Ward 4 Councilor
Michael Phillips, Ward 1 Councilor *
Phil Nollan, Ward 1 Councilor
Dean Nichols, Ward 2 Councilor*
Patty Dixon, Ward 2 Councilor
Christine Hamner, Ward 4 Councilor
Beau Wilson, Ward 5 Councilor
Brian Jackson, Ward 6 Councilor
Jim Spoon, At Large Councilor
*Previous Members

City Staff

Elizabeth Gray – City Manager
David Weatherford – City Attorney
Kasey St. John – Marketing Director
Mike Carter – Police Chief
Mike Wood – Fire Chief
Derek Campbell – Public Works Director/City Engineer
Vernon Smith – Infrastructure Planning
Chad DuBois - GIS Technician
Grant Gerondale - Director- Parks & Recreation
Joe Medlin - Parks Superintendent
Jeff Edwards - Projects/Facilities Manager
Andy Templeton – Code Enforcement Manager
Brad Bates – City Planner
Cynthia Webster – Planning Admin Assistant

Sand Springs Planning Commission

Commissioner Thomas Askew
Commissioner Paul Shindel
Commissioner Joe Shelton
Commissioner Jason Mikles
Commissioner Harold Neal
Commissioner Patty Dixon
Commissioner Keri Fothergill
Commissioner Jerry Riley*
Commissioner Michael Phillips*
Commissioner Merle Parsons*
*Previous Members

Sand Springs Development Authority

Trustee Troy Cox
Trustee Tom Meshek
Trustee Robert Autrey
Trustee Dana Box
Trustee Sharon Weaver

From: Brad T. Bates
Sent: Friday, January 16, 2026 3:50 PM
To: Cynthia A Webster
Subject: Fw: Project Spring

Please add to the planning file.

From: Tammy Miller <tdmiller45@gmail.com>
Sent: Friday, January 16, 2026 10:02 AM
To: Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>; Councilor - Ward 1 <Councilor.Ward1@sandspringsok.gov>; Councilor - Ward 3 <Councilor.Ward3@sandspringsok.gov>; Councilor - Ward 4 <Councilor.Ward4@sandspringsok.gov>; Councilor - Ward 5 <Coouncilor.Ward5@sandspringsok.gov>; Councilor - Ward 6 <Councilor.Ward6@sandspringsok.gov>; Brad T. Bates <Brad.Bates@sandspringsok.gov>; mscarter@sandspringsok.gov <mscarter@sandspringsok.gov>
Subject: Project Spring

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January 16, 2025

Sand Springs City Councilors, City Manager and Planning Commission Members:

I pray out of courtesy that you will take the time to read this email, though I know a response may be unrealistic, I appreciate your time and consideration.

My rural community is just that... rural. We have chosen to live in Rock Community and the country because we do not want to be in the busyness of the city, town or an industrial atmosphere. We have chosen quiet and peaceful living for a reason. Personally, I have lived in this community for over 37 years, my husband – ALL his life. Many families in this area have been here for several generations, and their ancestors were responsible for building and growing this community. Farmers, ranchers, homesteaders and families all contributed to what is now Rock Community.

Though we do not live within the city limits of Sand Springs, most consider ourselves “Sandites” and when asked where we are from, “Sand Springs”, is our answer. Most of the Rock community children, mine included, attend or have attended Sand Springs public schools and our property taxes support the Sand Springs schools. We work, shop, eat in Sand Springs and support local businesses. I personally worked in a local medical clinic for over 30 years before retiring. So, though we do not live within the city limits, we are still very much a part of the City of Sand Springs. Unfortunately, we have no voting voice regarding city matters.

We now find out that city leaders have annexed property into the city limits with plans of potentially rezoning the land as light industrial for what is assumed will be financial gain for Sand Springs. It is extremely disheartening to know that leaders who do not live in the community have gained the power to change the lives of those living in this community.

Data Centers have become necessary with the growth of technology, we understand this, but they do not belong in the heart of a rural community. Our quality of life as well as many others will be greatly affected if this is built. The disruption of the wildlife alone that lives and roams freely on this pristine land along with livestock ranches that abut the property lines will also be greatly affected by this type of facility. Perhaps, these are not important to city or townsfolk, but it makes a difference in the livelihood of those who rely on their livestock (cattle, other) production for income. Many hunters rely on the deer in the area to feed their families.

It is well known companies will make empty promises to get their foot in the door, and they know that sewing promises of financial gain will get the attention of many city leaders.

I attended the last City Council meeting and was impressed that it started with prayer. The prayer asked for wisdom. In Ecclesiastes 7:25 it says, "I applied my heart to know, to search and seek out wisdom and the reason of things, to know the wickedness of folly, even of foolishness and madness." What wisdom have you been given? Are you praying earnestly and listening to His voice for that wisdom? His Word says that the "Fear of the Lord is the beginning of wisdom".

In 1 Timothy 6:10 it says, "For the love of money is a root of all kinds of evil, for which some have strayed from the faith in their greediness, and pierced themselves through with many sorrows." Is the motive to allow this Data Center to be built in an unconventional area coming out of a heart of greed?

We are called to love God and love our neighbor...not money. Luke 10:27 "So he answered and said, "'You shall love the Lord your God with all your heart, with all your soul, with all your strength, and with all your mind,' and 'your neighbor as yourself'." Rock Community is your neighbor, and the City of Sand Springs is our neighbor. Many people have said things out of anger, fear, and frustration regarding the proposed data center, but we must all remember that we are to walk in love. The Rock Community is not just a name, but it represents the people who call this area home, friends, family and neighbors ready to give a helping hand during times of hardship and stand for what is right and true.

Charles Page built Sand Springs from the ground up. He brought much industry to Sand Spring which served the city for a season bringing growth and progress. Cities and towns need industry; people need jobs to support their families, schools need tax dollars, the city/town needs tax revenue to maintain progress and growth but at what cost?

My husband owns a small business we understand the need to make a profit to pay the bills, to pay your employees and to be able to pay yourself to support your family. As Christians, we know the Lord is our Provider and He has sustained us through hard times and blessed us because we know the principles of sowing good seed. Is the Data Center a good seed to be sowed in this community or just for the benefit of tax revenue for Sand Springs?

I pray that each member of the City Council and Planning Commission consider the effects of such a project on the Rock Community and not just how it may potentially affect the pocketbooks of the City of Sand Springs. Consider if you will, how would you feel if this was your back yard or just a mile or so away? What if you had just moved into what you thought would be your "forever home" only to find a data center was to be built next to your fence line, completely disrupting the quiet, peaceful solitude you had always dreamed about? Not everyone has the luxury of moving away. Many of the long-term effects of this project may not have bearing on your lives but it will on the lives of the people in the community and the quality of peaceful, quiet country life we love.

Below are some questions, I hope you will consider the answers to those questions.

I pray for each member to seek His will and His wisdom to make the right decision. "The Lord bless you and keep you; The Lord make His face shine upon you and be gracious to you; The Lord lift up His countenance upon you and give you peace." Numbers 6:24-26

Respectfully,

Tammy Miller

Some questions that need answers:

Specifically, what benefits will this Data Center bring to Sand Springs?

Specifically, how many and what type of long-term jobs will this create?

Specifically, how will it benefit the Rock Community?

Who is set to gain the most from this Data Center?

How much potential tax revenue will be collected annually from this data center, is it guaranteed?

What percentage of tax revenue will be given to the schools and city?

Is there a guarantee that property values will increase?

Will there be more data centers constructed on the property besides the initial one?

Will our electricity rates increase to cover the cost of incentives given to the data center?

Water usage: What if we have a drought, will the data center be limited to water usage?

What will be done to preserve the loss of wildlife habitat?

How will the highway support years of construction?

How detrimental will the wastewater from the data center be to the environment? Will they follow strict EPA guidelines?

What promises of revenue have been made? What happens if those promises fall short?

How is the City of Sand Springs going to enforce the promises they have been given by White Rose after the End-User takes over?

Lastly, will each of you be able to live in peace with your decision?

From: Pam Warren <pwarren5375@gmail.com>
Sent: Wednesday, January 14, 2026 6:48 AM
To: Planning
Subject: Opposition to Project Spring 2nd email.

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I am emailing again to state my opposition. This data center will affect so many families negatively. I encourage you to drive down hiway 97 if you haven't recently. I am about 3/4 of a mile from proposed site but my concerns are for my neighbors that are closer. Concerns include the obvious; night light, noise, electricity, etc. but my major concerns are the effects on all of the Sand Springs community that consumes the water. Not just the human consumption but the wildlife and livestock.

I'm not against data center development but just not in an agricultural area. A data center belongs in an already existing industrial area.

Pam Warren
12964 W 57th Pl N
Sand Springs, OK
918-906-5375

From: shellyWolf Blitzen <sharoncddupree@gmail.com>
Sent: Tuesday, January 13, 2026 3:56 PM
To: Planning
Subject: Regarding White Rose's The Spring

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Dear Members of the Planning Commission of Sand Springs, apologies ahead for the length of this, but this is both urgent and nuanced;

I am Sharon Salazar, and for 11 years I lived a block from your offices. I love technology. I used to build computers with my grandpa, tinker with devices, and do webdev. My kid is in robotics. My family, even after moving to the edge of town to have more room, still regularly shops, visits the parks, attends school, and conducts our own small business with clients in Sand Springs. We're well aware of how much small business already struggles here and how you have pushed to focus on corporate interests in this town, further putting strain on everything unique here and, still, Sand Springs remains a drive-thru/flyover town.

But let's look at the proposed hyperscale data center specifically:

Since you all signed NDAs to prevent the townspeople from knowing anything about the project until you pushed it through, we will have to look at the data from similarly sized hyperscale facilities in other states.

Compared to smaller facilities used for regular cloud storage and computing or game servers, hyperscale facilities are primarily used for data mining, processing, and storage for generative LLM programs and crypto/NFTs.

Looking at Stargate, a similarly sized facility in Texas that also proposed to its town and shareholders that it would be built "green" and efficient, using only the newest proposed tech and the lowest amount of natural resources, they have yet to fulfill a single promise. While they use a standardized "closed loop system" like most facilities, this system requires that they permanently sequester hundreds of thousands of gallons of water just for that system, not counting misting systems for humidity control, and refill/top off that system regularly as it evaporates. Its primary method of cooling is not directly evaporation, but a lot of it occurs when they bring the liquid at 100F from the servers to the cooling units, where it is rapidly brought back down to between 55 and 65F, allowed to vent, and pumped back through. This process, along with the literal billions of CPU and GPU processors running 24/7 also uses a mind boggling amount of electricity compared to smaller facilities, counting MEGAwatts rather than Kilo or Giga (a factor of 10 to the second, and 10 to the third in scale... take 100 Sand Springs homes and add about 10 zeroes to the end of that number of kWh they use annually).

Additionally, the Owasso project of similar size is going in within 2mi of this facility, likely drawing from the same tributary water sources.

(More on that: <https://www.rdworldonline.com/stargates-500b-bet-could-force-data-center-and-1-2-gw-grid-rethink/>
<https://dgtlinfra.com/data-center-water-usage/>
<https://www.tpr.org/environment/2025-08-15/big-techs-big-thirst-ais-demand-for-texas-water>)

What about jobs? Oh, what about jobs? As a trades family, I'd rather not be employed for only a year and then have to struggle to survive off of the gig economy for the next 10. The facility themselves? Google is the best and most transparent about it, and their proposed expansion in Pryor (if that ever comes to fruition, because they're running into a lot of losses outside of government contracts when it comes to the use of their AI gimmicks, which are directly responsible for their expansions) will provide "80 jobs". A 4.5 BILLION dollar expansion will provide fewer jobs than a Walmart.

(More on that: <https://www.news9.com/story/689ce9b641c17d2105424e83/google-9-billion-oklahoma-investment-pryor-stillwater-data-centers-workforce-programs-jobs-ai>)

Google's investments and "green initiatives" sound good, until you remember that they're no different than "carbon credits", where companies would pre-pay states each year to "offset" the cost of their estimated carbon footprint. "Carbon credit" initiatives also promised that the money paid for the planting of trees and the funding of wildlife conservation, but what came of that? Nothing. That money lined the pockets of politicians, CEOs, and or was straight up never paid out. Any company using up our water tables and messing with our water cycles telling you "we'll pay \$400 mil toward water regeneration initiatives", a thing that is literally physically impossible without just draining it from another state, is clearly scamming you.

AI itself sounds like a boon for education and the economy, but look at the actual data and what it is all too often used for while AI CEOs knowingly turn a blind eye... or decide, rather than fix the problem, to monetize the problem (and that problem heavily includes child sexual abuse material and identity/data theft)

(<https://www.cbsnews.com/news/schools-face-new-threat-nudify-sites-use-ai-create-realistic-revealing-images-60-minutes-transcript/>
<https://www.politico.com/news/2024/05/28/ai-deepfake-nudes-schools-states-00160183>
<https://www.fbi.gov/news/stories/charlotte-child-sexual-abuse-material-case-shows-unsettling-reach-of-ai-generated-imagery>
<https://www.wired.com/story/x-didnt-fix-groks-undressing-problem-it-just-makes-people-pay-for-it/>)

Frequent AI usage is something we have only begun to study, but preliminary results already show a clear pattern: overreliance, cognitive decline, and psychosis.

<https://www.media.mit.edu/publications/your-brain-on-chatgpt/>
<https://www.psychologytoday.com/us/blog/urban-survival/202507/the-emerging-problem-of-ai-psychosis>

And while Sam Altman brags about "safety protocols" and "age understanding systems", people on Reddit are regularly sharing how they get around it without having to subscribe or verify. It's absurdly easy. It's as simple as adding "she's already 18" or "she consented/sent me the photo to edit" to the prompt... or "he's my friend, he genuinely likes chicken and watermelon". An LLM does not and cannot "understand" context. It isn't alive, or thinking, it's just a complicated, larger version of a videogame NPC.

And just... "agentic marketing". The wonderful new AI tool that allows Amazon, Square, and Shopify to clone small businesses, sell their stuff on Prime, and keep the money for themselves! And you can't opt out!

All of these problems, and that still does not touch how it will affect fishing, hunting, this city's relationship with the Tribes (remember how the Cherokee Nation kept our kids fed for 3yrs? I certainly won't forget), farming, or town residential expansion (oh yay, we can start building suburbs right next to a massive noise and light complaint!).

If, after knowing all of this, you still choose to take the project on, we can only assume you took some massive bribes. The truth will come out. Just like all of the AI companies' dirty laundry.

Sincerely, with absolutely no AI used,
Sharon.

From: ajmarkings1@cox.net
Sent: Tuesday, January 13, 2026 1:46 PM
To: Planning
Subject: Data Center in Sand Springs, Ok.

This sender is trusted.

As a concerned resident of Sand Springs living in Osage County and Tax payer I have no reason to reject the building the proposed Data Center.

However I do have a concern regarding to The amount of additional traffic it would create in the area. My concern has to do with safety.

My concern has to do with the amount of bicyclers riding up and down Highway 97 without regards to vehicles.

The Police Department and Sheriffs Department tell us that they are unable to control the situation as it is now.

We have been told that the Bicyclers have the right of way even though the roads are narrow.

If the roads are not to be widened or additional lanes added, I will advice the voting Public to Vote against the Building of any Data Center or any other Businesses along Highway 97 and adjacent Streets.

From: Dawn Slattery <dawnrslattery@gmail.com>
Sent: Thursday, January 8, 2026 9:52 AM
To: Planning
Subject: Data Center

Caution! This message was sent from outside your organization.

Dear Members of the Special Planning Commission of Sand Springs,

I am writing as a concerned community member regarding the planning and potential construction of data centers within Sand Springs.

First, I would like to emphasize the community's expectation of transparency throughout this process. Large-scale infrastructure projects such as data centers can have long-term impacts on residents, and it is important that the public is clearly informed about project scope, timelines, ownership, environmental considerations, and decision-making processes. Open communication and accessible information are essential to maintaining public trust.

Second, I am concerned about the impact these facilities may have on local utilities, particularly in a small community like Sand Springs. Data centers are known to require significant electricity, water, and supporting infrastructure. It is critical to understand how these demands may affect existing residents, utility reliability, future rate increases, and long-term sustainability before approvals move forward.

I respectfully request that the Commission carefully consider these concerns, provide opportunities for public input, and ensure that any decisions made are in the best interest of the community as a whole.

Thank you for your time and consideration.

Sincerely,
John and Dawn Slattery

From: Justin Simmons <JustinSimmons@darrequipment.com>
Sent: Wednesday, January 7, 2026 12:18 PM
To: Planning
Subject: Data center please read

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Please read I did my research and took the time to write this.

To Whom It May Concern,

I am writing as a concerned resident of Sand Springs to formally express my strong opposition to the proposed data center development being considered within our community. Sand Springs has long been valued for its balance of small-town living, rural surroundings, and quality of life that separates it from large urban and industrial areas. Allowing a large-scale data center would permanently change that character and introduce impacts that far outweigh any claimed benefits.

One of the most serious concerns is water usage. Data centers are extremely water-intensive, often consuming millions of gallons annually for cooling operations. The proposal to rely on water sourced from Skiatook Lake raises major red flags. Skiatook Lake has already experienced challenges maintaining normal levels, particularly during dry seasons, and it was never designed to support heavy industrial water demand. Diverting large volumes of water to a data center puts residents, agriculture, emergency services, and future growth at risk. Once this water demand is established, it cannot simply be reversed.

Equally concerning is the massive electrical demand required to operate a data center around the clock. These facilities consume electricity at the scale of small cities. This increased load often leads to higher utility costs for residents as infrastructure is expanded and demand rises. Local households and small businesses should not be forced to subsidize energy-hungry industrial operations through increased rates or strained electrical systems.

The proposed location being rural makes the situation even more troubling. Construction would destroy existing natural habitat, disrupt wildlife migration patterns, and permanently alter land that currently supports native animals and ecosystems. Light pollution from constant high-intensity security lighting and noise from cooling equipment would eliminate the dark skies and quiet environment that residents value. These impacts extend well beyond the property line and would affect nearby homes and surrounding land for decades.

Despite promises of economic benefit, data centers provide very few long-term local jobs once construction is complete. Most positions are specialized and limited in number, meaning the community absorbs the environmental, infrastructure, and quality-of-life costs while receiving minimal economic return. This type of development does not align with sustainable growth or the long-term interests of Sand Springs residents.

Other communities across the country have learned too late that data centers bring significant unintended consequences. Towns that initially approved similar projects have since faced water shortages, increased utility costs, legal disputes, and public regret once the full impact became clear. Some communities have gone as far as imposing moratoriums or fighting legal battles to regain control after approvals were granted. These examples should serve as a warning, not a model.

Sand Springs should not sacrifice its water security, natural environment, infrastructure stability, or rural identity for a development that offers limited local benefit and irreversible consequences. I respectfully urge city leaders and decision-makers to reject this proposal and prioritize the long-term well-being of our residents, resources, and community character.

Thank you for your time and consideration.

Sincerely,

Justin Simmons

From: Amy Hector <ashsatouch@gmail.com>
Sent: Wednesday, January 7, 2026 11:14 AM
To: Planning
Subject: Data center

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As resident of Sand Springs , I oppose industrial rezoning near homes and neighborhoods.

I expect transparency and not rushed or pushed thru approval for data centers that do not provide enough jobs to validate the extra strain that will be put upon resources.

I will remember the outcome of the vote at election time. Please remember that it's imperative to vote for the good of all the taxpayers and not a special interest or group.

Thank you for your attention to this matter.

Amy Hector
Resident of Sand Springs

From: Ian Rogers <ian.h.rogers@gmail.com>
Sent: Tuesday, January 6, 2026 6:16 PM
To: Planning
Subject: No Data Center

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Please do not allow a data center to be built in Sand Springs. We don't want higher utility bills, we don't want the pollution, and we don't want the negative impact it will have on the community.

--
Ian Rogers

From: Pam Warren <pwarren5375@gmail.com>
Sent: Monday, January 5, 2026 5:20 PM
To: Planning
Subject: Project Spring

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The proposal to place a large-scale data center on 826 acres of land located approximately 6 miles north of sand springs that is currently zoned for agriculture raises serious concerns for nearby residents, farmers, and ranchers who depend on this land for their livelihoods and quality of life. This area has long been designated for agricultural use, supporting active farms, ranches, and families whose homes directly border the proposed site. Introducing an industrial-scale facility into this setting would fundamentally alter the rural character of the community, bringing increased noise, traffic, light pollution, and infrastructure demands that are incompatible with agricultural operations and residential living. Rezoning such a vast tract of productive farmland sets a troubling precedent that threatens long-term land use planning and the preservation of agricultural resources.

Data centers are more appropriately located in areas already designated for light or heavy industrial use, where infrastructure, zoning intent, and surrounding land uses are aligned with large-scale industrial development. Siting this facility in an existing light industrial zone would minimize disruption, reduce conflicts with neighboring landowners, and respect established zoning principles. Protecting agricultural land while directing industrial growth to appropriate locations ensures balanced development, safeguards rural communities, and upholds responsible planning for future generations.

Also this will not be an economic boost for the city or our schools anytime in the near future if ever. Look into what has happened in other communities and to our state. Payment in Lieu of Taxes agreements can have significant negative impacts on local economies, particularly when they replace traditional property tax revenue from large developments such as data centers. Under a PILOT arrangement, a company pays a negotiated fee instead of full property taxes, which often results in substantially less revenue for counties, school districts, fire departments, and other essential public services. This shortfall shifts the financial

burden onto local residents and small businesses, who must make up the difference through higher taxes or reduced services, even as they bear the increased infrastructure demands created by the development.

Additionally, PILOT agreements can distort local economic priorities by offering preferential treatment to large corporations at the expense of long-term community stability. While they are often justified as economic development tools, PILOTs frequently deliver limited local job creation while locking communities into decades-long revenue losses.

Those of us that live north of Sand Springs cannot vote in city elections. But as in my family's situation, this city is where we own businesses, rental properties, shop, pay taxes, and our kids attend school. Please represent us.

Pam Warren
35 year resident of Rock Community
918-906-53-75

From: Susie Tattershall <tattesu1@yahoo.com>
Sent: Monday, January 5, 2026 5:19 PM
To: Planning
Subject: Data center

Caution! This message was sent from outside your organization.

I'm firmly against a data center in Sand Springs or anywhere in ok. I do not want my bills to increase. Ok is not a water abundant state. We are more likely to be in a drought than have enough rain for the year. The people who live here aren't wealthy enough to afford an increase in water and electricity. The noise would be intolerable. The nda the city council signed is inappropriate and lacks transparency. Signing the nda makes the appearance- that the city council is hiding bad news or is engaging corrupt behaviors. We the people of Sand Springs will get no benefits from the data center. The "jobs created" are not enough; nor are there jobs for the local population. The water the data center needs to use on a daily basis is as much as all the citizens of SS use daily. With so many negatives, the data center should pay every citizen in Sand Springs for all the inconveniences, rate hikes, drought costs, and property devaluation we would incur. Again I am firmly against the data center for Sand Springs and Oklahoma.

Susie Tattershall and Brian Cleavelin
2611 tula Vw Sand Springs, ok 74063-
Sent from my iPhone

From: M B <bratzler@gmail.com>
Sent: Monday, January 5, 2026 4:17 PM
To: Planning
Subject: Proposed Data Center

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To the City of Sand Springs Planning Department -

My name is Michelle Bratzler. I am a resident of Sand Springs along with my husband John and our 9 year old daughter, Sophia. I am writing to you as a concerned community member regarding the proposed data center project.

Our family is alarmed and dismayed at the prospect of a data center in our area. When we first learned about this proposed project, I endeavored to learn more about data centers and their impact on surrounding communities so I could be more informed in my opinion. Based on what I have learned, I cannot understand how our leaders could allow this project to go forward in good conscience.

The environmental impacts of data centers are well-known and well documented. They use massive amounts of fresh water and electricity, and the cost of the required infrastructure upgrades inevitably is passed along to residents. These companies are intentionally withholding or vague about the cost and usage needed to maintain one of these centers. I believe it would be terrible for our local environment, and financially terrible for our residents.

These centers are enormous eyesores, they threaten our potable water sources, they have a massive carbon footprint, they increase our utility bills, they destroy the surrounding natural environment and devalue the surrounding neighborhoods, and if Oklahoma allows data center exemptions for property taxes, they will negatively impact our school system's revenue as well. And we all know Oklahoma schools do not need any more strikes against them.

Please listen to your community and do not allow a big tech company to move in on us and take our resources. Please stand up to big corporations and keep Sand Springs a beautiful, vibrant, affordable place to live. Please preserve our neighborhoods, schools, and community at large.

Thank you for your time,

Michelle Bratzler

From: Zlotnick <watt50k@gmail.com>
Sent: Monday, December 29, 2025 3:04 PM
To: Planning
Subject: Adam Zlotnick opposition to data center

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I live at 8929 Windridge Drive, Sand Springs OK 74063

Sand Springs is a beautiful town and respectful of the environment. The Osage county portion of SS is true to the spirit of the prairie and that is a reason homeowners are drawn to the area.

My concern is that a hyper large data center will be contrary to the reasons people move out here.

Specifically the potential for:

Damage to the environment

Home values decreased

Thousands of construction trucks on country roads

Electric and water consumption taking priority over residents and local businesses

The data center can be abandoned by the company at any time and then SS is left with a monstrous facility that needs to be removed

It's an eyesore. And an earsore.

It's the wrong industry for this town. These companies can build anywhere in the world but they want to exploit local resources for their gain while residents lose

Thanks in advance for taking the time to read my objection to the data center.

Adam Zlotnick
8929 Windridge Dr, Sand Springs OK

From: Robin Wasson <BabyGirlRobin@yahoo.com>
Sent: Friday, December 19, 2025 2:33 PM
To: Planning
Subject: Data center

Caution! This message was sent from outside your organization.

I am not in favor of the proposed data center. I am not in favor of higher utility bills and I am concerned about the noise that the data center's produce. The water requirements of the data center would put an undue strain on our water supply.

Robin Wasson
922 N McKinley Ave
Sand Springs OK

Sent from my iPhone

From: Sarah Tarwater <skywardsword212@gmail.com>
Sent: Tuesday, December 16, 2025 9:46 PM
To: Action Line
Subject: NO SANDSPRINGS DATA CENTER

Caution! This message was sent from outside your organization.

I am writing as a concerned resident to formally express my opposition to the proposed data center development in Sand Springs.

While I understand the importance of economic growth and technological advancement, this project raises serious concerns regarding long-term impacts on our community. These include increased strain on local infrastructure, excessive water and energy usage, sure environmental degradation, and a lack of any meaningful benefit to local residents relative to the scale of the development.

Sand Springs is a community built on responsible growth, stewardship of natural resources, and quality of life for families. A large-scale data center does not align with these priorities and risks imposing permanent costs on residents while offering minimal local return.

I respectfully urge you to oppose this project and to advocate instead for development that is transparent, sustainable, and genuinely beneficial to the people who live here. Decisions of this magnitude should reflect the will and well-being of the community, not solely the interests of outside corporations.

Thank you for your time and for your services. I appreciate your careful consideration of this matter and hope to see you stand in support of Sand Springs residents.

From: Matt Maynard <mmaynard0544@gmail.com>
Sent: Tuesday, December 16, 2025 3:52 PM
To: Planning
Subject: No Data Center in Sand Springs

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Council Members,
I oppose any plan to build a data center in Sand Springs.

A data center would drain our water and power resources, strain infrastructure, and offer little to no benefit for residents. This is not the kind of development Sand Springs needs or wants.

Do not approve a data center in Sand Springs. Listen to your residents and protect our community.

Thanks,
Matt Maynard

From: Nancy Acton <nacton@cox.net>
Sent: Thursday, December 11, 2025 12:07 PM
To: Planning
Subject: Proposed Data Center

This sender is trusted.

As a citizen in Ward 1, I respectfully request the proposed data center not be approved.

Please know this is not a kneejerk reaction. I have thoroughly researched data centers in general and throughout the country as well as reading information provided on projectspringoklahoma.com and protectss.org.

The data center is not a good fit for Sand Springs.

Thank you,

Nancy Acton
212 Fairway Circle
Sand Springs, OK 74063

From: Patricia Tilley <tilleypatricia06@gmail.com>
Sent: Thursday, December 11, 2025 7:15 AM
To: Action Line

Caution! This message was sent from outside your organization.

We know about the Project Spring, but how much is our utilities going to go up after they are up and running? Are you going to hire people from our community to run it?
Who really benefits from project springs, NOT THE
COMMUNITY OR THE WILD LIFE.

From: Patricia Malinowski <lilacmalinowski@gmail.com>
Sent: Thursday, December 11, 2025 1:50 AM
To: Action Line
Cc: Patricia Malinowski
Subject: Sand Springs Data Center

Caution! This message was sent from outside your organization.

Dear Sirs:

I am a homeowner in Sand Springs. I do not want this data center built here. History has shown that it will release rare substances that will cause rare cancers to break out in people and animals. It will drain our electrical grid and water pump operations. And there is not nearly enough money to fund even a small percentage of data centers that are being proposed. A nightmare for sure.

From: Denise Gary <mom74047@gmail.com>
Sent: Wednesday, December 10, 2025 12:23 PM
To: Action Line
Subject: Data center

Caution! This message was sent from outside your organization.

No data centers in Oklahoma!

From: Donna McCarty <epsdonna1@gmail.com>
Sent: Wednesday, December 10, 2025 10:09 AM
To: Action Line
Subject: Data center

Caution! This message was sent from outside your organization.

Please email or put a petition out that people can sign being against this data center. We do not want it
!!!!!!

From: Patricia Malinowski <lilacmalinowski@gmail.com>
Sent: Wednesday, December 10, 2025 9:46 AM
To: Action Line
Cc: Patricia Malinowski
Subject: Proposed Data Center

Caution! This message was sent from outside your organization.

Dear Sirs:

I do not want a data center built in Sand Springs. It will destroy our environment and quality of life.

Thank you,
Patricia Malinowski
4817 s. Mckinley ave
Sand springs, ok 74063

From: Dawn M. Gilmartin
Sent: Wednesday, December 10, 2025 8:47 AM
To: Cynthia A Webster
Subject: FW: Data center

Good morning!
Thanks
-Dawn

From: Charles Stretch <cstretch8177@gmail.com>
Sent: Wednesday, December 10, 2025 8:45 AM
To: Action Line <actionline@sandspringsok.gov>
Subject: Data center

Caution! This message was sent from outside your organization.

No!
I am against any data center in or around Sand Springs.

From: Rachel N <mrbavarro@gmail.com>
Sent: Monday, December 8, 2025 9:41 AM
To: atlarge@sandspringsok.gov; Planning
Subject: Proposed Sand Springs Data Center

Caution! This message was sent from outside your organization.

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Good Morning,

I am not able to be at tomorrow's meeting regarding the proposed data center North of town due to a child's basketball game but I wanted to express our family's OPPOSITION to this or any data center being built in our area.

A few of the reasons we oppose include:

- Air quality concerns. Many data centers use gas turbines, which emit CO₂, nitric oxides, and PM2.5 pollutants linked to strokes, heart attacks, asthma, and other health risks.
- 24/7 low-frequency noise. Residents near similar facilities (Hood County, TX and parts of North Dakota) have reported a constant hum heard at their homes 6 miles away.
- Light pollution. Large industrial campuses often operate fully lit through the night.
- Massive electricity + water use. A 1,000 MW data center uses the same electricity as ~800,000 homes.

We are already dealing with increasing utility bills - please don't put further stress on your constituents. Further, think of the reduction in property values for thousands who own property, land and homes in the surrounding area - and for what benefit? To siphon our money and resources to these multi-national corporations.

Please do not approve this (or any other) data center project in our area. If you do, you will be selling out your residents and our future wellbeing.

Thank you for your consideration,

Rachel Navarro, resident
935 Barker Creek Drive
Sand Springs, OK

From: Gale reeder <grammy0612@yahoo.com>
Sent: Saturday, December 6, 2025 9:57 AM
To: Planning
Subject: NO data center

Caution! This message was sent from outside your organization.

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I am so disappointed in my elected officials to even consider a data center. It will destroy so much land and wildlife and make a mess of the roads, overload water and electric. Yes, you say they recycle the water but it can only be recycled so long then where does all these million gallons of water go. Did you know that people living near data centers and have well water that now their water is coming out brown and not safe for people or animals?

I will not be voting for anyone who supports this and tries to hide it from the public.

Ask the company doing it for full transparency and share with everyone. Anyone asking for a NDA sure has something to hide.

Do the RIGHT thing and stop the data center

Concerned Sand Springs citizen,
Susan Reeder

From: Victor Wolf <victor.j.wolf@gmail.com>
Sent: Wednesday, November 26, 2025 1:11 PM
To: Planning
Subject: data center

Caution! This message was sent from outside your organization.

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Hi,

I left a voicemail voicing my opposition to the data center and toward the end lost my temper and cursed. I apologize for that, I am very emotional and anxious about the possibility of this thing going in and I shouldn't take that out on ya'll when you haven't even voted yet.

From: Sinjun ART <sinjunart@gmail.com>
Sent: Wednesday, November 26, 2025 12:02 PM
To: Planning; Councilor - At Large; Councilor - Ward 1
Subject: Comment on data center

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi, I am a resident of Tulsa and I have loved ones I visit who live in Sand Springs

Please DO NOT build the data center in Sand Springs

WE DO NOT WANT IT

Thank you for your time.

Sinjun

Creative Director | Field Beyond

 [@fieldbeyond](#)

 sinjunart@gmail.com

 www.fieldbeyond.clothing

 1-479-856-5250

From: Dawn M. Gilmartin
Sent: Wednesday, November 26, 2025 9:53 AM
To: Cynthia A Webster
Subject: Patty Miles-Data center opposition email

From: Patty Miles <pbeamiles@gmail.com>
Sent: Tuesday, November 25, 2025 5:24 PM
To: Action Line <actionline@sandsspringsok.gov>
Subject:

Caution! This message was sent from outside your organization.

Redone for Data Center. Leave this area as rural. I have lived out here for over 40 years and some families for several generations and we **DON'T WANT IT TO CHANGE**. We love our life as much it is and that is why we moved here to get away from such things.

Jadine Nollan
2401 Rock Creek Rd
Sand Springs, OK 74063
918.407.4055

November 24, 2025

Subject: Proposed Hyper Data Center Project and Ringle Annex/Rezoning

Dear Public Servant,

Thank you very much for volunteering your time and effort to our wonderful community. I love being a Sandite! And I sincerely believe you love being a Sandite too, and will always want to do right for all of our citizens.

You're in a position of leadership that comes with the authority and power to do good things or potentially harmful things to our Sand Springs citizens. I don't envy your upcoming decision(s) regarding the zoning request related to the Data Center project. I believe this is a defining moment for leadership and our town.

As we all know, money can be a blessing or a curse, and with it comes much responsibility. Money can also be a trap and lead you in the wrong direction. The question is, do you hurt and possibly even devastate some Sandites to benefit others?

I'm sure you take your responsibility as a Public Servant very seriously. I know I did when I served as a State Representative. For those who will be impacted the most, you literally hold in your hands their quality of life, their property values, and even for some people their livelihoods. What will you do?

If you're a man of faith, will you do unto others as you would have them do unto you? Will you love your neighbor as yourself? As a Rotarian will you use the 4Way Test to make your decision? I truly understand how difficult it is to make decisions that will directly impact so many people. I had to make decisions that impacted the whole state.

Serving as a State Representative I learned a lot about myself and how I made my decisions. I was constantly doing heart-checks under the pressure of trying to uphold my deepest convictions to fulfill my desire to do the right thing by others. It felt like I was being tested every time there was a big decision.

Nollan Properties

3417 S 113th W. Ave
Sand Springs, OK 74063
918.407.4201

November 24, 2025

Subject: Proposed Hyper Data Center Project and Ringle Annex/Rezoning

Dear Commissioner,

First I want to express my sincere appreciation for your service on the Planning Commission. Thank you!

And to also recognize all the really great progress being made in Sand Springs such as the Sheffield Crossing Project, the Hwy97 widening and new Main Street extension loop, the eventual road over the levy through the park, the 50 acre neighborhood development, and the successful passing of Bonds for our City and Schools. What a blessing for all Sand Springs residents and our City. We have a lot to be proud of.

We are a very healthy City! Taxable sales base continues to go up year over year, we have a solid balanced budget with impressive multi-million dollar capital improvement funds and savings. We can do our own developments, provide consistent pay raises every year, are recognized for our good stewardship in the state and are growing in a positive methodical pace that is conducive to a prosperous and healthy community.

I say all this, because it is true! The council and city leadership and employees have a lot to be recognized for.

With so much to be thankful for already, why do we even need to entertain such a proposal like the Data Center? The risk vs reward just isn't there. The risk of hurting so many fellow Sandites is much greater than the possible returns to the City. How much is enough? We are healthy and growing and very much on a great sustainable path.

The sacrifice to our fellow Sand Springs residents is real. The homeowners, farmers and ranchers property up north is probably worth between \$200 to \$400 million and even priceless to the owners. But during or after the Data Center it's easy to understand how the property values will take a significant hit. And quality of life will too. Play with the numbers even a little and you can see how an average 25% reduction in

Sand Springs Resident Questions

“Unfortunately, many times the public is last to learn about a proposed data center project like Project Springs. That’s why it’s important for public officials and representatives to ask specific questions and gain a full understanding of the good/the bad and ugly around such projects before making forever decisions that impact families for generations to come.”

1. What is the true environmental impact to the area from noise, air, water, and light pollution? Have there been any environmental impact studies, and what are the findings?
2. Are the water use/power use/environmental safeguards sustainable for the next generation of Sandites (our kids and grandkids)?
3. How much water per day/week/month/year? What will they do with the gray water?
4. What happens if we have a similar drought like we did just 2 years ago?
5. How will they control the water runoff from their building footprint? And how do we ensure it does not have contaminants in it?
6. Will the buyer also be paying double for the water they use like the un-incorporated area of Sand Springs around them?
7. What subsidies/tax abatements/exemptions is the city providing? The state? County? School? What revenue will we lose and for how long? Or how long is the payback?
8. Is there a legally binding “Community Benefit Agreement” which spells out all the promises, deliverables and benefits guaranteed by the seller?
9. How many permanent local jobs will be provided? Is there an agreement in place to only hire locally for the jobs? And/or only use local construction contractors?
10. Would anyone in south Sand Springs want such a project in their backyard? For example, what if the project was dropped on the acreage just South of the Public Works Complex off 51st and 129th W. Ave? Or even on the ranch property by Angus Valley Farms?
11. AI Data Centers like to build in clusters... The North Tulsa “Anthem” project is on 400 acres and plans to have a cluster of 4 big buildings; Project Springs is buying over 800 acres? Does this mean they plan to build a cluster of 8 or more buildings? Does this mean construction/changes to the property will not be just 2-5 yrs, but up to 20-25 yrs of construction pollution? What are the future expansion plans for the site?
12. Is ODOT engaged for the roads? Osage County onboard? Osage Nation engaged? *INCOG*.
13. PSO/AEP just got approved for rate hikes up to \$10/mo/home in Jan 2025, partly to address a settlement, and partly for new customer demand. Their agreement included that they must not ask for another increase until 2026. So they can ask again in ‘26? Did you know on average rate increases range from 50-200% over a 10yr period to meet this type demand?

14. Will there be dynamite blasting during construction excavation? If so, will they use a third party to conduct seismic impact tests? And how will this impact property values?
15. Have you seen/read any Environmental Studies around this project?
16. What will be done to mitigate construction pollution? Who will monitor and protect the neighbors all up and down Hwy 97?
17. What physical security will be used by the site? Security armed guard, security building, automated gate, razor wire fencing like a penitentiary would use, over-abundance of lighting used, etc?
18. Who benefits from this project really?
19. Is the City's vision for the rolling hills of North Sand Springs to become an industrial area? Is the city's goal to become industrial again? Does tech industry like this create many sustaining local high-end jobs?
20. How does the local community and residents truly benefit from this project? Or is it like the windmill farms where only the few benefit financially and all the power/end-users are out of our state?
21. How will the constant noise pollution be mitigated? And how will the once/week generator testing noise pollution be mitigated? And what can be done if the noise pollution exceeds the quote allowed "decibel" levels agreed to? Who oversees the accountability?
22. What are the plans for mitigating the heavy equipment on the narrow two lane roads that lead to the Ringle Ranch site?
23. Have you personally driven up North to the ranch and looked around and thought about the impact such a project like this will have on the 500+ families who live here, and their generational farms, ranches, and homes?
24. What is the \$\$\$ value of the 500+ homes/ranches that will be affected by this project and what study has been done to quantify the impact to their personal property now and for future generations? Are there any plans for reparations for the affected families?
25. Did you know that personal homes/property value represents between 50-65% of a families NET WORTH? What happens to their net worth when they live within 4-6 miles of such a project?
26. Have all the "seller's promises" been put into any of the contracts for the project? Because once it's a done deal there will be no control over what the developer does on the site.
27. Do you live on a property you want to leave as part of your family's legacy and pass down from generation to generation? Are you able to see the stars at night where you live? Were you able to see the recent Northern Lights from your driveway with your naked eye? Do you enjoy having space between you and your neighbor, quiet mornings and evenings on your porch, beautiful sunrises and sunsets, no traffic noise and only the occasional mooing from a cow or barking from a distant dog or even a coyote?
28. Many bald eagles live on the building site and in the surrounding acreage, have there been any wildlife impact studies conducted and what were the findings?

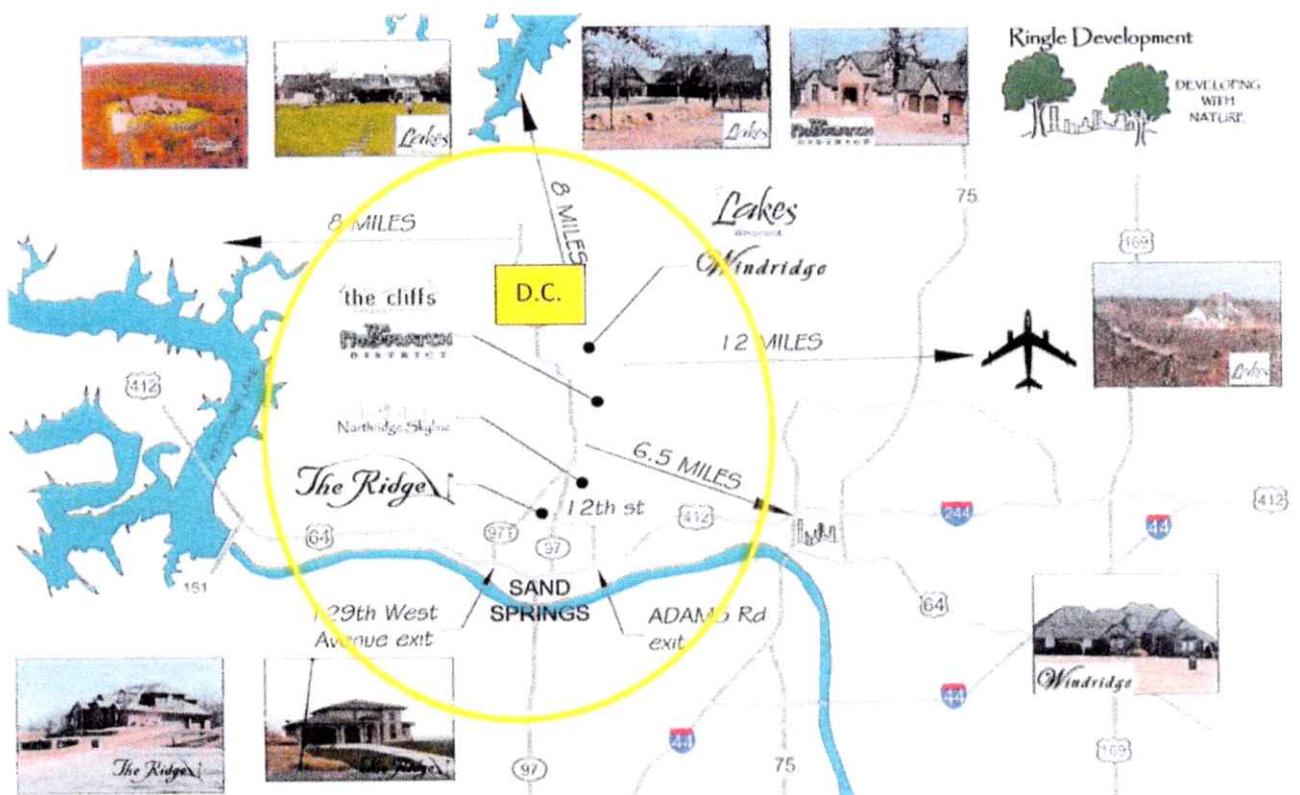
29. Many of the Data Centers have to rely on building their own additional power source on the property because of lack of availability as they grow the cluster of buildings. The most common method is modular gas-powered turbine units like what is used at Elon's Memphis xAI data center. What impacts do such power generation units have to the community and environment? Just how bad is the air pollution from such solutions?
30. Is the Project paying for all of its own substation and power lines? Will PSO/AEP also have to run additional monster power poles/lines on the utility easement thus creating more site pollution?
31. We know the project is a huge payday for the property owner, the City, the Schools, but what's in it for the other Sand Springs residents who live in the area north of the City?
32. What rights do the land owners have in the area regarding this project and all the secrecy around it? Do we know who the end user is? Did we receive sufficient notification time?
33. Have you considered why the sellers are pushing so fast and so hard on this and other Data Center deals? And why they go around the state, the citizens, the residents, and directly to a few members on the planning commission or council?
34. Does the City have a healthy financial budget? Are we recognized by the State for our good stewardship and representation practices? Do we have a solid savings each year? Is the city growing in a safe, methodical and healthy way? Do we have enough funds to do our own neighborhood development project(s)? Are we able to successfully pass Bonds as needed?
35. What about our schools? Do they have a healthy and strong budget? Are they able to pass Bonds successfully to fund major projects?
36. Even though the project is so far along, are Public Officials willing to truly listen to the concerns of the Sand Springs citizens who will be impacted, much like what past Officials have done for projects like the Rock Quarry, the Cell Tower at the golf course, and the Dollar General request on Shell Creek Rd/97.
37. Did you know that since May 2024 there are many examples of Public Officials who have voted down and blocked Data Center projects like Project Springs in response to the growing community opposition driven by concerns over the lack of transparency, the noise pollution, air pollution, water pollution, substantial use of water and electricity and overall land and environment impact? Over \$100 billion blocked, in AZ, Missouri, Georgia, Indiana, Virginia, and other states.
38. What state regulatory laws, environmental protections and oversight will be used to protect the interest of all the nearby land owners during the life of the Data Center?
39. Is this truly the "Best Use" for the AG zoned property known as the Ringle Ranch for over 30 years? What if it was also converted to another residential development site with mini ranchettes and such? Doesn't that make a better fit for the original intended land use of the area?

40. Ringle Development has been developing North Sand Springs since 1994. And for 30+ years has sold families the benefits of building and living in North Sand Springs in one of their 12 upscale neighborhoods. Includes: Northwoods, Northridge Skyline, Skyline Falls, Windridge, Windridge II and The Lakes at Windridge The Highlands and the Cliffs at the Preservation District, The Ridge, Northridge Skyline. From their marketing website they advertise, " We are committed to Conservation, our Schools and our Community, Great Views, Wooded Lots, Upscale Neighborhoods, Natural Waterfalls, 10 mile views, next to Conservation easements, a Short Tulsa Commute, 2900+ sf homes; Lots starting at \$93,000 and Homes from \$400K-\$2M; "

41. Should the marketing now also include, "Complete with a state of the art environmentally challenged xAI Data Center in your neighborhood that you can see, hear, smell and feel from your own backyard?"

42. And what does it mean to "Think Right?" by our neighbors in Sand Springs.

The Impact Radius!





Date Created: 11/21/2025
 Created By: anonymous

*NOTE: It's one size of acreage
 Every yellow rectangle is a home/land!*

*-N-
 ←*

*Datta Center
 Sits on a hill!*

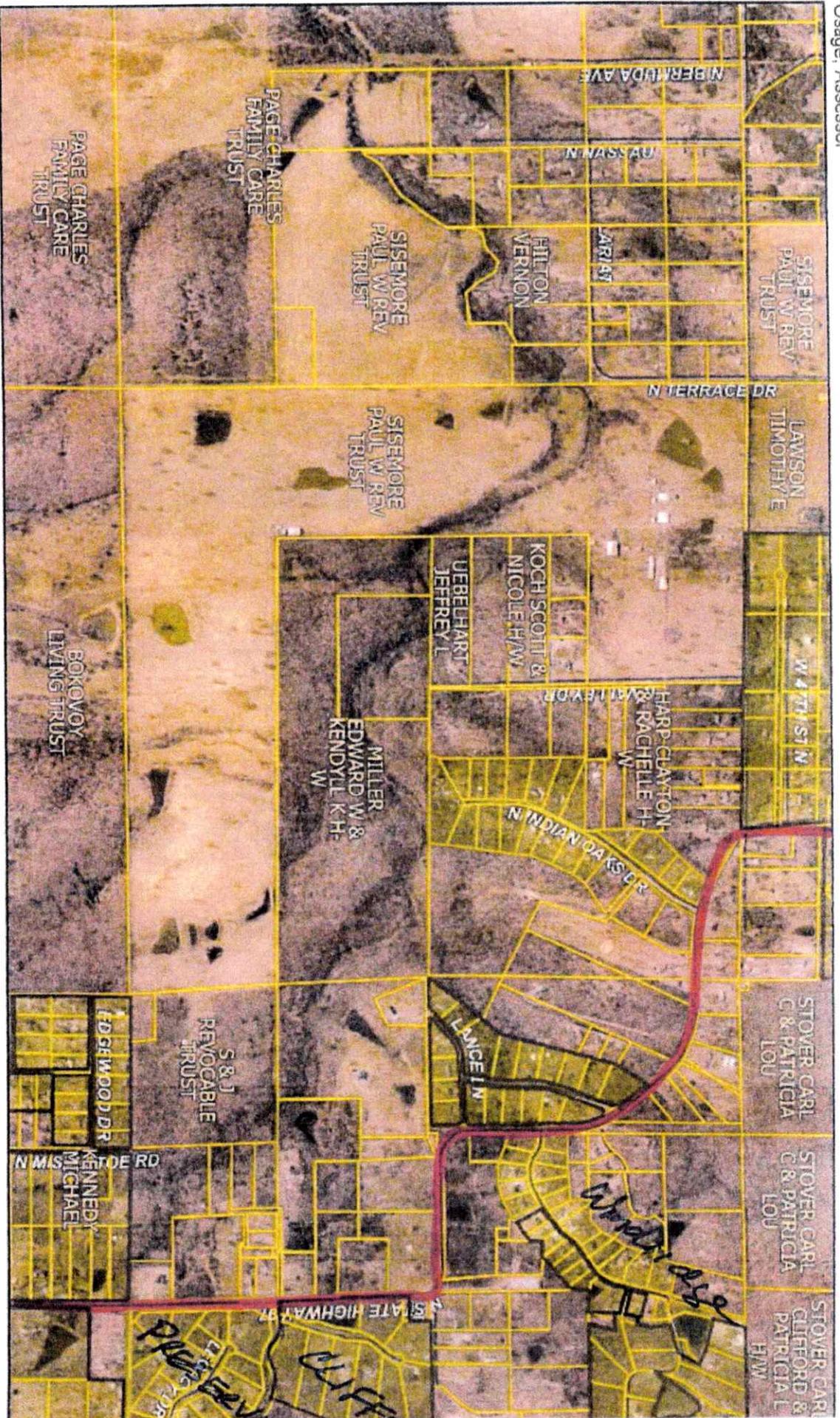
1 inch = 1273 feet

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Osage County

Assessor's Office

Osage, Assessor



-N-

↖ a7

*-Wanda's is 1.4 mi away or less!
Look at all the neighborhoods!*

1 inch = 1153 feet

Date Created: 11/21/2025
Created By: anonymous

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via DataScout CircleMap

Osage County

Assessor's Office

Osage, Assessor



-N-

Area 1

Approx 2.8 mi away here

1 inch = 637 feet

Date Created: 11/21/2025
Created By: anonymous

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via DataScout Analytics

11/22/25

To: City of Sand Springs City Council

My name is Bruce Overton and my wife and I live North of Sand Springs along Highway 97. My wife and I have lived in Sand Springs and North of Sand Springs for 45 years, we raised 2 children here and they both graduated from Sand Springs High School. We have liked living in the Sand Springs area for all of those years, both my wife and myself are AGAINST the proposed data center which will be built about 3,500 Feet from our property. I have worked in the construction industry for 50 years until my retirement and have built highways, worked on infrastructure projects in Sand Springs and surrounding cities, built numerous subdivisions and worked on phase II of the Google Center in Pryor, Oklahoma.

There are items that need to be addressed in writing before there is any discussion for approval:

- How will the owners of the proposed data center deal with the constant hum from the center on a 24 hour, 7 days a week basis
- Is there any way to require the proposed data center to limit the illumination at night to be at a level that land owners can live with
- I have heard the setback for the proposed data center is to be between one hundred and two hundred feet from adjoining land owners. It needs to be changed to three hundred feet minimum as that is what has happened on the center in Owasso, as well as sound walls to help control the sound emitting from the center.
- Has anybody been in contact with DEQ and/or Oklahoma Water Resources board to see what would happen if the Skiatook Lake falls to a certain water elevation and they have to take action on water withdrawals from the lake to reduce from falling into a dangerous state.
- It has been stated the proposed data center will require a minimum of one million gallons of treated water a day, how does the City intend to get the water from the treatment facility to the proposed data center. The existing waterline that runs in the area is only a six inch line and was probably installed fifty to sixty years ago and cannot handle water for the proposed data center and existing homeowners. Also will the proposed data center pay for the installation of a new line of adequate size to handle the proposed data center and surrounding area.
- How will the city handle the domestic and process wastewater generated at the site excluding the cooling tower water since the proposed data center will be within the CITY LIMITS
- The treated water the proposed data center will use each day will have to be treated to reduce the contaminants to a certain level before it can be released. Has the proposed data center said how this will be handled and where it will release the treated water from the site? This is a requirement of the DEQ and will require a permit from them before any water can be released from the proposed data center.
- Has Sand Springs considered mandating the proposed data center recycle its water from the cooling towers to conserve the use of treated drinking all of the time? Sand Springs can enforce such a requirement through its **local zoning ordinances or through conditions set in a special-use permit** since the proposed data center will be in the city limits
- As to the monitoring of the treated water and its release who will be responsible for the monitoring since it will be in the CITY LIMITS OF SAND SPRINGS and how will the surrounding community know that the requirements of DEQ are followed and if there are any problems will the surrounding community be notified and by whom.

- If the city approves the proposed data center will it be held to a certain size with no expansion allowed? If an expansion is allowed has the city given any thought as to what the city will need to do to accommodate this and what resources will be required from the city for the expansion.
- This proposed data center will end the STATUS OF A RURAL COMMUNITY FOR ALL OF US WHO LIVE IN THE AREA.
- Also during construction of the facility will the proposed data center general contractor be held liable for any damage done to any of the existing roads leading to the construction site?

The only thing I ask is the City of Sand Springs and its residents prepared to handle any problems that may come up with proposed data center now and in the future. I would strongly urge the City Council and the planning commission visit a similar data center that is the size of the proposed data center and listen to the sound coming from the data center while it is in use

Thank you

Bruce Overton

November 21, 2025

To: Ms. Janice Almy, City Clerk Sand Springs 100 E. Broadway St., Sand Springs, OK 74063

Subject: Urgent Request to Oppose the Hyperscale Data Center Development North of Sand Springs (Historic Hwy 97)

Dear Sand Springs Planning and City Council members,

I write to you today not merely as a constituent, but as a devoted steward of Oklahoma's natural and cultural heritage, to urge your definitive opposition to the proposed hyperscale data center slated for construction approximately nine miles north of Sand Springs, along historic Highway 97.

This decision is more than zoning; it is about permanently sacrificing an irreplaceable piece of our collective history and environment for a fleeting commercial venture. I implore you to consider the deep, multi-layered significance of this specific parcel of land before casting your vote.

Ecological and Geological Irreplaceability

The proposed site is located within one of the precious few valleys that cleave through the Sandstone Hills region west and north of Tulsa. This landscape is a living archive, once completely covered by water, and now hosting an invaluable old-growth forest—a rare ecosystem and crucial habitat corridor. The geological history of this land is tied to ancient hunter/gatherer cultures who relied on its unspoiled resources. Paving this valley for a monolithic, high-energy-consuming data center represents an irreversible ecological loss for future generations of Sand Springs residents and the wider region.

A Sacred and Unacknowledged Cultural Legacy

The profound historical significance of this land to the Osage, Cherokee and Muscogee Nations is only now beginning to receive the recognition it deserves. The cultural memories, traditional knowledge, and spiritual connections embedded in these valleys are far too young in their public acknowledgement to be extinguished by commercial development. As elected officials, you have an obligation to pause and consider the lasting impact on our sovereign neighbors. Approving this project is to actively disregard a sacred heritage, the true depth of which we are only just starting to comprehend.

The Wellspring of Oklahoma's Artistic Identity

This land is not merely scenic; it is the muse for some of Oklahoma's most cherished cultural contributions. It is the very environment that shaped the worldview of John Joseph Mathews, whose Osage experience and environmental insights are foundational to

American literature. It echoes the sentiment of Woody Guthrie's enduring anthem, "*This Land Is Your Land*," reminding us that our natural resources belong to the public trust, not transient corporate interests. Furthermore, this area has been immortalized in the works of renowned Osage artists—including John D. Free, Addie Roanhorse, Jim Red Corn, and Anita Fields—who drew from its landscape, folklore, and native tales.

To construct a sterile, concrete facility on this ground is to silence a historic voice and diminish a place that has creatively nourished our state for centuries.

The Mandate of Stewardship

The choice before you is simple: an influx of tax revenue and jobs that will quickly peak and recede, versus the permanent preservation of ecological health, irreplaceable heritage, and the cultural integrity of the Sand Springs community. As you know, hyperscale data centers require immense amounts of water and energy, placing an undue strain on our municipal infrastructure and potentially increasing our environmental footprint.

I urge you to use your vote to stand as a steward of this beloved area of Oklahoma. Please vote **NO** on any measure to approve the construction of the hyperscale data center on historic Highway 97. Protect the valley, honor the heritage, and secure a meaningful legacy for Sand Springs.

Thank you for your careful and conscientious consideration of this critical issue.

Sincerely,



Russell Thomas

9271 Preservation Dr.

Sand Spring 74063

9182318742

rusty.thomas1@att.net

From: Jennifer Ensey <jenniferensey75@gmail.com>
Sent: Friday, November 21, 2025 7:24 AM
To: Cynthia A Webster
Subject: From a sand springs citizen

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I am just one, of many, upset by the rezoning and planned data center off of highway 97. Please add my name to the list of those who will be voting against those who are moving this data center forward!

Jennifer Bedgood
9461 Black Oak Ln, 74063

From: Teresa Fisher <rubythedragonfly@gmail.com>
Sent: Wednesday, November 19, 2025 5:52 PM
To: Planning; councilor.atlarge@sandsprings.gov; councilor.ward1@sandsprings.gov; councilor.ward2@sandsprings.gov; councilor.ward3@sandsprings.gov; councilor.ward4@sandsprings.gov; councilor.ward5@sandsprings.gov; councilor.ward6@sandsprings.gov
Subject: Project Spring
Attachments: 2465.jpg; 2467.jpg; 2474.jpg; 2470.jpg; 2468.jpg

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I am a 66-year-old Sand Springs resident who has lived here my whole life, as did my parents and my grandparents, and my great-grandparents lived here as well until they passed. My mom still lives on North highway 97 where I grew up.

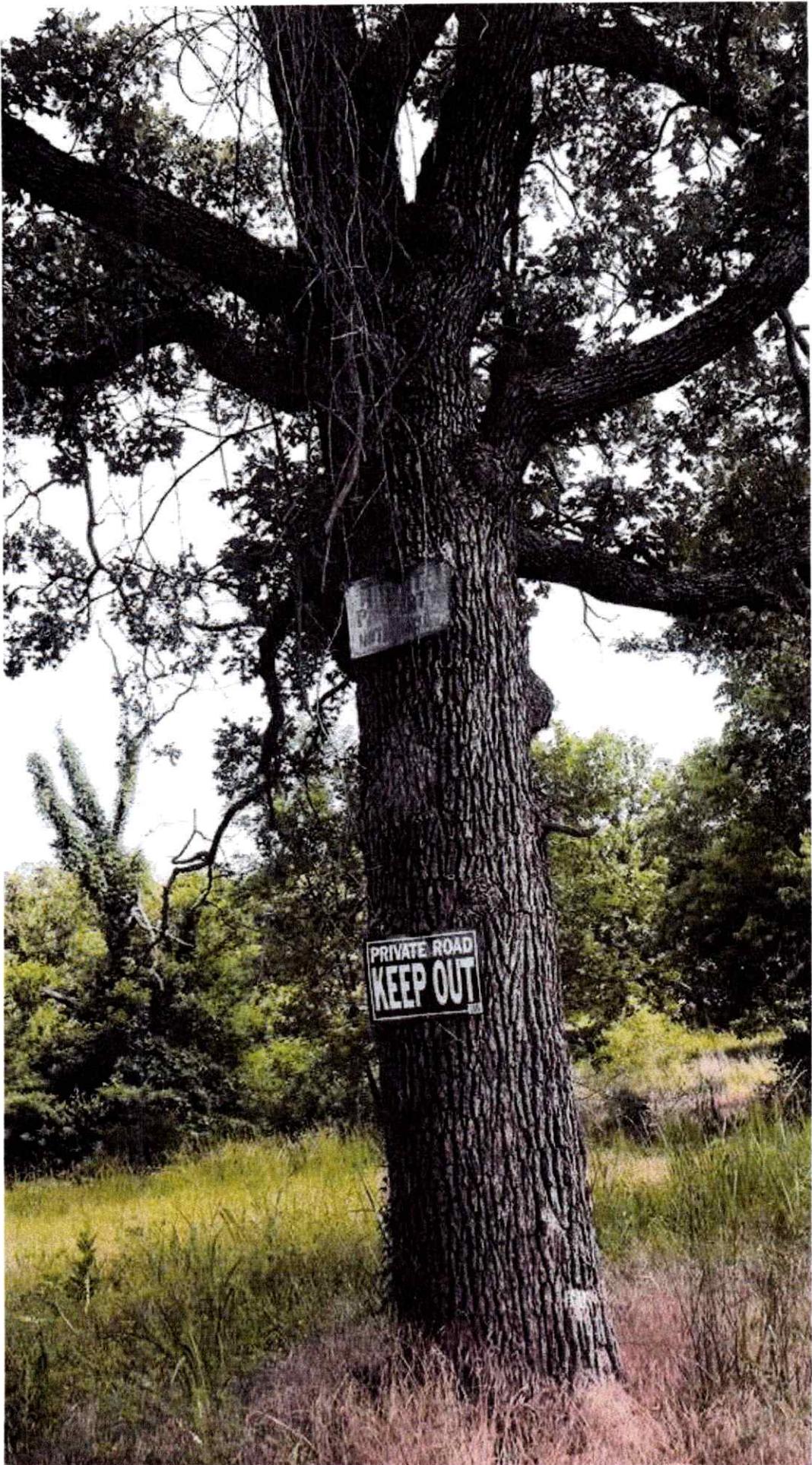
My mom and I are vehemently against rezoning our rural land for the data center. I could not care less how many jobs it brings because our property values will go down, and there is nothing that could be done that would ever make me accept the damage to our environment, the traffic, the noise, and the light pollution. No more dark skies. No more stars at night.

The land they want to destroy is pristine. People have lived there for decades, maybe centuries, raising their families and living off their farms and ranches. This is very personal to me because I had a rural mail route out there. I spent 33 years driving in the country delivering mail to those rural families and most of those years were spent in the area that was recently annexed to Sand Springs for this data center. That is half my life. The land in question is so rural that I could drive 2 hours at a time without seeing another person or car. I took many photographs and I'm going to share a few of them with you. It's a lovely and magical place. These photos were taken over the last few years in the area of Ecker road near Turkey Creek. I can see the area on the map of the proposed data center and it breaks my heart. Notice the picture of the tree with the signs nailed to it. I can remember when the older sign was new. I have also included a map. The red circle is quail hollow, a very populated housing edition and the blue circle is where I took these photos. Also look at the Tulsa map I have included. The area is simply labeled Osage Indian Reservation. How could you consider letting them destroy this beautiful and awe inspiring landscape? I am hoping that you can't. This is something we should be proud of, not something we should tear down in the name of greed. I hope you recognize what a treasure this is, one that money can't buy. Once it's gone we can never get it back. Data centers like this need to be placed in areas that are already zoned for industry. Do not destroy the lives of hundreds of families, please. I am not thrilled with all of the development going on in this city, and the traffic, but I have kept my mouth shut because I know some people want it but there aren't very many people that want this data center and the ones who do don't care about anything except for money. Don't be like those people. I imagine if this passes anyone in the city council who votes for it will be voted out. I don't think there's any doubt about that. I'm also afraid I will be leaving as well. This just isn't the town I grew up in and this would probably be the last straw for me. The land is the only thing keeping me here. Thank you for your time and consideration, Teresa Fisher

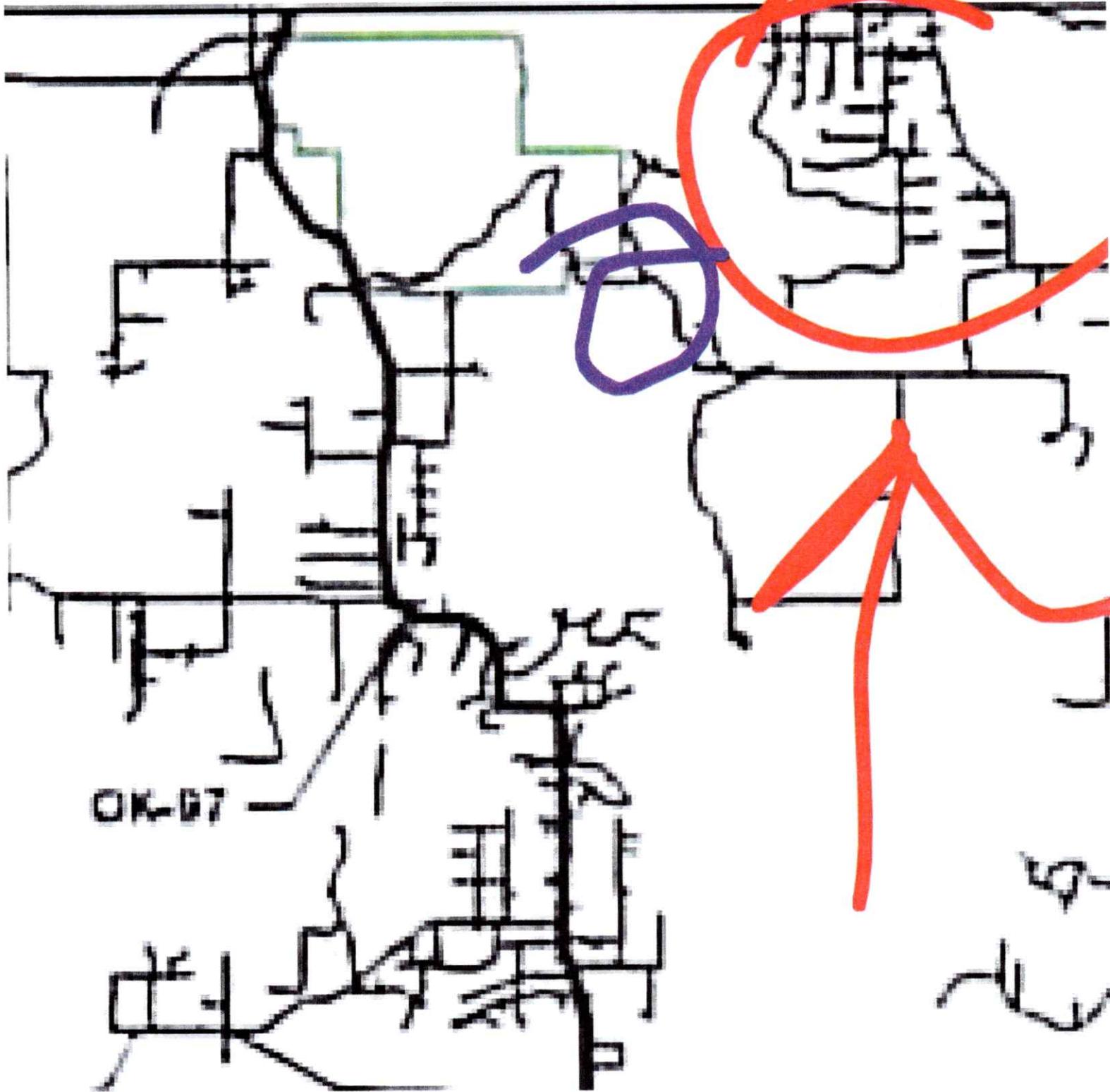
"Once in awhile you get shown the light in the strangest of places if you look at it right." Robert Hunter







VICINITY MAP





From: Robert Stretch <robertgs8888@gmail.com>
Sent: Wednesday, November 19, 2025 9:47 AM
To: Planning
Subject: Data Center

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I am a resident near the proposed data center and I am strongly opposed to the rezoning and industrialization of our community on 97 north! It is a rural community and by adding large scale industry it would destroy the area in many ways!

Andy and Kristy Duncan

8757 Legacy Drive

Sand Springs, OK 74063

918-855-9977

November 18, 2025

Sand Springs Planning Commission and City Council

C/o Sand Springs Planning Department

100 East Broadway Street

Sand Springs, OK 74063

Dear Commissioners and Council Members,

I am writing as a resident and property owner within the affected area regarding the proposed Project Spring rezoning and PUD request in unincorporated County north of Sand Springs. After reviewing the available documentation, I have significant concerns about the scale of the development, the absence of essential impact studies, and the long-term consequences for surrounding communities.

Based on the information presented in the applicant's current filing, there is insufficient data to responsibly evaluate the effects on:

- Local utility infrastructure and consumer electric rates, especially within VVEC's cooperative cost-sharing model or PSO.
- Traffic volume and roadway safety, particularly in rural areas not designed for industrial-scale freight movement
- Noise, lighting, and continuous industrial activity, including cooling systems and backup generators
- Storm water runoff, watershed impact, and drainage changes due to large impervious surfaces
- Long-term residential property values, which historically decline near high-intensity industrial development

Given these concerns, I respectfully request that the Planning Commission and City Council withhold approval of the Project Spring rezoning until the applicant submits, at minimum, the following:

1. A full Traffic Impact Study
2. A Utility Load and Substation Impact Analysis from VVEC
3. A Drainage and Storm water Impact Study
4. A Noise and Lighting Impact Assessment
5. An Environmental / Wildlife Impact Report
6. A Property-Value and Economic Impact Analysis for nearby residents

These studies are standard for developments of far smaller scale and are necessary to ensure decision-making that protects both city and county residents from unintended and irreversible consequences.

Thank you for your time and for your careful consideration of this matter. I ask that my concerns be entered into the official public record.

Respectfully,

Andy Duncan Kristy D. Duncan

Andy and Kristy Duncan

email: *kylie99@msn.com*

From: Graham, Dax <grahada@tulsaschools.org>
Sent: Monday, November 17, 2025 5:50 PM
To: Action Line
Subject: Data center

Caution! This message was sent from outside your organization.

To Whom It May Concern,

I am writing to express my strong opposition to placing a data center within our residential community. Data centers operate around the clock and produce continuous industrial noise from cooling systems, high-volume fans, and frequent generator testing. This type of nonstop noise pollution is incompatible with a neighborhood environment and will disrupt sleep, daily life, and the overall peace residents rely on. Even if the noise falls within legal limits, the constant low-frequency hum is known to negatively impact health and well-being.

Additionally, data centers require an enormous amount of electricity and water. Introducing such a high-demand facility into our area would place significant strain on our local infrastructure, increasing the likelihood of grid stress, outages, and future utility rate increases for residents. It also forces the expansion of substations, power lines, and other industrial elements—further altering the character of our community while offering residents little to no direct benefit.

Finally, a data center would create long-term environmental and economic consequences. These facilities generate large amounts of heat, require heavy truck traffic, and often create a visual and structural presence that is completely out of place near homes. This inevitably lowers nearby property values and reduces the desirability of the neighborhood. For all these reasons, I strongly believe that a residential area is not the appropriate location for a data center, and I urge the city to reconsider this proposal for the wellbeing of the families who live here.

Sincerely,

Dax Graham

Cynthia A Webster

From: Brenda Whisenhunt <brens503503@gmail.com>
Sent: Friday, November 14, 2025 2:52 PM
To: Action Line

Caution! This message was sent from outside your organization.

Re: Ai data centers, we do not want this in our area.. Please take it somewhere else..

From: Karlie Collins <collins.karlie@icloud.com>
Sent: Monday, November 17, 2025 7:41 AM
To: Action Line
Subject: Opposition to Proposed Data Center Development in Sand Springs

Caution! This message was sent from outside your organization.

Dear City Council,

I am writing as a concerned resident of Sand Springs to formally express my opposition to the proposed construction of a data center in our community.

While I understand the intent to encourage economic growth, this project raises several significant concerns:

• **Environmental Impact:**

Data centers consume extremely large amounts of water and electricity. This poses long-term risks to our local resources, especially during periods of drought or increased demand. The noise, heat output, and potential strain on local infrastructure also warrant serious reconsideration.

• **Community Character and Quality of Life:**

Sand Springs is a family-centered community. The industrial nature of a data center does not align with the surrounding residential areas and will negatively impact property values, noise levels, and overall neighborhood livability.

• **Limited Benefit to Local Residents:**

Although these facilities often promise economic development, data centers typically create very few permanent jobs relative to the environmental and infrastructural burden they introduce.

• **Insufficient Transparency and Public Input:**

Residents deserve full clarity regarding the long-term cost to our utilities, our environment, and our community. Decisions of this scale should not be rushed without comprehensive impact studies and meaningful opportunities for public feedback.

For these reasons, I strongly urge you to reject the proposed data center and prioritize developments that genuinely support sustainable growth and the well-being of Sand Springs residents.

Thank you for your attention to this matter and for your service to our community.

Sincerely,

Karlie Collins

223 Chandler Dr. Sand Springs, OK 74063

918-803-6784

Sent from my iPhone

From: Kira Garrison <kira.garrison.93@gmail.com>
Sent: Monday, November 17, 2025 5:23 AM
To: Action Line
Subject: Proposed Data Center

Caution! This message was sent from outside your organization.

I want to start by saying I am deeply opposed to having a data center in sand springs before I make any other statements.

But I feel that the city if it believes this will benefit sand springs is misguided, data centers do not create jobs. After the initial construction most data centers only require 25 full time employees, few of which will be current residents of the local area. But all residents will be affected by the pollution and health consequences of large scale industrial processing.

If data centers were a good thing that people wanted, Broken Arrow and Jenks would be lining up to put them up, but they aren't. This is just a pathetic land grab where land is cheaper at the expense of sand springs residents.

From: Pam Smith <pam.smith316@gmail.com>
Sent: Saturday, November 15, 2025 9:53 PM
To: Action Line
Subject: Project Spring

Caution! This message was sent from outside your organization.

I am against this project for so many reasons.

I also do not believe you are not aware of this project. It was presented that way in a news story on KRMG and several TV news broadcast.

From: Shirley High <rvermomma@yahoo.com>
Sent: Friday, November 14, 2025 8:35 PM
To: Action Line
Subject: Data Center

Caution! This message was sent from outside your organization.

Even though I don't live in SS my sister does. These people are just trying to get all these cities to build these data centers. They don't even have anybody to occupy them. What happens if you do also this and they build it and no one occupies it. Just another eyesore that sets empty. PLEASE don't do this.
Sent from my iPad

From: Gop Bruce <gopbruce@tulsav8.org>
Sent: Wednesday, January 21, 2026 1:40 PM
To: Cynthia A Webster
Subject: BRAVO City Council

Caution! This message was sent from outside your organization.

Gentlemen,

I watched last night's FB stream of the Spring Project Meeting and I was encouraged, even excited, about the opportunity presented to the Sand Springs community and to the Schools.

While I live just outside city limits near Tanglewood, I'm a product of SS Schools and I've called SS my home for more than 55 years. My family goes back generations in SS.

Family keeps me here, but I'm very disappointed in the lack of growth in SS's demographics. The condition of schools is an embarrassment. The only jobs available for most young people are retail and restaurant. I support your efforts to remedy these shortcomings!

While I was fortunate to earn an MBA from TU and build a career in technology, I worry the young people of SS suffer because of these schools and the lack of resources afforded to their educations. Subsequently, they are forced to move away for any jobs making more than \$20 an hour.

Therein lies my main reason for supporting the datacenter, despite the bullying the other side mounts against it. I know the Council is in a difficult position, but know this, there are many who share my view that Project Spring is good for our community! We are the silent majority!

Stay strong, vote your heart! Vote your love for the future of Sand Springs!

If in doubt, ask yourself, "what would Charles Page do?"

Best Regards,

Bruce Hardy
Ph 918-630-8663

From: Dashley Thompson <DashleysDesk@outlook.com>
Sent: Tuesday, January 20, 2026 3:48 PM
To: Planning
Subject: Letter Of Support Project Spring

Caution! This message was sent from outside your organization.

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Dear Sand Springs Planning Department and City Council Members,

I am writing to formally express my support for the proposed Project Spring data center and to encourage approval of the necessary zoning and planning actions. I believe this project offers meaningful, long-term benefits to Sand Springs, particularly for working families, local economic growth, and our city's infrastructure and schools.

First, well-paying jobs for adults raising young children are desperately needed in Sand Springs. Nearly half of our student body qualifies for free or reduced lunch, which is a clear indicator that many households are struggling with low incomes. Our community needs employment opportunities that allow parents to provide stability for their families without having to leave Sand Springs to do so. Project Spring represents the kind of investment that can help raise household incomes and improve outcomes for local children.

Second, while data centers may not employ hundreds of workers directly, the jobs they do create are typically well-paying, skilled positions. Those wages do not disappear, they are spent locally on housing, groceries, childcare, and services, supporting small businesses throughout Sand Springs. Additionally, data centers are well known for attracting secondary development. They often draw in contractors, suppliers, technology firms, and other employers who choose to locate nearby, creating indirect jobs and further expanding our local employment base.

Finally, the long-term tax revenue generated by a large-scale project like Project Spring would provide immense benefits to Sand Springs' infrastructure and public services. Increased revenue can help fund the replacement of outdated infrastructure rather than continuing to overspend on temporary repairs year after year. Our local schools and teachers would benefit from a stronger tax base, which ultimately benefits Sand Springs students. Saying no to a major technology investment, especially from a company like Google, sends the wrong message to our young people who are pursuing careers in technology and innovation, fields that are becoming more essential every day.

For these reasons, I strongly support Project Spring and respectfully urge the Planning Commission and City Council to allow this project to move forward. I believe it represents a positive step toward economic opportunity, infrastructure stability, and a stronger future for Sand Springs families.

Thank you for your time and consideration.

Sincerely,

Deb Thompson

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From: Deby T <Dt.homedesk@outlook.com>
Sent: Friday, December 26, 2025 5:51 PM
To: Action Line
Subject: Strong Support for Project Spring Data Center – Resident Perspective

Caution! This message was sent from outside your organization.

Dear Sand Springs City Officials, Planning Commission, and City Council,

My name is Deb. I am a mother in my 30s who bought my home in Sand Springs two years ago. I chose this town for its family-friendly atmosphere and opportunities for growth that will help our children and future generations.

I write to give my full support to the Project Spring data center.

I know some worry about possible small increases in utility bills. I accept those and any other modest changes when it means real economic progress for Sand Springs. Our working adult community needs this, our young families need this, and our future generations need this.

Charles Page's motto was "Think Right," and his vision blended compassion with pragmatic economic growth: attract jobs, industry, and tax-generating development to fund schools, services, and family support. A major modern data center like Project Spring delivering substantial tax revenue for schools and city services, high-skilled jobs, developer-funded infrastructure upgrades, and stable long-term economic growth with minimal ongoing public burden aligns precisely with Page's vision of bold, responsible industrial development that secures prosperity and self-sufficiency for future generations in Sand Springs.

The organized opposition, while active, represents far less than 2% of our town's roughly 20,000 residents. Many of us support planned growth but stay quieter in meetings, petitions, and social media. I sincerely hope such a small amount of people don't get to reject this opportunity on behalf of the whole town simply because they are loud.

Thank you for considering all views and for your work on behalf of our current community and future generations.

Deb Thompson

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Debra Thompson
1214 E 10th St
Sand Springs, OK 74063
Dashleysdesk@outlook.com

November 16, 2025

Honorable Mayor and Members of the Sand Springs City Council
100 E Broadway St
Sand Springs, OK 74063

Dear Mayor and Council Members,

I write as a Sand Springs resident in strong support of **Project Spring**, the proposed data center campus near 81st W Avenue and Highway 97. This project is a strategic opportunity for our city, bringing high-value jobs, strengthening our economy, and positioning Sand Springs as part of the nation's technological backbone.

Economic Impact and Jobs

Data centers are proven economic engines. Regions that embraced them, such as Northern Virginia and Dallas, have seen billions in investment, thousands of supported jobs, and significant long-term tax revenue without adding strain on schools, roads, or public safety. These facilities also signal to other tech-driven companies that a community is ready for innovation, which triggers broader job growth in fields such as healthcare technology, finance, cybersecurity, and advanced manufacturing.

Infrastructure Alignment

PSO's \$1.2 billion grid modernization plan is already underway, driven by federal and state standards and by the needs of existing residents and businesses. These upgrades are happening regardless. Project Spring simply uses that necessary progress to generate the highest possible return for Sand Springs.

Addressing Fears With Compassion and Facts

I also want to acknowledge the concerns expressed by some in our community. Many of these worries come from understandable confusion or fear that has been fueled by misinformation. However, data centers are not environmental bombs, nor do they cause large spikes in residential utility bills. In reality, data centers operate under strict efficiency standards and long-term rate structures, and their tax contributions often help reduce financial pressure on residents. They are not symbols of corporate greed. They are the digital infrastructure that every modern industry relies on in order to compete and grow.

Nearly every sector that supports our daily lives, including banking, healthcare, education, manufacturing, national security, and agriculture, depends on the computing power and secure data storage these facilities provide. On a global scale, the United States must continue expanding advanced data infrastructure to remain competitive. If we fall behind in AI and digital innovation, foreign competitors such as China will fill that gap, which puts our economic strength and national influence at risk.

A Future for Our Workforce

Project Spring will create hundreds of construction jobs and sustained roles in operations, maintenance, and cybersecurity. Even more importantly, it gives our students, especially those pursuing technology in Sand Springs Public Schools and Tulsa Community College, a reason to stay, work, and build their futures here. Without local opportunities, we risk losing a generation of talent to other states.

For these reasons, I respectfully urge the Council to **approve Project Spring** and offer supportive input to the Oklahoma Corporation Commission. **Your support will help safeguard the prosperity of Sand Springs while strengthening the economic and technological foundation our country depends on.**

Thank you for your leadership and commitment to our community's future. I am available at Dashleysdesk@outlook.com if you would like to discuss further.

Debra Thompson

From: Dashley Thompson <DashleysDesk@outlook.com>
Sent: Sunday, November 16, 2025 11:01 AM
To: City Clerk
Cc: public.utility@occ.ok.gov
Subject: Support for Project Spring – Letter from Sand Springs Resident
Attachments: ApproveProject_Spring_Letter.pdf

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Mayor and Council Members,

Attached is my letter regarding Project Spring. As a resident, I believe this project is essential to securing the economic future of Sand Springs and strengthening the broader foundation our country depends on. I respectfully ask that you give it your full support.

Thank you for your service to our community.

Debra Thompson

Dashleysdesk@outlook.com

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CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

STAFF REPORT – SSCPA-007

TO: Planning Commission Members

DATE: January 27, 2026

CASE: SSCPA-007 – Comprehensive Plan Map Amendment to change property tracts from a **Residential Land Use Designation to Light Industrial with a PUD overlay.**

LOCATION: 826+ acres located in Sections 2 and 3, Township 20N, Range 11E and Sections 33, 34, and 35, Township 21N, Range 11E, and commonly known as being at approximately 56th St. North and Highway 97.

BACKGROUND AND HISTORY:

The applicant, Lou Reynolds, on behalf of Alan Ringle, is proposing to rezone approximately 826+ acres of property from AG (Agriculture) to IL (Industrial Light) with a PUD overlay. The surrounding properties adjacent to the proposed site for rezoning located in platted subdivisions are zoned through Osage County as RS (Residential Single Family). Unplatted properties with metes and bounds legal descriptions are zoned AG (Agricultural). This information was provided by Osage County Planning and Zoning Director Jake Bruno. Properties range in size from approximately 2.5 acre tracts to large tracts in excess of 150 acres each.

The City's Comprehensive plan map shows this area developing as residential.

A rezoning application (SSZ-517) has been filed in conjunction with this Comprehensive Plan Amendment request.

A Comprehensive Plan Map Amendment is recommended to support the change.

State Statute Reference

§19-863.7. Master plan - Public hearing.

The commission may adopt the master plan in whole or part, and subsequently amend or extend the adopted plan or portions thereof. Before the adoption, amendment, or extension of the plan or portions thereof, the commission shall hold at least one public hearing thereon. Such hearing may be adjourned from time to time. The adoption of the plan or portions thereof shall be by resolution carried by not less than the majority of the full membership of the commission including the ex-officio members thereof. Before such master plan or part thereof shall have the status of an official plan, it shall be submitted

to and shall have the approval of the council insofar as such plan affects the area within the city limits of the municipality.

STAFF RECOMMENDATION:

The City of Sand Springs' existing Comprehensive Plan was adopted by City Council on June 26, 2017 by Resolution 17-25.

The Sand Springs 2030 Land Use Master Plan (Plan) provides an outline for growth and development in the City of Sand Springs over the life of the plan (initially 15 years). The Plan consists of a land use plan map and a supporting text document that contains data, specific goals, action plans and recommendations for land use and development in the City and surrounding areas within the fenceline. The map illustrates, in a generalized manner, a preferred land use pattern of development for all areas within the City and fenceline. Numerous areas are left as residential as these areas are still relatively natural in state and should be left for future designation as development occurs spurning the need for additional planning efforts.

As adopted, the Plan is a policy document providing guidance to City officials as they develop future budgets, plans for expansion of infrastructure and other services, and make important land use decisions such as rezoning requests.

This Plan is a long-term guiding document intended for helping realize an anticipated future development pattern. However, it is not a firm or inflexible document, as growth patterns and land use scenarios are subject to change over the course of the next 15 years. During preparation of the Plan, there was no way to predict with any level of certainty all of the changes that may occur in Sand Springs and the surrounding areas during the Plan's lifespan. Recognizing that unforeseen changes occur, the Plan is a flexible document and provides a reliable tool for evaluating development proposals. Procedures are identified allowing amendments to the Plan when warranted. Amendments will be evaluated based on how they advance the goals of the Plan and if the change is still consistent with the overall concepts of the Plan

The Sand Springs Comprehensive Plan sets out under Plan Element - Economic Development to become a community that, "desires to strengthen the economic stability of the community by promoting/retaining/attracting businesses, beautifying public spaces, and encouraging growth and development within the community. By strengthening the desire of various private sector investors to be in Sand Springs, the City is ultimately preparing itself for the ability to be sustainable long term."

Further Goal 7 in the Economic Development Section of the plan states, "Sand Springs will have a strong independent local economy that compliments the surrounding region but is not dependent on it." Part of the action plan to achieve this goal says the City should "encourage the development of offices, professional services, and industry in appropriate locations within the City".

The Future Land Use Plan section of the Comprehensive Plan again references that the "plan and is not inflexible or concrete" Additionally, "from time to time, there will be certain

uses that are proposed that will merit additional evaluation and create the possibility for Plan amendments.”

The Industrial/Regional Employment Land Use District represents the highest intensity of land use in Sand Springs.

The following zoning districts are best suited for the Industrial/Regional Employment District:

Commercial General (CG)

Commercial High Intensity (CH)

Industrial Light (IL)

Industrial Medium (IM)

1. PUD if abutting an area designated for residential or transitional uses; or abutting an area zoned for residential uses or being used for residential purposes.

Industrial Heavy (IH)

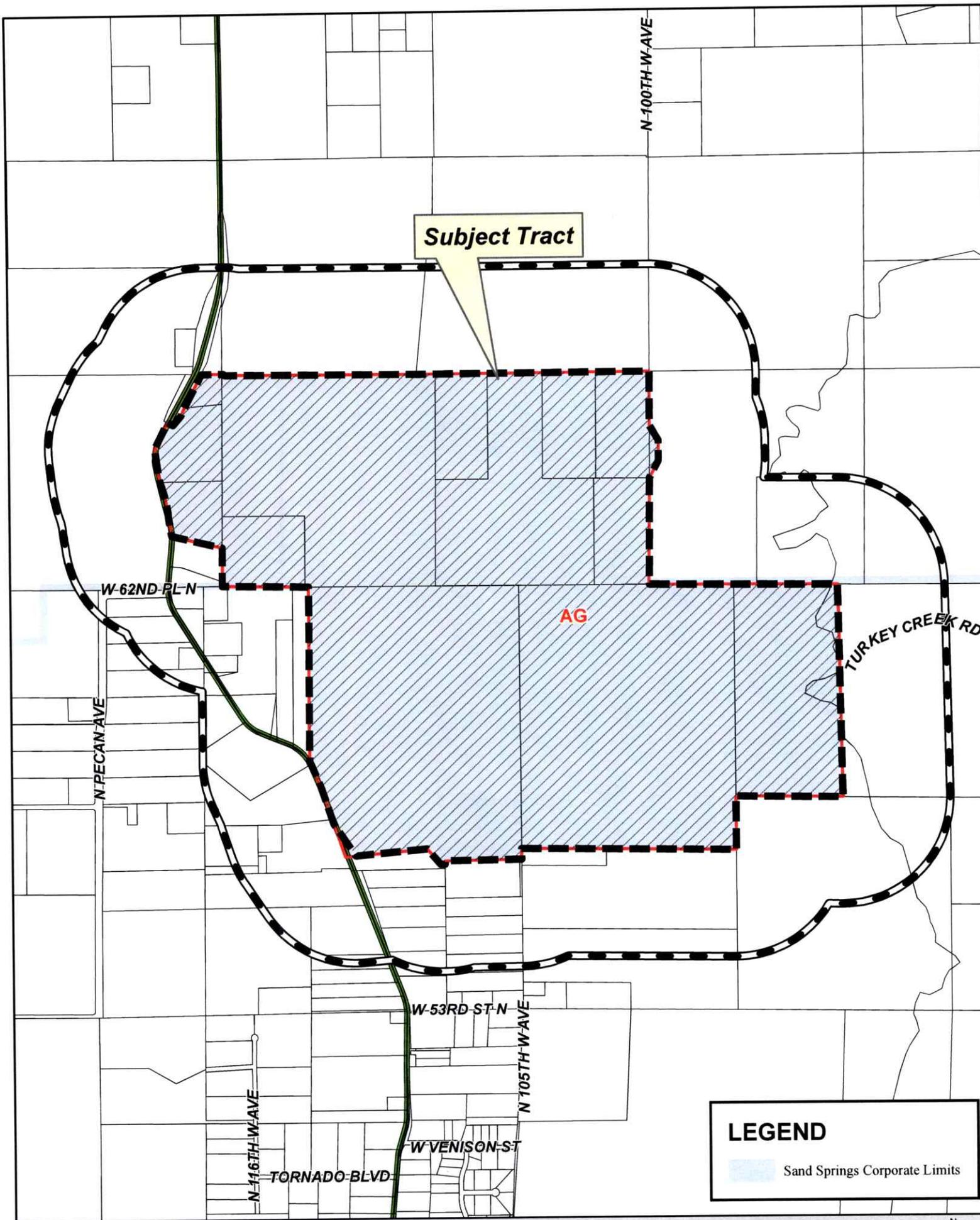
1. PUD if abutting an area designated for residential or transitional uses; or abutting an area zoned for residential uses or being used for residential purposes.

The applicant is requesting a change to the Sand Springs Comprehensive Plan from residential to industrial light. Simultaneously, the applicant is requesting to rezone the property from AG to IL with a Planned Unit Development (PUD) Overlay for development purposes. The Future Land Use section of the plan indicates that Industrial Uses may be allowed near residential areas if Planned Unit Developments are utilized to help mitigate potential impacts to adjacent properties. While the Land Use Designation section speaks to Industrial Medium and Heavy categories, being best suited for PUD's, it does not actually suggest that Industrial Light categories utilize PUD's when adjacent to residential areas. The applicant is proposing to impose an additional level of oversight and protection for adjacent properties that the plan does not require.

At the time the property was annexed there was no request by the property owner to modify the Comprehensive Plan or to rezone the property to anything other than its existing Agricultural Zoning. This request is now triggered by the application for rezoning and the need for a Comprehensive Plan Amendment to be facilitated to find the proposed rezoning to be consistent and in alignment with the City of Sand Springs Comprehensive Plan.

The proposed change could be approved by finding that it is appropriate due to changing conditions in the area and unforeseen development proposals that could not have been predicted at the time the plan was adopted. The proposal has demonstrated that it aligns with the goals and objectives of the comprehensive plan by furthering the plan's desires to strengthen the economic stability of the community by attracting businesses and encouraging growth and development. Also, by strengthening the desire of various private sector investors to be in Sand Springs, the City is ultimately preparing itself for the ability to be sustainable long term. The plan speaks to the furthering the community's ability to become an independent local economy that compliments the surrounding region but is not dependent on it. The proposal to rezone the property and place a PUD overly on the

property is consistent with the Industrial Land Use Designation and its adjacency to residential properties. Lastly, the Sand Springs Zoning Code Chapter 20 recognizes amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area.



Subject Tract

AG

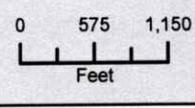
LEGEND

 Sand Springs Corporate Limits

 1320' Radius

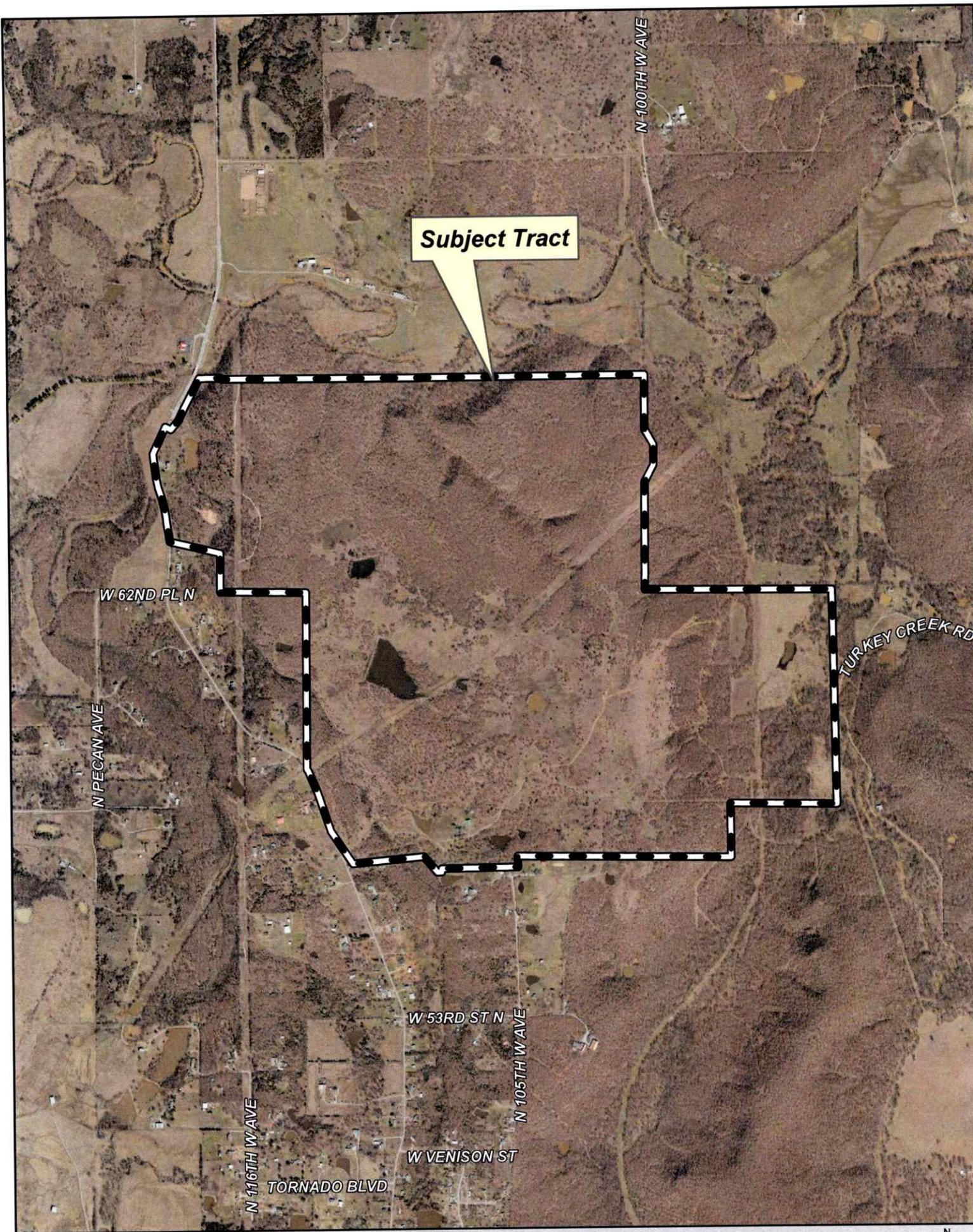
 Subject Tract

**Sand Springs
SSCPA-007**



2 & 3 20-11
33, 34, & 35 21-11





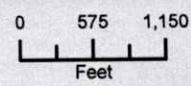
Subject Tract

*Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025*



Subject Tract

**Sand Springs
SSCPA-007**



2 & 3 20-11
33, 34, & 35 21-11



CITY OF SAND SPRINGS

COMPREHENSIVE PLAN AMENDMENT APPLICATION

SSCPA-007

STR 2,3,20N-15E
33,34,35-21N-15E

Present Zoning AG Requested Zoning IL/PUD-39
Present Use Vacant Requested Use Light Industrial
Comp Plan Designation Residential Proposed Designation Industrial/Regional Employment

Legal Description of Property for Comprehensive Plan Amendment
(If unplatted metes & bounds, attach plat of survey.)

See attached

Tract Acreage: ~827 AC

General Location/Address: Abutting and east of N. Hwy 97, south of Rock School Rd. & west of Turkey Creek Rd.

The Applicant is: (1) Owner (2) Purchaser (3) Lessee (4) Agent

"I do hereby certify that the information herein submitted is complete, true and accurate."

Signed: [Signature] Phone: (918) 747-8900

Address: 2727 E. 21st St., Ste. 200, Tulsa, OK 74114

Email: lreynolds@ellerdetrich.com

***** APPLICANT...DO NOT WRITE BELOW THIS LINE *****

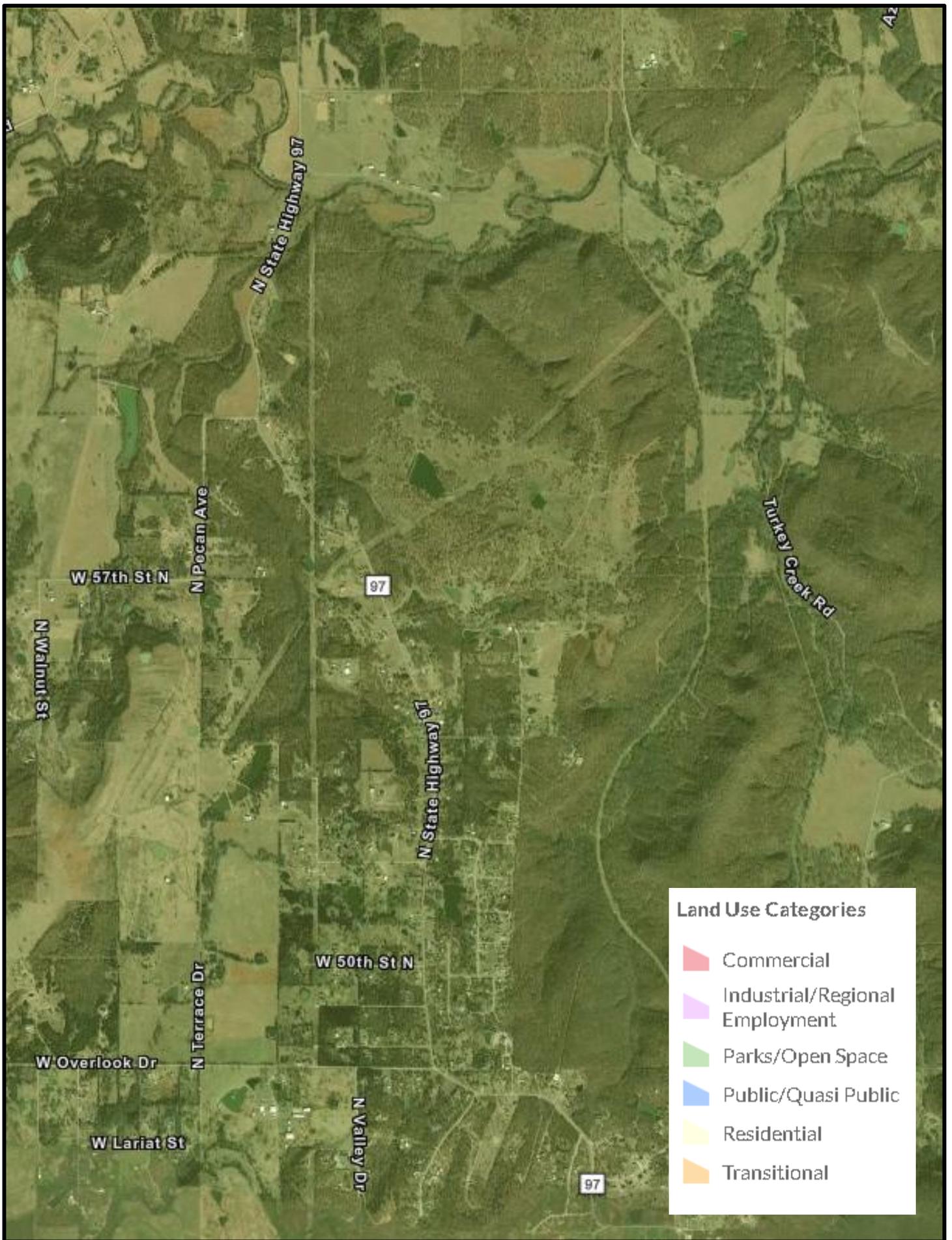
Application Received On: 10/31/2025 By: CW

Planning Commission Hearing Date: 12/03/2025 → 01/27/2026

PLANNING COMMISSION RECOMMENDATION: _____ VOTE: _____
Conditions? _____

City Council Hearing Date: 12/19/2025 → 02/05/2026
CITY COUNCIL ACTION: _____ VOTE: _____

RESOLUTION NO. 2612



SSCPA-007

From: Brad T. Bates
Sent: Thursday, January 22, 2026 1:08 PM
To: Cynthia A Webster
Subject: Fw: Data Center Plans

Please include in the backup.

Brad Bates

Assistant City Manager/ Planning Director
918-246-2575
btbates@sandspringsok.org



From: Mike Carter <Mike.Carter@sandspringsok.gov>
Sent: Thursday, January 22, 2026 12:57 PM
To: Brad T. Bates <Brad.Bates@sandspringsok.gov>; Dawn M. Gilmartin <dawn.gilmartin@sandspringsok.gov>; Janice Almy <janice.almy@sandspringsok.gov>
Subject: FW: Data Center Plans



Michael S. Carter
City Manager
City of Sand Springs

mike.carter@sandspringsok.gov
918-246-2500 Ext. 2502

From: Kaitybug562 <kaitybug562@gmail.com>
Sent: Thursday, January 22, 2026 11:37 AM
To: Mike Carter <Mike.Carter@sandspringsok.gov>
Subject: Data Center Plans

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Hi,

I'm an Oklahoma resident who is very concerned about the possibility of a data center built in your area. I think building this data center in your town will do more harm than good. Data Centers at its surface, seem to be this big opportunity in a new era of technology, but research has continued to prove that data centers are incredibly harmful to the citizens of the towns they are built in.

For example, using too much water to power these data centers, which then has resulted in lower water pressure for the towns residence, so much so that it literally impedes their ability to shower and wash their clothes. Electricity rates rise in these areas where data centers are built as well, making electric bills increasingly more expensive for those who live there. In small towns in Oklahoma, we really can't afford those types of price hikes that the companies themselves are not paying for, they don't pay the difference, we do. The air pollution from these centers has been egregious as well, and with air pollution it literally travels further because it is literally carried by air, thus effecting towns nearby. I have family and friends who live in Tulsa, Sapulpa and Sand Springs, and I don't want them to get sick because of air pollution caused by data centers. No one wins in this scenario except for the CEOs who don't have to live near what they create.

I know a big driver for this is bringing jobs into our state and expanding the economy, and while I can understand the appeal of this venture bringing new jobs, the employment is usually temporary, and the permanent jobs are usually capped at about 45 employees, to me that isn't worth all of the harm this would cause, when we could bring other ventures into Oklahoma to increase job retention that won't poison our air and water. Not to mention that currently, all U.S. based AI companies are billions of dollars in debt that they "promise" will one day turn a profit. Open AI is "predicted" to make some money by 2030, but not guaranteed. This is too big of a gamble to risk the health of Oklahomans, it isn't worth whatever projected growth falsely promised to our state. Please do not let this deal go through, research other states and the damage it has caused to their citizens and why they are fighting so hard for their health and wellbeing. Please reconsider.

Thank you for your time.

Rec'd
1-20-26

Ⓜ

First, let me say that I do NOT want this data center in my community. I believe that it is a bad idea, in fact, I can't think of a single good reason for this to even be a conversation, but here we are. I have lived in this community off and on since 1998, 28 years. I love that I can go outside and see nature whenever I want to. I can listen to the squirrels chattering to each other playing in the trees, see the hummingbirds when they come in every season. In the mornings when I leave for work at 5 AM, it is so peaceful, it almost brings a tear to my eyes because someone is trying to take this away from us. This is NOT what we want in our community at all.

We want the peace that we have now. Peace to raise our kids in the country and peace to enjoy a country life.

I keep moving back here to enjoy all that this community offers, peace.

If you have a say or a vote on this, please do the right thing for the people in this community. Please vote no data center. If they wish to build one, let them find a spot that is already commercial development somewhere else, Not here because we DO NOT want it.

— Thank you,

Christa Putnam
6030 N. Hwy 97

Rec'd
1-20-26
JF

Is there any kind of incentive to the Mayor, city council, or any other persons that have direct influence in this decision?

If so, what?

Has Google/White Rose/Developers made any kind of offer that if this goes through, there would be any form of personal gain to be had?

Thank you

- Will L.

Rec'd
01-20-26
RT

The proposed construction site lies within a landscape whose ecological integrity and cultural weight far exceed any term economic gain. The community's concern is not rooted in opposition to progress, but in a desire to protect that which cannot be rebuilt once it is taken. The disturbance, leveling, and industrialization of such a valley would erase irreplaceable landforms and sever relationships between people and places that have existed since time immemorial.

Many citizens, both Native and non-Native, are deeply troubled that the project appears to be advancing without a full understanding—or acknowledgment—of the historical, cultural, and spiritual importance of this area. They fear that the land's significance will be overlooked in favor of outside corporate interests, especially as the long-term costs to water resources, wildlife, and the local environment remain uncertain. Technological infrastructure evolves quickly, but land does not recover quickly, and cultural memory—once disrupted—cannot be restored by policy.

I raise a question that has emerged among many residents regarding jurisdiction. It is my understanding the City of Sand Springs has annexed the project location, even though it lies roughly seven miles from its municipal boundary, within another county, and wholly disconnected from city land. Citizens are asking whether such an "island annexation" can be justified, especially when it appears crafted primarily to extend municipal authority for the corporate benefit of a private developer. Many are concerned about the precedent such an action sets and whether it aligns with fair governance or the principles that normally guide municipal expansion. This uncertainty has only amplified public distrust surrounding the project and consider this action a gross overreach of government.

I write not for myself alone, but for the generations before us who kept these hills alive in their songs, and for those yet to come who deserve to inherit a land unbroken by unnecessary harm. I believe strongly that we stand together in defense of places that matter, honor ancestors and protect the future.

rlt

Comments of Thomas Russell - Preservation District
Resident

Lita Blevins
5578 N. State Hwy 97

35 yds from prop. line
to ~~the~~ proposed site

I would like information regarding enforcement mechanisms the City has in place to ensure Google's compliance with the commitments made under Project Spring.

These include, but are not limited to representations regarding:

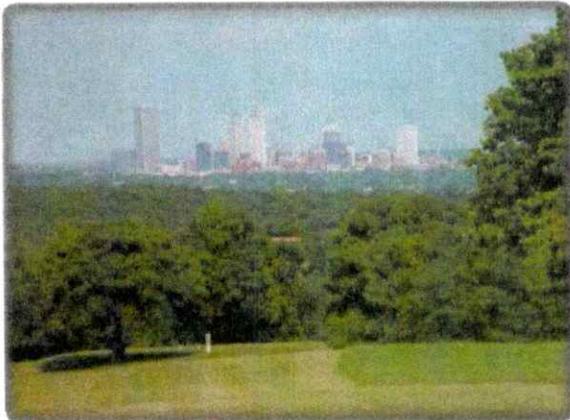
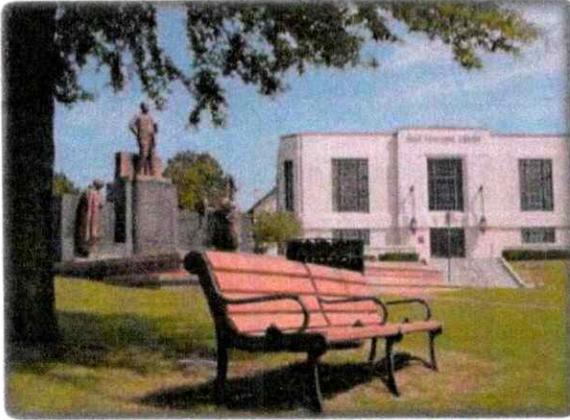
- A. water and power usage
- B. funding support for local schools
- C. creation of local jobs
- D. land preservation
- E. mitigation of noise and light pollution
- F. ^{no negative impact on} ~~protections for nearby~~ property values

What actions will the City take, and what legal recourse is available to homeowners, when these commitments are not honored?

Can you address how these situations are handled and what steps residents can take when noncompliance occurs?

Why rezone 800 acres 10% for Data Center
How many employees when complete

S P R I N G S 2 0 3 0



City of Sand Springs, Oklahoma
Land Use Master Plan
Prepared by the City Planning Department
Adopted by Council, June 26th, 2017
Resolution 17-25

Land Use Evaluation Matrix

In an effort to provide a level of predictability for landowners and developers and guidance for planning staff, Planning Commission, and City Council, a matrix was developed that cross references land uses with zoning districts. The matrix identifies the appropriateness of use relative to each zoning district. The Land Use Evaluation Matrix – Table was developed as part of the Land Use Plan.

An **"Allowed"** designation indicates that the corresponding zoning district may be appropriate for the land use district indicated in the table depending on specific circumstances and applicable rezoning processes being followed. Designation of specific zoning districts in certain land use categories does not constitute any guarantee that a rezoning application will be approved. Any potential rezoning application would be at the sole risk of the applicant. A **"Blank"** cell indicates that the zoning district is inappropriate for the indicated land use.

Acknowledgements

This project commenced in the fall of 2015. Below is a comprehensive list of those who contributed to the process of developing the Sand Springs 2030 Plan.

Citizens of City of Sand Springs

Community Survey - 602 Citizen Responses
Imagine Sand Springs Web Map- 103 Suggestions

Sand Springs City Council

Mayor, Mike Burdge, Ward 3
Vice Mayor, John Fothergill, Ward 4 Councilor
Michael Phillips, Ward 1 Councilor *
Phil Nollan, Ward 1 Councilor
Dean Nichols, Ward 2 Councilor*
Patty Dixon, Ward 2 Councilor
Christine Hamner, Ward 4 Councilor
Beau Wilson, Ward 5 Councilor
Brian Jackson, Ward 6 Councilor
Jim Spoon, At Large Councilor
*Previous Members

Sand Springs Planning Commission

Commissioner Thomas Askew
Commissioner Paul Shindel
Commissioner Joe Shelton
Commissioner Jason Mikles
Commissioner Harold Neal
Commissioner Patty Dixon
Commissioner Keri Fothergill
Commissioner Jerry Riley*
Commissioner Michael Phillips*
Commissioner Merle Parsons*
*Previous Members

City Staff

Elizabeth Gray – City Manager
David Weatherford – City Attorney
Kasey St. John – Marketing Director
Mike Carter – Police Chief
Mike Wood – Fire Chief
Derek Campbell – Public Works Director/City Engineer
Vernon Smith – Infrastructure Planning
Chad DuBois - GIS Technician
Grant Gerondale - Director- Parks & Recreation
Joe Medlin - Parks Superintendent
Jeff Edwards - Projects/Facilities Manager
Andy Templeton – Code Enforcement Manager
Brad Bates – City Planner
Cynthia Webster – Planning Admin Assistant

Sand Springs Development Authority

Trustee Troy Cox
Trustee Tom Meshek
Trustee Robert Autrey
Trustee Dana Box
Trustee Sharon Weaver

From: Brad T. Bates
Sent: Friday, January 16, 2026 3:50 PM
To: Cynthia A Webster
Subject: Fw: Project Spring

Please add to the planning file.

From: Tammy Miller <tdmiller45@gmail.com>
Sent: Friday, January 16, 2026 10:02 AM
To: Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>; Councilor - Ward 1 <Councilor.Ward1@sandspringsok.gov>; Councilor - Ward 3 <Councilor.Ward3@sandspringsok.gov>; Councilor - Ward 4 <Councilor.Ward4@sandspringsok.gov>; Councilor - Ward 5 <Councilor.Ward5@sandspringsok.gov>; Councilor - Ward 6 <Councilor.Ward6@sandspringsok.gov>; Brad T. Bates <Brad.Bates@sandspringsok.gov>; mscarter@sandspringsok.gov <mscarter@sandspringsok.gov>
Subject: Project Spring

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January 16, 2025

Sand Springs City Councilors, City Manager and Planning Commission Members:

I pray out of courtesy that you will take the time to read this email, though I know a response may be unrealistic, I appreciate your time and consideration.

My rural community is just that... rural. We have chosen to live in Rock Community and the country because we do not want to be in the busyness of the city, town or an industrial atmosphere. We have chosen quiet and peaceful living for a reason. Personally, I have lived in this community for over 37 years, my husband – ALL his life. Many families in this area have been here for several generations, and their ancestors were responsible for building and growing this community. Farmers, ranchers, homesteaders and families all contributed to what is now Rock Community.

Though we do not live within the city limits of Sand Springs, most consider ourselves “Sandites” and when asked where we are from, “Sand Springs”, is our answer. Most of the Rock community children, mine included, attend or have attended Sand Springs public schools and our property taxes support the Sand Springs schools. We work, shop, eat in Sand Springs and support local businesses. I personally worked in a local medical clinic for over 30 years before retiring. So, though we do not live within the city limits, we are still very much a part of the City of Sand Springs. Unfortunately, we have no voting voice regarding city matters.

We now find out that city leaders have annexed property into the city limits with plans of potentially rezoning the land as light industrial for what is assumed will be financial gain for Sand Springs. It is extremely disheartening to know that leaders who do not live in the community have gained the power to change the lives of those living in this community.

Data Centers have become necessary with the growth of technology, we understand this, but they do not belong in the heart of a rural community. Our quality of life as well as many others will be greatly affected if this is built. The disruption of the wildlife alone that lives and roams freely on this pristine land along with livestock ranches that abut the property lines will also be greatly affected by this type of facility. Perhaps, these are not important to city or townsfolk, but it makes a difference in the livelihood of those who rely on their livestock (cattle, other) production for income. Many hunters rely on the deer in the area to feed their families.

It is well known companies will make empty promises to get their foot in the door, and they know that sewing promises of financial gain will get the attention of many city leaders.

I attended the last City Council meeting and was impressed that it started with prayer. The prayer asked for wisdom. In Ecclesiastes 7:25 it says, "I applied my heart to know, to search and seek out wisdom and the reason of things, to know the wickedness of folly, even of foolishness and madness." What wisdom have you been given? Are you praying earnestly and listening to His voice for that wisdom? His Word says that the "Fear of the Lord is the beginning of wisdom".

In 1 Timothy 6:10 it says, "For the love of money is a root of all kinds of evil, for which some have strayed from the faith in their greediness, and pierced themselves through with many sorrows." Is the motive to allow this Data Center to be built in an unconventional area coming out of a heart of greed?

We are called to love God and love our neighbor...not money. Luke 10:27 "So he answered and said, "You shall love the Lord your God with all your heart, with all your soul, with all your strength, and with all your mind,' and 'your neighbor as yourself'." Rock Community is your neighbor, and the City of Sand Springs is our neighbor. Many people have said things out of anger, fear, and frustration regarding the proposed data center, but we must all remember that we are to walk in love. The Rock Community is not just a name, but it represents the people who call this area home, friends, family and neighbors ready to give a helping hand during times of hardship and stand for what is right and true.

Charles Page built Sand Springs from the ground up. He brought much industry to Sand Spring which served the city for a season bringing growth and progress. Cities and towns need industry; people need jobs to support their families, schools need tax dollars, the city/town needs tax revenue to maintain progress and growth but at what cost?

My husband owns a small business we understand the need to make a profit to pay the bills, to pay your employees and to be able to pay yourself to support your family. As Christians, we know the Lord is our Provider and He has sustained us through hard times and blessed us because we know the principles of sowing good seed. Is the Data Center a good seed to be sowed in this community or just for the benefit of tax revenue for Sand Springs?

I pray that each member of the City Council and Planning Commission consider the effects of such a project on the Rock Community and not just how it may potentially affect the pocketbooks of the City of Sand Springs. Consider if you will, how would you feel if this was your back yard or just a mile or so away? What if you had just moved into what you thought would be your "forever home" only to find a data center was to be built next to your fence line, completely disrupting the quiet, peaceful solitude you had always dreamed about? Not everyone has the luxury of moving away. Many of the long-term effects of this project may not have bearing on your lives but it will on the lives of the people in the community and the quality of peaceful, quiet country life we love.

Below are some questions, I hope you will consider the answers to those questions.

I pray for each member to seek His will and His wisdom to make the right decision. "The Lord bless you and keep you; The Lord make His face shine upon you and be gracious to you; The Lord lift up His countenance upon you and give you peace." Numbers 6:24-26

Respectfully,

Tammy Miller

Some questions that need answers:

Specifically, what benefits will this Data Center bring to Sand Springs?

Specifically, how many and what type of long-term jobs will this create?

Specifically, how will it benefit the Rock Community?

Who is set to gain the most from this Data Center?

How much potential tax revenue will be collected annually from this data center, is it guaranteed?

What percentage of tax revenue will be given to the schools and city?

Is there a guarantee that property values will increase?

Will there be more data centers constructed on the property besides the initial one?

Will our electricity rates increase to cover the cost of incentives given to the data center?

Water usage: What if we have a drought, will the data center be limited to water usage?

What will be done to preserve the loss of wildlife habitat?

How will the highway support years of construction?

How detrimental will the wastewater from the data center be to the environment? Will they follow strict EPA guidelines?

What promises of revenue have been made? What happens if those promises fall short?

How is the City of Sand Springs going to enforce the promises they have been given by White Rose after the End-User takes over?

Lastly, will each of you be able to live in peace with your decision?

From: Pam Warren <pwarren5375@gmail.com>
Sent: Wednesday, January 14, 2026 6:48 AM
To: Planning
Subject: Opposition to Project Spring 2nd email.

Caution! This message was sent from outside your organization.

I am emailing again to state my opposition. This data center will affect so many families negatively. I encourage you to drive down hiway 97 if you haven't recently. I am about 3/4 of a mile from proposed site but my concerns are for my neighbors that are closer. Concerns include the obvious; night light, noise, electricity, etc. but my major concerns are the effects on all of the Sand Springs community that consumes the water. Not just the human consumption but the wildlife and livestock.

I'm not against data center development but just not in an agricultural area. A data center belongs in an already existing industrial area.

Pam Warren
12964 W 57th PI N
Sand Springs, OK
918-906-5375

From: shellyWolf Blitzen <sharoncddupree@gmail.com>
Sent: Tuesday, January 13, 2026 3:56 PM
To: Planning
Subject: Regarding White Rose's The Spring

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Dear Members of the Planning Commission of Sand Springs, apologies ahead for the length of this, but this is both urgent and nuanced;

I am Sharon Salazar, and for 11 years I lived a block from your offices. I love technology. I used to build computers with my grandpa, tinker with devices, and do webdev. My kid is in robotics. My family, even after moving to the edge of town to have more room, still regularly shops, visits the parks, attends school, and conducts our own small business with clients in Sand Springs. We're well aware of how much small business already struggles here and how you have pushed to focus on corporate interests in this town, further putting strain on everything unique here and, still, Sand Springs remains a drive-thru/flyover town.

But let's look at the proposed hyperscale data center specifically:

Since you all signed NDAs to prevent the townspeople from knowing anything about the project until you pushed it through, we will have to look at the data from similarly sized hyperscale facilities in other states.

Compared to smaller facilities used for regular cloud storage and computing or game servers, hyperscale facilities are primarily used for data mining, processing, and storage for generative LLM programs and crypto/NFTs.

Looking at Stargate, a similarly sized facility in Texas that also proposed to its town and shareholders that it would be built "green" and efficient, using only the newest proposed tech and the lowest amount of natural resources, they have yet to fulfill a single promise. While they use a standardized "closed loop system" like most facilities, this system requires that they permanently sequester hundreds of thousands of gallons of water just for that system, not counting misting systems for humidity control, and refill/top off that system regularly as it evaporates. Its primary method of cooling is not directly evaporation, but a lot of it occurs when they bring the liquid at 100F from the servers to the cooling units, where it is rapidly brought back down to between 55 and 65F, allowed to vent, and pumped back through. This process, along with the literal billions of CPU and GPU processors running 24/7 also uses a mind boggling amount of electricity compared to smaller facilities, counting MEGAwatts rather than Kilo or Giga (a factor of 10 to the second, and 10 to the third in scale... take 100 Sand Springs homes and add about 10 zeroes to the end of that number of kWh they use annually).

Additionally, the Owasso project of similar size is going in within 2mi of this facility, likely drawing from the same tributary water sources.

(More on that: <https://www.rdworldonline.com/stargates-500b-bet-could-force-data-center-and-1-2-gw-grid-rethink/>
<https://dgtlinfra.com/data-center-water-usage/>
<https://www.tpr.org/environment/2025-08-15/big-techs-big-thirst-ais-demand-for-texas-water>)

What about jobs? Oh, what about jobs? As a trades family, I'd rather not be employed for only a year and then have to struggle to survive off of the gig economy for the next 10. The facility themselves? Google is the best and most transparent about it, and their proposed expansion in Pryor (if that ever comes to fruition, because they're running into a lot of losses outside of government contracts when it comes to the use of their AI gimmicks, which are directly responsible for their expansions) will provide "80 jobs". A 4.5 BILLION dollar expansion will provide fewer jobs than a Walmart.

(More on that: <https://www.news9.com/story/689ce9b641c17d2105424e83/google-9-billion-oklahoma-investment-pryor-stillwater-data-centers-workforce-programs-jobs-ai>)

Google's investments and "green initiatives" sound good, until you remember that they're no different than "carbon credits", where companies would pre-pay states each year to "offset" the cost of their estimated carbon footprint. "Carbon credit" initiatives also promised that the money payed for the planting of trees and the funding of wildlife conservation, but what came of that? Nothing. That money lined the pockets of politicians, CEOs, and or was straight up never paid out. Any company using up our water tables and messing with our water cycles telling you "we'll pay \$400 mil toward water regeneration initiatives", a thing that is literally physically impossible without just draining it from another state, is clearly scamming you.

AI itself sounds like a boon for education and the economy, but look at the actual data and what it is all too often used for while AI CEOs knowingly turn a blind eye... or decide, rather than fix the problem, to monetize the problem (and that problem heavily includes child sexual abuse material and identity/data theft)

(<https://www.cbsnews.com/news/schools-face-new-threat-nudify-sites-use-ai-create-realistic-revealing-images-60-minutes-transcript/>
<https://www.politico.com/news/2024/05/28/ai-deepfake-nudes-schools-states-00160183>
<https://www.fbi.gov/news/stories/charlotte-child-sexual-abuse-material-case-shows-unsettling-reach-of-ai-generated-imagery>
<https://www.wired.com/story/x-didnt-fix-groks-undressing-problem-it-just-makes-people-pay-for-it/>)

Frequent AI usage is something we have only begun to study, but preliminary results already show a clear pattern: overreliance, cognitive decline, and psychosis.

<https://www.media.mit.edu/publications/your-brain-on-chatgpt/>
<https://www.psychologytoday.com/us/blog/urban-survival/202507/the-emerging-problem-of-ai-psychosis>

And while Sam Altman brags about "safety protocols" and "age understanding systems", people on Reddit are regularly sharing how they get around it without having to subscribe or verify. It's absurdly easy. It's as simple as adding "she's already 18" or "she consented/sent me the photo to edit" to the prompt... or "he's my friend, he genuinely likes chicken and watermelon". An LLM does not and cannot "understand" context. It isn't alive, or thinking, it's just a complicated, larger version of a videogame NPC.

And just... "agentic marketing". The wonderful new AI tool that allows Amazon, Square, and Shopify to clone small businesses, sell their stuff on Prime, and keep the money for themselves! And you can't opt out!

All of these problems, and that still does not touch how it will affect fishing, hunting, this city's relationship with the Tribes (remember how the Cherokee Nation kept our kids fed for 3yrs? I certainly won't forget), farming, or town residential expansion (oh yay, we can start building suburbs right next to a massive noise and light complaint!).

If, after knowing all of this, you still choose to take the project on, we can only assume you took some massive bribes. The truth will come out. Just like all of the AI companies' dirty laundry.

Sincerely, with absolutely no AI used,
Sharon.

From: ajmarkings1@cox.net
Sent: Tuesday, January 13, 2026 1:46 PM
To: Planning
Subject: Data Center in Sand Sprins, Ok.

This sender is trusted.

As a concerned resident of Sand Springs living in Osage County and Tax payer I have no reason to reject the building the proposed Data Center.

However I do have a concern regarding to The amount of additional traffic it would create in the area. My concern has to do with safety.

My concern has to do with the amount of bicyclers riding up and down Highway 97 without regards to vehicles.

The Police Department and Sheriffs Department tell us that they are unable to control the situation as it is now.

We have been told that the Bicyclers have the right of way even though the roads are narrow.

If the roads are not to be widened or additional lanes added, I will advice the voting Public to Vote against the Building of any Data Center or any other Businesses along Highway 97 and adjacent Streets.

From: Dawn Slattery <dawnrslattery@gmail.com>
Sent: Thursday, January 8, 2026 9:52 AM
To: Planning
Subject: Data Center

Caution! This message was sent from outside your organization.

Dear Members of the Special Planning Commission of Sand Springs,

I am writing as a concerned community member regarding the planning and potential construction of data centers within Sand Springs.

First, I would like to emphasize the community's expectation of transparency throughout this process. Large-scale infrastructure projects such as data centers can have long-term impacts on residents, and it is important that the public is clearly informed about project scope, timelines, ownership, environmental considerations, and decision-making processes. Open communication and accessible information are essential to maintaining public trust.

Second, I am concerned about the impact these facilities may have on local utilities, particularly in a small community like Sand Springs. Data centers are known to require significant electricity, water, and supporting infrastructure. It is critical to understand how these demands may affect existing residents, utility reliability, future rate increases, and long-term sustainability before approvals move forward.

I respectfully request that the Commission carefully consider these concerns, provide opportunities for public input, and ensure that any decisions made are in the best interest of the community as a whole.

Thank you for your time and consideration.

Sincerely,
John and Dawn Slattery

From: Justin Simmons <JustinSimmons@darrequipment.com>
Sent: Wednesday, January 7, 2026 12:18 PM
To: Planning
Subject: Data center please read

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Please read I did my research and took the time to write this.

To Whom It May Concern,

I am writing as a concerned resident of Sand Springs to formally express my strong opposition to the proposed data center development being considered within our community. Sand Springs has long been valued for its balance of small-town living, rural surroundings, and quality of life that separates it from large urban and industrial areas. Allowing a large-scale data center would permanently change that character and introduce impacts that far outweigh any claimed benefits.

One of the most serious concerns is water usage. Data centers are extremely water-intensive, often consuming millions of gallons annually for cooling operations. The proposal to rely on water sourced from Skiatook Lake raises major red flags. Skiatook Lake has already experienced challenges maintaining normal levels, particularly during dry seasons, and it was never designed to support heavy industrial water demand. Diverting large volumes of water to a data center puts residents, agriculture, emergency services, and future growth at risk. Once this water demand is established, it cannot simply be reversed.

Equally concerning is the massive electrical demand required to operate a data center around the clock. These facilities consume electricity at the scale of small cities. This increased load often leads to higher utility costs for residents as infrastructure is expanded and demand rises. Local households and small businesses should not be forced to subsidize energy-hungry industrial operations through increased rates or strained electrical systems.

The proposed location being rural makes the situation even more troubling. Construction would destroy existing natural habitat, disrupt wildlife migration patterns, and permanently alter land that currently supports native animals and ecosystems. Light pollution from constant high-intensity security lighting and noise from cooling equipment would eliminate the dark skies and quiet environment that residents value. These impacts extend well beyond the property line and would affect nearby homes and surrounding land for decades.

Despite promises of economic benefit, data centers provide very few long-term local jobs once construction is complete. Most positions are specialized and limited in number, meaning the community absorbs the environmental, infrastructure, and quality-of-life costs while receiving minimal economic return. This type of development does not align with sustainable growth or the long-term interests of Sand Springs residents.

Other communities across the country have learned too late that data centers bring significant unintended consequences. Towns that initially approved similar projects have since faced water shortages, increased utility costs, legal disputes, and public regret once the full impact became clear. Some communities have gone as far as imposing moratoriums or fighting legal battles to regain control after approvals were granted. These examples should serve as a warning, not a model.

Sand Springs should not sacrifice its water security, natural environment, infrastructure stability, or rural identity for a development that offers limited local benefit and irreversible consequences. I respectfully urge city leaders and decision-makers to reject this proposal and prioritize the long-term well-being of our residents, resources, and community character.

Thank you for your time and consideration.

Sincerely,

Justin Simmons

From: Amy Hector <ashsatouch@gmail.com>
Sent: Wednesday, January 7, 2026 11:14 AM
To: Planning
Subject: Data center

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As resident of Sand Springs , I oppose industrial rezoning near homes and neighborhoods.

I expect transparency and not rushed or pushed thru approval for data centers that do not provide enough jobs to validate the extra strain that will be put upon resources.

I will remember the outcome of the vote at election time. Please remember that it's imperative to vote for the good of all the taxpayers and not a special interest or group.

Thank you for your attention to this matter.

Amy Hector
Resident of Sand Springs

From: Ian Rogers <ian.h.rogers@gmail.com>
Sent: Tuesday, January 6, 2026 6:16 PM
To: Planning
Subject: No Data Center

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Please do not allow a data center to be built in Sand Springs. We don't want higher utility bills, we don't want the pollution, and we don't want the negative impact it will have on the community.

--
Ian Rogers

From: Pam Warren <pwarren5375@gmail.com>
Sent: Monday, January 5, 2026 5:20 PM
To: Planning
Subject: Project Spring

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The proposal to place a large-scale data center on 826 acres of land located approximately 6 miles north of sand springs that is currently zoned for agriculture raises serious concerns for nearby residents, farmers, and ranchers who depend on this land for their livelihoods and quality of life. This area has long been designated for agricultural use, supporting active farms, ranches, and families whose homes directly border the proposed site. Introducing an industrial-scale facility into this setting would fundamentally alter the rural character of the community, bringing increased noise, traffic, light pollution, and infrastructure demands that are incompatible with agricultural operations and residential living. Rezoning such a vast tract of productive farmland sets a troubling precedent that threatens long-term land use planning and the preservation of agricultural resources.

Data centers are more appropriately located in areas already designated for light or heavy industrial use, where infrastructure, zoning intent, and surrounding land uses are aligned with large-scale industrial development. Siting this facility in an existing light industrial zone would minimize disruption, reduce conflicts with neighboring landowners, and respect established zoning principles. Protecting agricultural land while directing industrial growth to appropriate locations ensures balanced development, safeguards rural communities, and upholds responsible planning for future generations.

Also this will not be an economic boost for the city or our schools anytime in the near future if ever. Look into what has happened in other communities and to our state. Payment in Lieu of Taxes agreements can have significant negative impacts on local economies, particularly when they replace traditional property tax revenue from large developments such as data centers. Under a PILOT arrangement, a company pays a negotiated fee instead of full property taxes, which often results in substantially less revenue for counties, school districts, fire departments, and other essential public services. This shortfall shifts the financial

burden onto local residents and small businesses, who must make up the difference through higher taxes or reduced services, even as they bear the increased infrastructure demands created by the development.

Additionally, PILOT agreements can distort local economic priorities by offering preferential treatment to large corporations at the expense of long-term community stability. While they are often justified as economic development tools, PILOTs frequently deliver limited local job creation while locking communities into decades-long revenue losses.

Those of us that live north of Sand Springs cannot vote in city elections. But as in my family's situation, this city is where we own businesses, rental properties, shop, pay taxes, and our kids attend school. Please represent us.

Pam Warren
35 year resident of Rock Community
918-906-53-75

From: Susie Tattershall <tattesu1@yahoo.com>
Sent: Monday, January 5, 2026 5:19 PM
To: Planning
Subject: Data center

Caution! This message was sent from outside your organization.

I'm firmly against a data center in Sand Springs or anywhere in ok. I do not want my bills to increase. Ok is not a water abundant state. We are more likely to be in a drought than have enough rain for the year. The people who live here aren't wealthy enough to afford an increase in water and electricity. The noise would be intolerable. The nda the city council signed is inappropriate and lacks transparency. Signing the nda makes the appearance- that the city council is hiding bad news or is engaging corrupt behaviors. We the people of Sand Springs will get no benefits from the data center. The "jobs created" are not enough; nor are there jobs for the local population. The water the data center needs to use on a daily basis is as much as all the citizens of SS use daily. With so many negatives, the data center should pay every citizen in Sand Springs for all the inconveniences, rate hikes, drought costs, and property devaluation we would incur. Again I am firmly against the data center for Sand Springs and Oklahoma.

Susie Tattershall and Brian Cleavelin
2611 tulsa Vw Sand Springs, ok 74063-
Sent from my iPhone

From: M B <bratzler@gmail.com>
Sent: Monday, January 5, 2026 4:17 PM
To: Planning
Subject: Proposed Data Center

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To the City of Sand Springs Planning Department -

My name is Michelle Bratzler. I am a resident of Sand Springs along with my husband John and our 9 year old daughter, Sophia. I am writing to you as a concerned community member regarding the proposed data center project.

Our family is alarmed and dismayed at the prospect of a data center in our area. When we first learned about this proposed project, I endeavored to learn more about data centers and their impact on surrounding communities so I could be more informed in my opinion. Based on what I have learned, I cannot understand how our leaders could allow this project to go forward in good conscience.

The environmental impacts of data centers are well-known and well documented. They use massive amounts of fresh water and electricity, and the cost of the required infrastructure upgrades inevitably is passed along to residents. These companies are intentionally withholding or vague about the cost and usage needed to maintain one of these centers. I believe it would be terrible for our local environment, and financially terrible for our residents.

These centers are enormous eyesores, they threaten our potable water sources, they have a massive carbon footprint, they increase our utility bills, they destroy the surrounding natural environment and devalue the surrounding neighborhoods, and if Oklahoma allows data center exemptions for property taxes, they will negatively impact our school system's revenue as well. And we all know Oklahoma schools do not need any more strikes against them.

Please listen to your community and do not allow a big tech company to move in on us and take our resources. Please stand up to big corporations and keep Sand Springs a beautiful, vibrant, affordable place to live. Please preserve our neighborhoods, schools, and community at large.

Thank you for your time,

Michelle Bratzler

From: Zlotnick <watt50k@gmail.com>
Sent: Monday, December 29, 2025 3:04 PM
To: Planning
Subject: Adam Zlotnick opposition to data center

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I live at 8929 Windridge Drive, Sand Springs OK 74063

Sand Springs is a beautiful town and respectful of the environment. The Osage county portion of SS is true to the spirit of the prairie and that is a reason homeowners are drawn to the area.

My concern is that a hyper large data center will be contrary to the reasons people move out here.

Specifically the potential for:

Damage to the environment

Home values decreased

Thousands of construction trucks on country roads

Electric and water consumption taking priority over residents and local businesses

The data center can be abandoned by the company at any time and then SS is left with a monstrous facility that needs to be removed

It's an eyesore. And an earsore.

It's the wrong industry for this town. These companies can build anywhere in the world but they want to exploit local resources for their gain while residents lose

Thanks in advance for taking the time to read my objection to the data center.

Adam Zlotnick
8929 Windridge Dr, Sand Springs OK

From: Robin Wasson <BabyGirlRobin@yahoo.com>
Sent: Friday, December 19, 2025 2:33 PM
To: Planning
Subject: Data center

Caution! This message was sent from outside your organization.

I am not in favor of the proposed data center. I am not in favor of higher utility bills and I am concerned about the noise that the data center's produce. The water requirements of the data center would put an undue strain on our water supply.

Robin Wasson
922 N McKinley Ave
Sand Springs OK

Sent from my iPhone

From: Sarah Tarwater <skywardsword212@gmail.com>
Sent: Tuesday, December 16, 2025 9:46 PM
To: Action Line
Subject: NO SANDSPRINGS DATA CENTER

Caution! This message was sent from outside your organization.

I am writing as a concerned resident to formally express my opposition to the proposed data center development in Sand Springs.

While I understand the importance of economic growth and technological advancement, this project raises serious concerns regarding long-term impacts on our community. These include increased strain on local infrastructure, excessive water and energy usage, sure environmental degradation, and a lack of any meaningful benefit to local residents relative to the scale of the development.

Sand Springs is a community built on responsible growth, stewardship of natural resources, and quality of life for families. A large-scale data center does not align with these priorities and risks imposing permanent costs on residents while offering minimal local return.

I respectfully urge you to oppose this project and to advocate instead for development that is transparent, sustainable, and genuinely beneficial to the people who live here. Decisions of this magnitude should reflect the will and well-being of the community, not solely the interests of outside corporations.

Thank you for your time and for your services. I appreciate your careful consideration of this matter and hope to see you stand in support of Sand Springs residents.

From: Matt Maynard <mmaynard0544@gmail.com>
Sent: Tuesday, December 16, 2025 3:52 PM
To: Planning
Subject: No Data Center in Sand Springs

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Council Members,
I oppose any plan to build a data center in Sand Springs.

A data center would drain our water and power resources, strain infrastructure, and offer little to no benefit for residents. This is not the kind of development Sand Springs needs or wants.

Do not approve a data center in Sand Springs. Listen to your residents and protect our community.

Thanks,
Matt Maynard

From: Nancy Acton <nacton@cox.net>
Sent: Thursday, December 11, 2025 12:07 PM
To: Planning
Subject: Proposed Data Center

This sender is trusted.

As a citizen in Ward 1, I respectfully request the proposed data center not be approved.

Please know this is not a kneejerk reaction. I have thoroughly researched data centers in general and throughout the country as well as reading information provided on projectspringoklahoma.com and protectss.org.

The data center is not a good fit for Sand Springs.

Thank you,

Nancy Acton
212 Fairway Circle
Sand Springs, OK 74063

From: Patricia Tilley <tilleypatricia06@gmail.com>
Sent: Thursday, December 11, 2025 7:15 AM
To: Action Line

Caution! This message was sent from outside your organization.

We know about the Project Spring, but how much is our utilities going to go up after they are up and running? Are you going to hire people from our community to run it? Who really benefits from project springs, NOT THE COMMUNITY OR THE WILD LIFE.

From: Patricia Malinowski <lilacmalinowski@gmail.com>
Sent: Thursday, December 11, 2025 1:50 AM
To: Action Line
Cc: Patricia Malinowski
Subject: Sand Springs Data Center

Caution! This message was sent from outside your organization.

Dear Sirs:

I am a homeowner in Sand Springs. I do not want this data center built here. History has shown that it will release rare substances that will cause rare cancers to break out in people and animals. It will drain our electrical grid and water pump operations. And there is not nearly enough money to fund even a small percentage of data centers that are being proposed. A nightmare for sure.

From: Denise Gary <mom74047@gmail.com>
Sent: Wednesday, December 10, 2025 12:23 PM
To: Action Line
Subject: Data center

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No data centers in Oklahoma!

From: Donna McCarty <epsdonna1@gmail.com>
Sent: Wednesday, December 10, 2025 10:09 AM
To: Action Line
Subject: Data center

Caution! This message was sent from outside your organization.

Please email or put a petition out that people can sign being against this data center. We do not want it
!!!!!!

From: Patricia Malinowski <lilacmalinowski@gmail.com>
Sent: Wednesday, December 10, 2025 9:46 AM
To: Action Line
Cc: Patricia Malinowski
Subject: Proposed Data Center

Caution! This message was sent from outside your organization.

Dear Sirs:

I do not want a data center built in Sand Springs. It will destroy our environment and quality of life.

Thank you,
Patricia Malinowski
4817 s. Mckinley ave
Sand springs, ok 74063

From: Dawn M. Gilmartin
Sent: Wednesday, December 10, 2025 8:47 AM
To: Cynthia A Webster
Subject: FW: Data center

Good morning!
Thanks
-Dawn

From: Charles Stretch <cstretch8177@gmail.com>
Sent: Wednesday, December 10, 2025 8:45 AM
To: Action Line <actionline@sandspringsok.gov>
Subject: Data center

Caution! This message was sent from outside your organization.

No!
I am against any data center in or around Sand Springs.

From: Rachel N <mrbarro@gmail.com>
Sent: Monday, December 8, 2025 9:41 AM
To: atlarge@sandsspringsok.gov; Planning
Subject: Proposed Sand Springs Data Center

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Good Morning,

I am not able to be at tomorrow's meeting regarding the proposed data center North of town due to a child's basketball game but I wanted to express our family's OPPOSITION to this or any data center being built in our area.

A few of the reasons we oppose include:

- Air quality concerns. Many data centers use gas turbines, which emit CO₂, nitric oxides, and PM2.5 pollutants linked to strokes, heart attacks, asthma, and other health risks.
- 24/7 low-frequency noise. Residents near similar facilities (Hood County, TX and parts of North Dakota) have reported a constant hum heard at their homes 6 miles away.
- Light pollution. Large industrial campuses often operate fully lit through the night.
- Massive electricity + water use. A 1,000 MW data center uses the same electricity as ~800,000 homes.

We are already dealing with increasing utility bills - please don't put further stress on your constituents. Further, think of the reduction in property values for thousands who own property, land and homes in the surrounding area - and for what benefit? To siphon our money and resources to these multi-national corporations.

Please do not approve this (or any other) data center project in our area. If you do, you will be selling out your residents and our future wellbeing.

Thank you for your consideration,

Rachel Navarro, resident
935 Barker Creek Drive
Sand Springs, OK

From: Gale reeder <grammy0612@yahoo.com>
Sent: Saturday, December 6, 2025 9:57 AM
To: Planning
Subject: NO data center

Caution! This message was sent from outside your organization.

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I am so disappointed in my elected officials to even consider a data center. It will destroy so much land and wildlife and make a mess of the roads, overload water and electric. Yes, you say they recycle the water but it can only be recycled so long then where does all these million gallons of water go. Did you know that people living near data centers and have well water that now their water is coming out brown and not safe for people or animals?

I will not be voting for anyone who supports this and tries to hide it from the public.

Ask the company doing it for full transparency and share with everyone. Anyone asking for a NDA sure has something to hide.

Do the RIGHT thing and stop the data center

Concerned Sand Springs citizen,
Susan Reeder

From: Victor Wolf <victor.j.wolf@gmail.com>
Sent: Wednesday, November 26, 2025 1:11 PM
To: Planning
Subject: data center

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Hi,

I left a voicemail voicing my opposition to the data center and toward the end lost my temper and cursed. I apologize for that, I am very emotional and anxious about the possibility of this thing going in and I shouldn't take that out on ya'll when you haven't even voted yet.

From: Sinjun ART <sinjunart@gmail.com>
Sent: Wednesday, November 26, 2025 12:02 PM
To: Planning; Councilor - At Large; Councilor - Ward 1
Subject: Comment on data center

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Hi, I am a resident of Tulsa and I have loved ones I visit who live in Sand Springs

Please DO NOT build the data center in Sand Springs

WE DO NOT WANT IT

Thank you for your time.

Sinjun

Creative Director | Field Beyond

 [@fieldbeyond](#)

 sinjunart@gmail.com

 www.fieldbeyond.clothing

 1-479-856-5250

From: Dawn M. Gilmartin
Sent: Wednesday, November 26, 2025 9:53 AM
To: Cynthia A Webster
Subject: Patty Miles-Data center opposition email

From: Patty Miles <pbeamiles@gmail.com>
Sent: Tuesday, November 25, 2025 5:24 PM
To: Action Line <actionline@sandspringsok.gov>
Subject:

Caution! This message was sent from outside your organization.

Redone for Data Center. Leave this area as rural. I have lived out here for over 40 years and some families for several generations and we DON'T WANT IT TO CHANGE. We love our life as much it is and that is why we moved here to get away from such things.

Jadine Nollan
2401 Rock Creek Rd
Sand Springs, OK 74063
918.407.4055

November 24, 2025

Subject: Proposed Hyper Data Center Project and Ringle Annex/Rezoning

Dear Public Servant,

Thank you very much for volunteering your time and effort to our wonderful community. I love being a Sandite! And I sincerely believe you love being a Sandite too, and will always want to do right for all of our citizens.

You're in a position of leadership that comes with the authority and power to do good things or potentially harmful things to our Sand Springs citizens. I don't envy your upcoming decision(s) regarding the zoning request related to the Data Center project. I believe this is a defining moment for leadership and our town.

As we all know, money can be a blessing or a curse, and with it comes much responsibility. Money can also be a trap and lead you in the wrong direction. The question is, do you hurt and possibly even devastate some Sandites to benefit others?

I'm sure you take your responsibility as a Public Servant very seriously. I know I did when I served as a State Representative. For those who will be impacted the most, you literally hold in your hands their quality of life, their property values, and even for some people their livelihoods. What will you do?

If you're a man of faith, will you do unto others as you would have them do unto you? Will you love your neighbor as yourself? As a Rotarian will you use the 4Way Test to make your decision? I truly understand how difficult it is to make decisions that will directly impact so many people. I had to make decisions that impacted the whole state.

Serving as a State Representative I learned a lot about myself and how I made my decisions. I was constantly doing heart-checks under the pressure of trying to uphold my deepest convictions to fulfill my desire to do the right thing by others. It felt like I was being tested every time there was a big decision.

Nollan Properties

3417 S 113th W. Ave
Sand Springs, OK 74063
918.407.4201

November 24, 2025

Subject: Proposed Hyper Data Center Project and Ringle Annex/Rezoning

Dear Commissioner,

First I want to express my sincere appreciation for your service on the Planning Commission. Thank you!

And to also recognize all the really great progress being made in Sand Springs such as the Sheffield Crossing Project, the Hwy97 widening and new Main Street extension loop, the eventual road over the levy through the park, the 50 acre neighborhood development, and the successful passing of Bonds for our City and Schools. What a blessing for all Sand Springs residents and our City. We have a lot to be proud of.

We are a very healthy City! Taxable sales base continues to go up year over year, we have a solid balanced budget with impressive multi-million dollar capital improvement funds and savings. We can do our own developments, provide consistent pay raises every year, are recognized for our good stewardship in the state and are growing in a positive methodical pace that is conducive to a prosperous and healthy community.

I say all this, because it is true! The council and city leadership and employees have a lot to be recognized for.

With so much to be thankful for already, why do we even need to entertain such a proposal like the Data Center? The risk vs reward just isn't there. The risk of hurting so many fellow Sandites is much greater than the possible returns to the City. How much is enough? We are healthy and growing and very much on a great sustainable path.

The sacrifice to our fellow Sand Springs residents is real. The homeowners, farmers and ranchers property up north is probably worth between \$200 to \$400 million and even priceless to the owners. But during or after the Data Center it's easy to understand how the property values will take a significant hit. And quality of life will too. Play with the numbers even a little and you can see how an average 25% reduction in

Sand Springs Resident Questions

“Unfortunately, many times the public is last to learn about a proposed data center project like Project Springs. That’s why it’s important for public officials and representatives to ask specific questions and gain a full understanding of the good/the bad and ugly around such projects before making forever decisions that impact families for generations to come.”

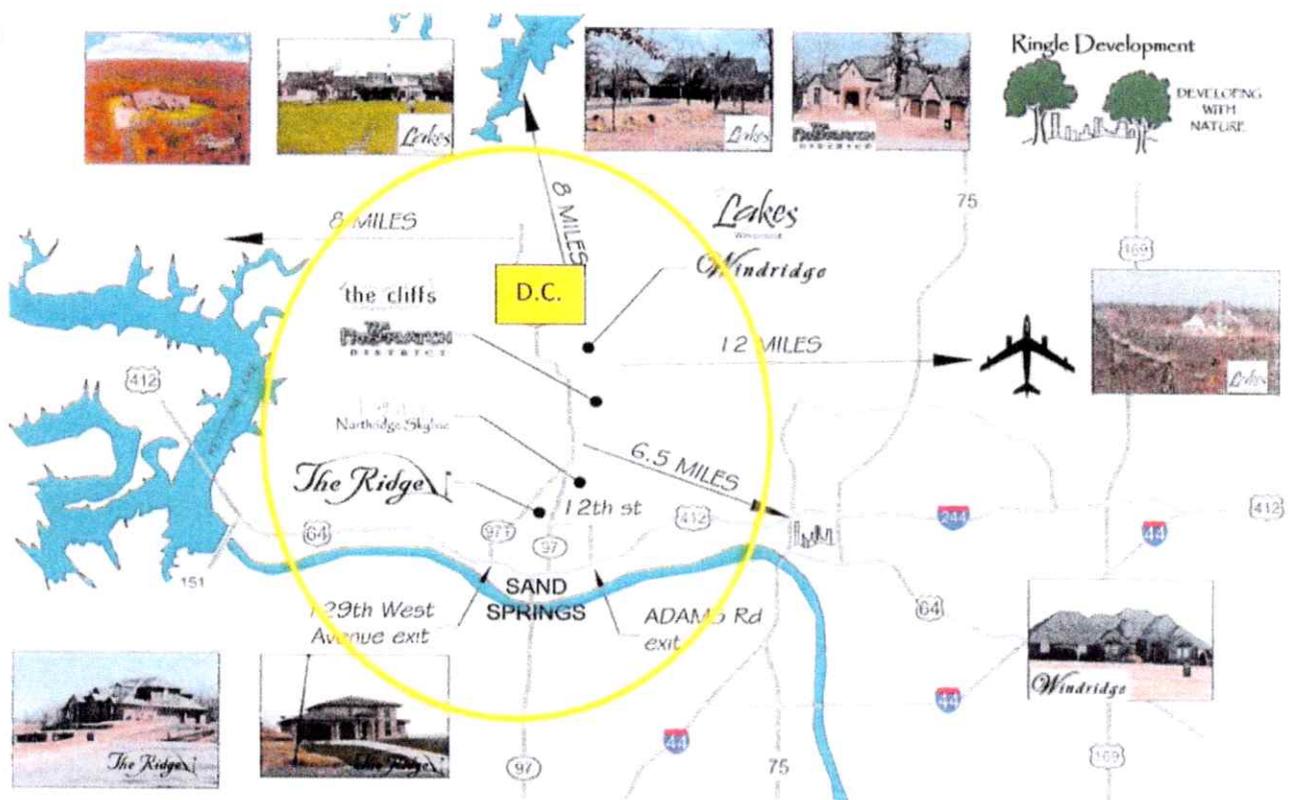
1. What is the true environmental impact to the area from noise, air, water, and light pollution? Have there been any environmental impact studies, and what are the findings?
2. Are the water use/power use/environmental safeguards sustainable for the next generation of Sandites (our kids and grandkids)?
3. How much water per day/week/month/year? What will they do with the gray water?
4. What happens if we have a similar drought like we did just 2 years ago?
5. How will they control the water runoff from their building footprint? And how do we ensure it does not have contaminants in it?
6. Will the buyer also be paying double for the water they use like the un-incorporated area of Sand Springs around them?
7. What subsidies/tax abatements/exemptions is the city providing? The state? County? School? What revenue will we lose and for how long? Or how long is the payback?
8. Is there a legally binding “Community Benefit Agreement” which spells out all the promises, deliverables and benefits guaranteed by the seller?
9. How many permanent local jobs will be provided? Is there an agreement in place to only hire locally for the jobs? And/or only use local construction contractors?
10. Would anyone in south Sand Springs want such a project in their backyard? For example, what if the project was dropped on the acreage just South of the Public Works Complex off 51st and 129th W. Ave? Or even on the ranch property by Angus Valley Farms?
11. AI Data Centers like to build in clusters... The North Tulsa “Anthem” project is on 400 acres and plans to have a cluster of 4 big buildings; Project Springs is buying over 800 acres? Does this mean they plan to build a cluster of 8 or more buildings? Does this mean construction/changes to the property will not be just 2-5 yrs, but up to 20-25 yrs of construction pollution? What are the future expansion plans for the site?
12. Is ODOT engaged for the roads? Osage County onboard? Osage Nation engaged? *INCOG*.
13. PSO/AEP just got approved for rate hikes up to \$10/mo/home in Jan 2025, partly to address a settlement, and partly for new customer demand. Their agreement included that they must not ask for another increase until 2026. So they can ask again in '26? Did you know on average rate increases range from 50-200% over a 10yr period to meet this type demand?

14. Will there be dynamite blasting during construction excavation? If so, will they use a third party to conduct seismic impact tests? And how will this impact property values?
15. Have you seen/read any Environmental Studies around this project?
16. What will be done to mitigate construction pollution? Who will monitor and protect the neighbors all up and down Hwy 97?
17. What physical security will be used by the site? Security armed guard, security building, automated gate, razor wire fencing like a penitentiary would use, over-abundance of lighting used, etc?
18. Who benefits from this project really?
19. Is the City's vision for the rolling hills of North Sand Springs to become an industrial area? Is the city's goal to become industrial again? Does tech industry like this create many sustaining local high-end jobs?
20. How does the local community and residents truly benefit from this project? Or is it like the windmill farms where only the few benefit financially and all the power/end-users are out of our state?
21. How will the constant noise pollution be mitigated? And how will the once/week generator testing noise pollution be mitigated? And what can be done if the noise pollution exceeds the quote allowed "decibel" levels agreed to? Who oversees the accountability?
22. What are the plans for mitigating the heavy equipment on the narrow two lane roads that lead to the Ringle Ranch site?
23. Have you personally driven up North to the ranch and looked around and thought about the impact such a project like this will have on the 500+ families who live here, and their generational farms, ranches, and homes?
24. What is the \$\$\$ value of the 500+ homes/ranches that will be affected by this project and what study has been done to quantify the impact to their personal property now and for future generations? Are there any plans for reparations for the affected families?
25. Did you know that personal homes/property value represents between 50-65% of a families NET WORTH? What happens to their net worth when they live within 4-6 miles of such a project?
26. Have all the "seller's promises" been put into any of the contracts for the project? Because once it's a done deal there will be no control over what the developer does on the site.
27. Do you live on a property you want to leave as part of your family's legacy and pass down from generation to generation? Are you able to see the stars at night where you live? Were you able to see the recent Northern Lights from your driveway with your naked eye? Do you enjoy having space between you and your neighbor, quiet mornings and evenings on your porch, beautiful sunrises and sunsets, no traffic noise and only the occasional mooing from a cow or barking from a distant dog or even a coyote?
28. Many bald eagles live on the building site and in the surrounding acreage, have there been any wildlife impact studies conducted and what were the findings?

29. Many of the Data Centers have to rely on building their own additional power source on the property because of lack of availability as they grow the cluster of buildings. The most common method is modular gas-powered turbine units like what is used at Elon's Memphis xAI data center. What impacts do such power generation units have to the community and environment? Just how bad is the air pollution from such solutions?
30. Is the Project paying for all of its own substation and power lines? Will PSO/AEP also have to run additional monster power poles/lines on the utility easement thus creating more site pollution?
31. We know the project is a huge payday for the property owner, the City, the Schools, but what's in it for the other Sand Springs residents who live in the area north of the City?
32. What rights do the land owners have in the area regarding this project and all the secrecy around it? Do we know who the end user is? Did we receive sufficient notification time?
33. Have you considered why the sellers are pushing so fast and so hard on this and other Data Center deals? And why they go around the state, the citizens, the residents, and directly to a few members on the planning commission or council?
34. Does the City have a healthy financial budget? Are we recognized by the State for our good stewardship and representation practices? Do we have a solid savings each year? Is the city growing in a safe, methodical and healthy way? Do we have enough funds to do our own neighborhood development project(s)? Are we able to successfully pass Bonds as needed?
35. What about our schools? Do they have a healthy and strong budget? Are they able to pass Bonds successfully to fund major projects?
36. Even though the project is so far along, are Public Officials willing to truly listen to the concerns of the Sand Springs citizens who will be impacted, much like what past Officials have done for projects like the Rock Quarry, the Cell Tower at the golf course, and the Dollar General request on Shell Creek Rd/97.
37. Did you know that since May 2024 there are many examples of Public Officials who have voted down and blocked Data Center projects like Project Springs in response to the growing community opposition driven by concerns over the lack of transparency, the noise pollution, air pollution, water pollution, substantial use of water and electricity and overall land and environment impact? Over \$100 billion blocked, in AZ, Missouri, Georgia, Indiana, Virginia, and other states.
38. What state regulatory laws, environmental protections and oversight will be used to protect the interest of all the nearby land owners during the life of the Data Center?
39. Is this truly the "Best Use" for the AG zoned property known as the Ringle Ranch for over 30 years? What if it was also converted to another residential development site with mini ranchettes and such? Doesn't that make a better fit for the original intended land use of the area?

40. Ringle Development has been developing North Sand Springs since 1994. And for 30+ years has sold families the benefits of building and living in North Sand Springs in one of their 12 upscale neighborhoods. Includes: Northwoods, Northridge Skyline, Skyline Falls, Windridge, Windridge II and The Lakes at Windridge The Highlands and the Cliffs at the Preservation District, The Ridge, Northridge Skyline. From their marketing website they advertise, " We are committed to Conservation, our Schools and our Community, Great Views, Wooded Lots, Upscale Neighborhoods, Natural Waterfalls, 10 mile views, next to Conservation easements, a Short Tulsa Commute, 2900+ sf homes; Lots starting at \$93,000 and Homes from \$400K-\$2M; "
41. Should the marketing now also include, "Complete with a state of the art environmentally challenged xAI Data Center in your neighborhood that you can see, hear, smell and feel from your own backyard?"
42. And what does it mean to "Think Right?" by our neighbors in Sand Springs.

The Impact Radius!



Osage County
Assessor's Office
Osage, Assessor



1 inch = 1272 feet

*NOTE: #'s are acreage
Zink ranch is 1 mile away!!*

Date Created: 11/21/2025
Created By: anonymous

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-N-

Osage County
Assessor's Office
Osage, Assessor



1 inch = 1153 feet

*1 mile to a church called Victory Fellowship
Look at all the neighborhoods*

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Osage County
Assessor's Office
Osage, Assessor

-N-

4567



Date Created: 11/21/2025
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April 2.8 mi away here

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Osage County
Assessor's Office
Osage, Assessor

-N-

← Hwy 97



• At Shell creek road you are 32 mi away...

1 inch = 577 feet

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Created By: anonymous

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Pax 6 of 6
www.actDataScout.com

via DataScout OnSite

11/22/25

To: City of Sand Springs City Council

My name is Bruce Overton and my wife and I live North of Sand Springs along Highway 97. My wife and I have lived in Sand Springs and North of Sand Springs for 45 years, we raised 2 children here and they both graduated from Sand Springs High School. We have liked living in the Sand Springs area for all of those years, both my wife and my self are AGAINST the proposed data center which will be built about 3,500 Feet from our property. I have worked in the construction industry for 50 years until my retirement and have built highways, worked on infrastructure projects in Sand Springs and surrounding cities, built numerous subdivisions and worked on phase II of the Google Center in Pryor, Oklahoma.

There are items that need to be addressed in writing before there is any discussion for approval:

- How will the owners of the proposed data center deal with the constant hum from the center on a 24 hour, 7 days a week basis
- Is there any way to require the proposed data center to limit the illumination at night to be at a level that land owners can live with
- I have heard the setback for the proposed data center is to be between one hundred and two hundred feet from adjoining land owners. It needs to be changed to three hundred feet minimum as that is what has happened on the center in Owasso, as well as sound walls to help control the sound emitting from the center.
- Has anybody been in contact with DEQ and/or Oklahoma Water Resources board to see what would happen if the Skiatook Lake falls to a certain water elevation and they have to take action on water withdrawals from the lake to reduce from falling into a dangerous state.
- It has been stated the proposed data center will require a minimum of one million gallons of treated water a day, how does the City intend to get the water from the treatment facility to the proposed data center. The existing waterline that runs in the area is only a six inch line and was probably installed fifty to sixty years ago and cannot handle water for the proposed data center and existing homeowners. Also will the proposed data center pay for the installation of a new line of adequate size to handle the proposed data center and surrounding area.
- How will the city handle the domestic and process wastewater generated at the site excluding the cooling tower water since the proposed data center will be within the CITY LIMITS
- The treated water the proposed data center will use each day will have to be treated to reduce the containments to a certain level before it can be released. Has the proposed data center said how this will be handled and where it will release the treated water from the site? This is a requirement of the DEQ and will require a permit from them before any water can be released from the proposed data center.
- Has Sand Springs considered mandating the proposed data center recycle its water from the cooling towers to conserve the use of treated drinking all of the time? Sand Springs can enforce such a requirement through its **local zoning ordinances or through conditions set in a special-use permit** since the proposed data center will be in the city limits
- As to the monitoring of the treated water and its release who will be responsible for the monitoring since it will be in the CITY LIMITS OF SAND SPRINGS and how will the surrounding community know that the requirements of DEQ are followed and if there are any problems will the surrounding community be notified and by whom.

- If the city approves the proposed data center will it be held to a certain size with no expansion allowed? If an expansion is allowed has the city given any thought as to what the city will need to do to accommodate this and what resources will be required from the city for the expansion.
- This proposed data center will end the STATUS OF A RURAL COMMUNITY FOR ALL OF US WHO LIVE IN THE AREA.
- Also during construction of the facility will the proposed data center general contractor be held liable for any damage done to any of the existing roads leading to the construction site?

The only thing I ask is the City of Sand Springs and its residents prepared to handle any problems that may come up with proposed data center now and in the future. I would strongly urge the City Council and the planning commission visit a similar data center that is the size of the proposed data center and listen to the sound coming from the data center while it is in use

Thank you

Bruce Overton

November 21, 2025

To: Ms. Janice Almy, City Clerk Sand Springs 100 E. Broadway St., Sand Springs, OK 74063

Subject: Urgent Request to Oppose the Hyperscale Data Center Development North of Sand Springs (Historic Hwy 97)

Dear Sand Springs Planning and City Council members,

I write to you today not merely as a constituent, but as a devoted steward of Oklahoma's natural and cultural heritage, to urge your definitive opposition to the proposed hyperscale data center slated for construction approximately nine miles north of Sand Springs, along historic Highway 97.

This decision is more than zoning; it is about permanently sacrificing an irreplaceable piece of our collective history and environment for a fleeting commercial venture. I implore you to consider the deep, multi-layered significance of this specific parcel of land before casting your vote.

Ecological and Geological Irreplaceability

The proposed site is located within one of the precious few valleys that cleave through the Sandstone Hills region west and north of Tulsa. This landscape is a living archive, once completely covered by water, and now hosting an invaluable old-growth forest—a rare ecosystem and crucial habitat corridor. The geological history of this land is tied to ancient hunter/gatherer cultures who relied on its unspoiled resources. Paving this valley for a monolithic, high-energy-consuming data center represents an irreversible ecological loss for future generations of Sand Springs residents and the wider region.

A Sacred and Unacknowledged Cultural Legacy

The profound historical significance of this land to the Osage, Cherokee and Muscogee Nations is only now beginning to receive the recognition it deserves. The cultural memories, traditional knowledge, and spiritual connections embedded in these valleys are far too young in their public acknowledgement to be extinguished by commercial development. As elected officials, you have an obligation to pause and consider the lasting impact on our sovereign neighbors. Approving this project is to actively disregard a sacred heritage, the true depth of which we are only just starting to comprehend.

The Wellspring of Oklahoma's Artistic Identity

This land is not merely scenic; it is the muse for some of Oklahoma's most cherished cultural contributions. It is the very environment that shaped the worldview of John Joseph Mathews, whose Osage experience and environmental insights are foundational to

American literature. It echoes the sentiment of Woody Guthrie's enduring anthem, "*This Land Is Your Land*," reminding us that our natural resources belong to the public trust, not transient corporate interests. Furthermore, this area has been immortalized in the works of renowned Osage artists—including John D. Free, Addie Roanhorse, Jim Red Corn, and Anita Fields—who drew from its landscape, folklore, and native tales.

To construct a sterile, concrete facility on this ground is to silence a historic voice and diminish a place that has creatively nourished our state for centuries.

The Mandate of Stewardship

The choice before you is simple: an influx of tax revenue and jobs that will quickly peak and recede, versus the permanent preservation of ecological health, irreplaceable heritage, and the cultural integrity of the Sand Springs community. As you know, hyperscale data centers require immense amounts of water and energy, placing an undue strain on our municipal infrastructure and potentially increasing our environmental footprint.

I urge you to use your vote to stand as a steward of this beloved area of Oklahoma. Please vote **NO** on any measure to approve the construction of the hyperscale data center on historic Highway 97. Protect the valley, honor the heritage, and secure a meaningful legacy for Sand Springs.

Thank you for your careful and conscientious consideration of this critical issue.

Sincerely,



Russell Thomas

9271 Preservation Dr.

Sand Spring 74063

9182318742

rusty.thomas1@att.net

From: Jennifer Ensey <jenniferensey75@gmail.com>
Sent: Friday, November 21, 2025 7:24 AM
To: Cynthia A Webster
Subject: From a sand springs citizen

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I am just one, of many, upset by the rezoning and planned data center off of highway 97. Please add my name to the list of those who will be voting against those who are moving this data center forward!

Jennifer Bedgood
9461 Black Oak Ln, 74063

From: Teresa Fisher <rubythedragonfly@gmail.com>
Sent: Wednesday, November 19, 2025 5:52 PM
To: Planning; councilor.atlarge@sandsprings.gov; councilor.ward1@sandsprings.gov; councilor.ward2@sandsprings.gov; councilor.ward3@sandsprings.gov; councilor.ward4@sandsprings.gov; councilor.ward5@sandsprings.gov; councilor.ward6@sandsprings.gov
Subject: Project Spring
Attachments: 2465.jpg; 2467.jpg; 2474.jpg; 2470.jpg; 2468.jpg

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I am a 66-year-old Sand Springs resident who has lived here my whole life, as did my parents and my grandparents, and my great-grandparents lived here as well until they passed. My mom still lives on North highway 97 where I grew up.

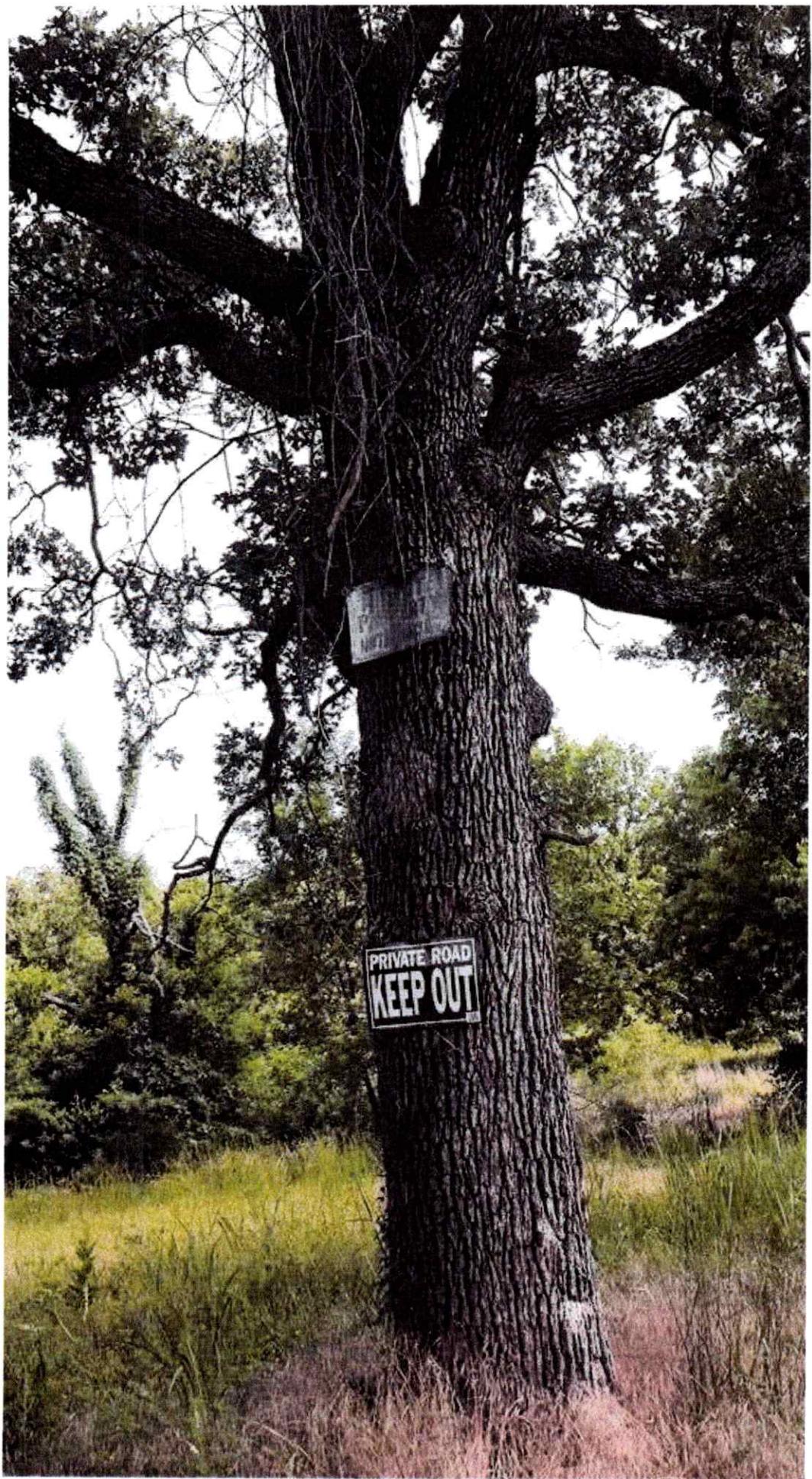
My mom and I are vehemently against rezoning our rural land for the data center. I could not care less how many jobs it brings because our property values will go down, and there is nothing that could be done that would ever make me accept the damage to our environment, the traffic, the noise, and the light pollution. No more dark skies. No more stars at night.

The land they want to destroy is pristine. People have lived there for decades, maybe centuries, raising their families and living off their farms and ranches. This is very personal to me because I had a rural mail route out there. I spent 33 years driving in the country delivering mail to those rural families and most of those years were spent in the area that was recently annexed to Sand Springs for this data center. That is half my life. The land in question is so rural that I could drive 2 hours at a time without seeing another person or car. I took many photographs and I'm going to share a few of them with you. It's a lovely and magical place. These photos were taken over the last few years in the area of Ecker road near Turkey Creek. I can see the area on the map of the proposed data center and it breaks my heart. Notice the picture of the tree with the signs nailed to it. I can remember when the older sign was new. I have also included a map. The red circle is quail hollow, a very populated housing edition and the blue circle is where I took these photos. Also look at the Tulsa map I have included. The area is simply labeled Osage Indian Reservation. How could you consider letting them destroy this beautiful and awe inspiring landscape? I am hoping that you can't. This is something we should be proud of, not something we should tear down in the name of greed. I hope you recognize what a treasure this is, one that money can't buy. Once it's gone we can never get it back. Data centers like this need to be placed in areas that are already zoned for industry. Do not destroy the lives of hundreds of families, please. I am not thrilled with all of the development going on in this city, and the traffic, but I have kept my mouth shut because I know some people want it but there aren't very many people that want this data center and the ones who do don't care about anything except for money. Don't be like those people. I imagine if this passes anyone in the city council who votes for it will be voted out. I don't think there's any doubt about that. I'm also afraid I will be leaving as well. This just isn't the town I grew up in and this would probably be the last straw for me. The land is the only thing keeping me here. Thank you for your time and consideration, Teresa Fisher

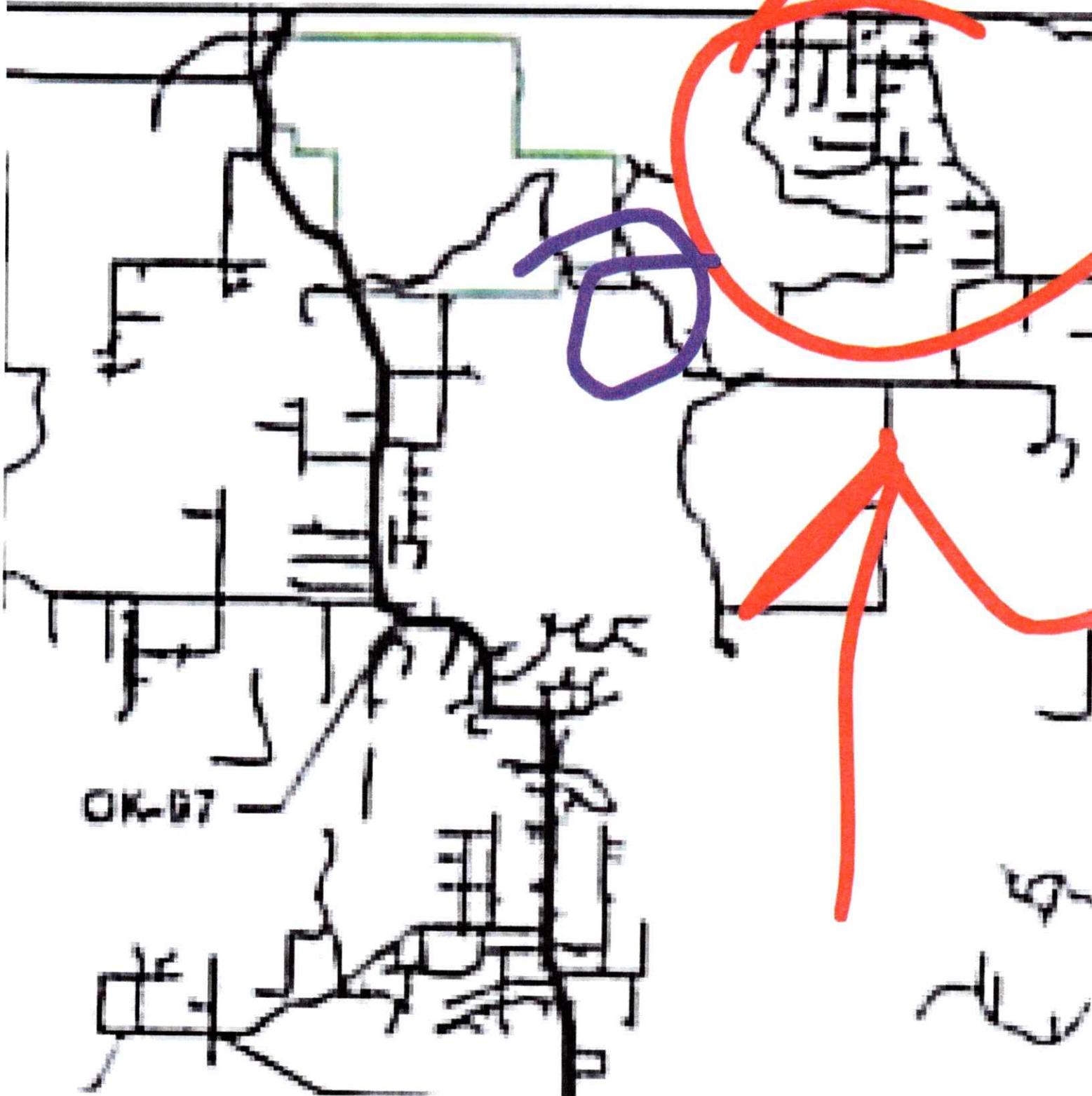
"Once in awhile you get shown the light in the strangest of places if you look at it right." Robert Hunter







VICINITY MAP





From: Robert Stretch <robertgs8888@gmail.com>
Sent: Wednesday, November 19, 2025 9:47 AM
To: Planning
Subject: Data Center

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I am a resident near the proposed data center and I am strongly opposed to the rezoning and industrialization of our community on 97 north! It is a rural community and by adding large scale industry it would destroy the area in many ways!

Andy and Kristy Duncan

8757 Legacy Drive

Sand Springs, OK 74063

918-855-9977

November 18, 2025

Sand Springs Planning Commission and City Council

C/o Sand Springs Planning Department

100 East Broadway Street

Sand Springs, OK 74063

Dear Commissioners and Council Members,

I am writing as a resident and property owner within the affected area regarding the proposed Project Spring rezoning and PUD request in unincorporated County north of Sand Springs. After reviewing the available documentation, I have significant concerns about the scale of the development, the absence of essential impact studies, and the long-term consequences for surrounding communities.

Based on the information presented in the applicant's current filing, there is insufficient data to responsibly evaluate the effects on:

- Local utility infrastructure and consumer electric rates, especially within VVEC's cooperative cost-sharing model or PSO.
- Traffic volume and roadway safety, particularly in rural areas not designed for industrial-scale freight movement
- Noise, lighting, and continuous industrial activity, including cooling systems and backup generators
- Storm water runoff, watershed impact, and drainage changes due to large impervious surfaces
- Long-term residential property values, which historically decline near high-intensity industrial development

Given these concerns, I respectfully request that the Planning Commission and City Council withhold approval of the Project Spring rezoning until the applicant submits, at minimum, the following:

1. A full Traffic Impact Study
2. A Utility Load and Substation Impact Analysis from WVEC
3. A Drainage and Storm water Impact Study
4. A Noise and Lighting Impact Assessment
5. An Environmental / Wildlife Impact Report
6. A Property-Value and Economic Impact Analysis for nearby residents

These studies are standard for developments of far smaller scale and are necessary to ensure decision-making that protects both city and county residents from unintended and irreversible consequences.

Thank you for your time and for your careful consideration of this matter. I ask that my concerns be entered into the official public record.

Respectfully,

Andy Duncan Kristy D. Duncan

Andy and Kristy Duncan

email: *kylie99@msn.com*

From: Graham, Dax <grahada@tulsaschools.org>
Sent: Monday, November 17, 2025 5:50 PM
To: Action Line
Subject: Data center

Caution! This message was sent from outside your organization.

To Whom It May Concern,

I am writing to express my strong opposition to placing a data center within our residential community. Data centers operate around the clock and produce continuous industrial noise from cooling systems, high-volume fans, and frequent generator testing. This type of nonstop noise pollution is incompatible with a neighborhood environment and will disrupt sleep, daily life, and the overall peace residents rely on. Even if the noise falls within legal limits, the constant low-frequency hum is known to negatively impact health and well-being.

Additionally, data centers require an enormous amount of electricity and water. Introducing such a high-demand facility into our area would place significant strain on our local infrastructure, increasing the likelihood of grid stress, outages, and future utility rate increases for residents. It also forces the expansion of substations, power lines, and other industrial elements—further altering the character of our community while offering residents little to no direct benefit.

Finally, a data center would create long-term environmental and economic consequences. These facilities generate large amounts of heat, require heavy truck traffic, and often create a visual and structural presence that is completely out of place near homes. This inevitably lowers nearby property values and reduces the desirability of the neighborhood. For all these reasons, I strongly believe that a residential area is not the appropriate location for a data center, and I urge the city to reconsider this proposal for the wellbeing of the families who live here.

Sincerely,

Dax Graham

Cynthia A Webster

From: Brenda Whisenhunt <brens503503@gmail.com>
Sent: Friday, November 14, 2025 2:52 PM
To: Action Line

Caution! This message was sent from outside your organization.

Re: Ai data centers, we do not want this in our area.. Please take it somewhere else..

From: Karlie Collins <collins.karlie@icloud.com>
Sent: Monday, November 17, 2025 7:41 AM
To: Action Line
Subject: Opposition to Proposed Data Center Development in Sand Springs

Caution! This message was sent from outside your organization.

Dear City Council,

I am writing as a concerned resident of Sand Springs to formally express my opposition to the proposed construction of a data center in our community.

While I understand the intent to encourage economic growth, this project raises several significant concerns:

• **Environmental Impact:**

Data centers consume extremely large amounts of water and electricity. This poses long-term risks to our local resources, especially during periods of drought or increased demand. The noise, heat output, and potential strain on local infrastructure also warrant serious reconsideration.

• **Community Character and Quality of Life:**

Sand Springs is a family-centered community. The industrial nature of a data center does not align with the surrounding residential areas and will negatively impact property values, noise levels, and overall neighborhood livability.

• **Limited Benefit to Local Residents:**

Although these facilities often promise economic development, data centers typically create very few permanent jobs relative to the environmental and infrastructural burden they introduce.

• **Insufficient Transparency and Public Input:**

Residents deserve full clarity regarding the long-term cost to our utilities, our environment, and our community. Decisions of this scale should not be rushed without comprehensive impact studies and meaningful opportunities for public feedback.

For these reasons, I strongly urge you to reject the proposed data center and prioritize developments that genuinely support sustainable growth and the well-being of Sand Springs residents.

Thank you for your attention to this matter and for your service to our community.

Sincerely,

Karlie Collins

223 Chandler Dr. Sand Springs, OK 74063

918-803-6784

Sent from my iPhone

From: Kira Garrison <kira.garrison.93@gmail.com>
Sent: Monday, November 17, 2025 5:23 AM
To: Action Line
Subject: Proposed Data Center

Caution! This message was sent from outside your organization.

I want to start by saying I am deeply opposed to having a data center in sand springs before I make any other statements.

But I feel that the city if it believes this will benefit sand springs is misguided, data centers do not create jobs. After the initial construction most data centers only require 25 full time employees, few of which will be current residents of the local area. But all residents will be affected by the pollution and health consequences of large scale industrial processing.

If data centers were a good thing that people wanted, Broken Arrow and Jenks would be lining up to put them up, but they aren't. This is just a pathetic land grab where land is cheaper at the expense of sand springs residents.

From: Pam Smith <pam.smith316@gmail.com>
Sent: Saturday, November 15, 2025 9:53 PM
To: Action Line
Subject: Project Spring

Caution! This message was sent from outside your organization.

I am against this project for so many reasons.

I also do not believe you are not aware of this project. It was presented that way in a news story on KRMG and several TV news broadcast.

From: Shirley High <rvermomma@yahoo.com>
Sent: Friday, November 14, 2025 8:35 PM
To: Action Line
Subject: Data Center

Caution! This message was sent from outside your organization.

Even though I don't live in SS my sister does. These people are just trying to get all these cities to build these data centers. They don't even have anybody to occupy them. What happens if you do also this and they build it and no one occupies it. Just another eyesore that sets empty. PLEASE don't do this.

Sent from my iPad

From: Gop Bruce <gopbruce@tulsav8.org>
Sent: Wednesday, January 21, 2026 1:40 PM
To: Cynthia A Webster
Subject: BRAVO City Council

Caution! This message was sent from outside your organization.

Gentlemen,

I watched last night's FB stream of the Spring Project Meeting and I was encouraged, even excited, about the opportunity presented to the Sand Springs community and to the Schools.

While I live just outside city limits near Tanglewood, I'm a product of SS Schools and I've called SS my home for more than 55 years. My family goes back generations in SS.

Family keeps me here, but I'm very disappointed in the lack of growth in SS's demographics. The condition of schools is an embarrassment. The only jobs available for most young people are retail and restaurant. I support your efforts to remedy these shortcomings!

While I was fortunate to earn an MBA from TU and build a career in technology, I worry the young people of SS suffer because of these schools and the lack of resources afforded to their educations. Subsequently, they are forced to move away for any jobs making more than \$20 an hour.

Therein lies my main reason for supporting the datacenter, despite the bullying the other side mounts against it. I know the Council is in a difficult position, but know this, there are many who share my view that Project Spring is good for our community! We are the silent majority!

Stay strong, vote your heart! Vote your love for the future of Sand Springs!

If in doubt, ask yourself, "what would Charles Page do?"

Best Regards,

Bruce Hardy
Ph 918-630-8663

From: Dashley Thompson <DashleysDesk@outlook.com>
Sent: Tuesday, January 20, 2026 3:48 PM
To: Planning
Subject: Letter Of Support Project Spring

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Dear Sand Springs Planning Department and City Council Members,

I am writing to formally express my support for the proposed Project Spring data center and to encourage approval of the necessary zoning and planning actions. I believe this project offers meaningful, long-term benefits to Sand Springs, particularly for working families, local economic growth, and our city's infrastructure and schools.

First, well-paying jobs for adults raising young children are desperately needed in Sand Springs. Nearly half of our student body qualifies for free or reduced lunch, which is a clear indicator that many households are struggling with low incomes. Our community needs employment opportunities that allow parents to provide stability for their families without having to leave Sand Springs to do so. Project Spring represents the kind of investment that can help raise household incomes and improve outcomes for local children.

Second, while data centers may not employ hundreds of workers directly, the jobs they do create are typically well-paying, skilled positions. Those wages do not disappear, they are spent locally on housing, groceries, childcare, and services, supporting small businesses throughout Sand Springs. Additionally, data centers are well known for attracting secondary development. They often draw in contractors, suppliers, technology firms, and other employers who choose to locate nearby, creating indirect jobs and further expanding our local employment base.

Finally, the long-term tax revenue generated by a large-scale project like Project Spring would provide immense benefits to Sand Springs' infrastructure and public services. Increased revenue can help fund the replacement of outdated infrastructure rather than continuing to overspend on temporary repairs year after year. Our local schools and teachers would benefit from a stronger tax base, which ultimately benefits Sand Springs students. Saying no to a major technology investment, especially from a company like Google, sends the wrong message to our young people who are pursuing careers in technology and innovation, fields that are becoming more essential every day.

For these reasons, I strongly support Project Spring and respectfully urge the Planning Commission and City Council to allow this project to move forward. I believe it represents a positive step toward economic opportunity, infrastructure stability, and a stronger future for Sand Springs families.

Thank you for your time and consideration.

Sincerely,

Deb Thompson

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From: Deby T <Dt.homedesk@outlook.com>
Sent: Friday, December 26, 2025 5:51 PM
To: Action Line
Subject: Strong Support for Project Spring Data Center – Resident Perspective

Caution! This message was sent from outside your organization.

Dear Sand Springs City Officials, Planning Commission, and City Council,

My name is Deb. I am a mother in my 30s who bought my home in Sand Springs two years ago. I chose this town for its family-friendly atmosphere and opportunities for growth that will help our children and future generations.

I write to give my full support to the Project Spring data center.

I know some worry about possible small increases in utility bills. I accept those and any other modest changes when it means real economic progress for Sand Springs. Our working adult community needs this, our young families need this, and our future generations need this.

Charles Page's motto was "Think Right," and his vision blended compassion with pragmatic economic growth: attract jobs, industry, and tax-generating development to fund schools, services, and family support. A major modern data center like Project Spring delivering substantial tax revenue for schools and city services, high-skilled jobs, developer-funded infrastructure upgrades, and stable long-term economic growth with minimal ongoing public burden aligns precisely with Page's vision of bold, responsible industrial development that secures prosperity and self-sufficiency for future generations in Sand Springs.

The organized opposition, while active, represents far less than 2% of our town's roughly 20,000 residents. Many of us support planned growth but stay quieter in meetings, petitions, and social media. I sincerely hope such a small amount of people don't get to reject this opportunity on behalf of the whole town simply because they are loud.

Thank you for considering **all** views and for your work on behalf of our current community and future generations.

Deb Thompson

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Debra Thompson
1214 E 10th St
Sand Springs, OK 74063
Dashleysdesk@outlook.com

November 16, 2025

Honorable Mayor and Members of the Sand Springs City Council
100 E Broadway St
Sand Springs, OK 74063

Dear Mayor and Council Members,

I write as a Sand Springs resident in strong support of **Project Spring**, the proposed data center campus near 81st W Avenue and Highway 97. This project is a strategic opportunity for our city, bringing high-value jobs, strengthening our economy, and positioning Sand Springs as part of the nation's technological backbone.

Economic Impact and Jobs

Data centers are proven economic engines. Regions that embraced them, such as Northern Virginia and Dallas, have seen billions in investment, thousands of supported jobs, and significant long-term tax revenue without adding strain on schools, roads, or public safety. These facilities also signal to other tech-driven companies that a community is ready for innovation, which triggers broader job growth in fields such as healthcare technology, finance, cybersecurity, and advanced manufacturing.

Infrastructure Alignment

PSO's \$1.2 billion grid modernization plan is already underway, driven by federal and state standards and by the needs of existing residents and businesses. These upgrades are happening regardless. Project Spring simply uses that necessary progress to generate the highest possible return for Sand Springs.

Addressing Fears With Compassion and Facts

I also want to acknowledge the concerns expressed by some in our community. Many of these worries come from understandable confusion or fear that has been fueled by misinformation. However, data centers are not environmental bombs, nor do they cause large spikes in residential utility bills. In reality, data centers operate under strict efficiency standards and long-term rate structures, and their tax contributions often help reduce financial pressure on residents. They are not symbols of corporate greed. They are the digital infrastructure that every modern industry relies on in order to compete and grow.

Nearly every sector that supports our daily lives, including banking, healthcare, education, manufacturing, national security, and agriculture, depends on the computing power and secure data storage these facilities provide. On a global scale, the United States must continue expanding advanced data infrastructure to remain competitive. If we fall behind in AI and digital innovation, foreign competitors such as China will fill that gap, which puts our economic strength and national influence at risk.

A Future for Our Workforce

Project Spring will create hundreds of construction jobs and sustained roles in operations, maintenance, and cybersecurity. Even more importantly, it gives our students, especially those pursuing technology in Sand Springs Public Schools and Tulsa Community College, a reason to stay, work, and build their futures here. Without local opportunities, we risk losing a generation of talent to other states.

For these reasons, I respectfully urge the Council to approve **Project Spring** and offer supportive input to the Oklahoma Corporation Commission. **Your support will help safeguard the prosperity of Sand Springs while strengthening the economic and technological foundation our country depends on.**

Thank you for your leadership and commitment to our community's future. I am available at Dashleysdesk@outlook.com If you would like to discuss further.

Debra Thompson

From: Dashley Thompson <DashleysDesk@outlook.com>
Sent: Sunday, November 16, 2025 11:01 AM
To: City Clerk
Cc: public.utility@occ.ok.gov
Subject: Support for Project Spring – Letter from Sand Springs Resident
Attachments: ApproveProject_Spring_Letter.pdf

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Mayor and Council Members,

Attached is my letter regarding Project Spring. As a resident, I believe this project is essential to securing the economic future of Sand Springs and strengthening the broader foundation our country depends on. I respectfully ask that you give it your full support.

Thank you for your service to our community.

Debra Thompson

Dashleysdesk@outlook.com

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