NOTICE OF SPECIAL MEETING
OF THE
SAND SPRINGS CITY COUNCIL

__X__ Special Meeting
(Notice to be filed with City Clerk's office 48-hours in advance of said meeting)

_____ Rescheduled Regular Meeting
(Notice to be filed with City Clerk's office 10 days in advance of said meeting)

_____ Emergency Meeting
(Notice to be filed with City Clerk's office as much in advance as reasonable and possible under the circumstances existing)

DATE	TIME	PLACE OF MEETING
February 3, 2026	6:00 p.m.	Charles Page High School Cafeteria 500 North Adams Road Sand Springs, OK 74063

FILED BY
Name: Janice L. Almy
Title: City Clerk
Address: City of Sand Springs
100 East Broadway Street
Sand Springs, Oklahoma 74063
Phone: 918-246-2503

Filed in the office of the City Clerk at 8:10 a.m. on the 16th day of January, 2026.

Signed: _____
Janice L. Almy, City Clerk

SPECIAL MEETING AGENDA

Sand Springs City Council
February 3, 2026 – 6:00 p.m.
Charles Page High School Cafeteria
500 North Adams Road
Sand Springs, OK 74063
www.sandspringsok.gov

1. **Call to Order** Time_____

2. **Roll Call**

Ward 1-Worrell_____ Ward 2-Barnett_____ Ward 3-Burdge_____
Ward 4–Stuckey _____Ward 5-Wilson _____ Ward 6-Jackson_____
At-Large-Spoon_____

3. **Ordinance No. 1442 – Pertaining to Zoning Case SSZ-517 and Planned Unit Development PUD-039 (A-B)**

A) Ordinance No. 1442

Council may consider approval, denial, amendment, or revision of Ordinance No. 1442, an ordinance regarding SSZ-517, a request to rezone 826+ acres from AG (Agriculture) to IL (Industrial Light) with a PUD overlay (PUD-039), a request to allow a PUD overlay on 826+ acres; located on lands in Sections 2 and 3, Township 20 North, Range 11 East, and Sections 33, 34, and 35, Township 21 North, Range 11 East, commonly known as being at approximately 56th Street North and Hwy 97 in Osage County, City of Sand Springs, Oklahoma. (Presented by: Assistant City Manager Brad Bates)

Motion_____ Second_____

B) Emergency Clause

Council may consider approval, denial, amendment, or revision of the adoption of an Emergency Clause for the immediate preservation of peace, public health, safety, and welfare for Ordinance No. 1442. (Presented by: Assistant City Manager Brad Bates)

Motion_____ Second_____

4. **Resolution No. 26-12 – Comprehensive Plan Amendment SSCPA-007**

Council may consider approval, denial, amendment, or revision of Resolution No. 26-12, a resolution to amend the Sand Springs Comprehensive Plan from a Residential Land Use Designation to an Industrial/Regional Employment Land

Use Designation of 826+ acres, all located on lands in Sections 2 and 3, Township 20 North, Range 11 East, and Sections 33, 34, and 35, Township 21 North, Range 11 East, commonly known as being at approximately 56th Street North and Hwy 97 in Osage County, City of Sand Springs, Oklahoma. (Presented by: Assistant City Manager Brad Bates)

Motion_____ Second_____

5. Adjournment Time_____

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

This special meeting agenda was filed in the office of the City Clerk and posted at 3:15 p.m., on January 29, 2026, in the display case at the front entrance of the Sand Springs Municipal Building, 100 E. Broadway, Sand Springs, Oklahoma 74063, by Janice L. Almy, City Clerk.

Janice L. Almy

Janice L. Almy, City Clerk

C3 A-B

City of Sand Springs Agenda Form

Meeting Date: FEB 3, 2026 **Agenda:** City Council **Item:** Regular

Signature Items: Yes **Presented by:** Brad Bates, Asst. City Manager

Subject: Ordinance 1442 - Pertaining to Zoning Case SSZ-517 & Planned Unit Development PUD-039

Item #: _____ **Cost:** _____ **Recommendation:** Approval

Finance Review: No **Legal Review:** Yes **Department Head Review:** No

Synopsis:

A) Ordinance No. 1442

Requesting approval, denial, amendment, or revision of Ordinance 1442, an ordinance regarding SSZ-517, a request to rezone 826+ acres from AG (Agriculture) to IL (Industrial Light) with a PUD overlay (PUD-039); PUD-039, a request to allow a PUD overlay on 826+ acres; located on lands in Sections 2 and 3, Township 20 North, Range 11 East and Sections 33, 34, and 35, Township 21 North, Range 11 East in Osage County, Oklahoma, commonly known as being at approximately 56th Street North and Highway 97 in Osage County, City of Sand Springs, Oklahoma.

B) Emergency Clause

Council may consider approval, denial, amendment, or revision of the adoption of an Emergency Clause for the immediate preservation of peace, public health, safety, and welfare for Ordinance No. 1442.

Details:

City Council will review proposed Ordinance 1442 to rezone 826+ acres from AG to IL with a PUD overlay (PUD-039). A separate emergency clause will be considered by council to enact the ordinance in accordance with law.

An informational meeting was held on January 20, 2026 in the Charles Page High School Cafeteria. As a result of that meeting, the applicant made changes to the PUD Development Standards (see Red-lined PUD-039 Development Standards) which were presented to the Sand Springs Planning Commission at a Special Meeting on January 27, 2026. The Planning Commission heard comments from City Staff, the applicant, the Project Design Team, and members of the public. The Planning Commission made a motion to recommend approval to City Council by a vote of 6-1-0.

For an in-depth analysis of each case please reference the Planning Commission Staff Reports provided.

A copy of the Conservation Easement and survey showing said easement known to be on this property is included in the backup material.

Attachments:

Applications, Case Maps, Notices, Letters of Support & Opposition, Petition of Citizens, PUD-039 Standards as Amended and Presented, PUD-039 Exhibits, Staff Reports from Planning Commission Meeting (1/27/26), Developer Presentation Slides, Developer Legal Presentation Slides, Supplemental Citizen Information, Conservation Easement and survey.

ORDINANCE NO. 1442

AN ORDINANCE DESIGNATING AND REZONING FROM AG (AGRICULTURE) TO IL (INDUSTRIAL LIGHT) WITH A PLANNED UNIT DEVELOPMENT OVERLAY (PUD-039) ON TRACTS OF LAND LOCATED IN SECTIONS 2 AND 3, TOWNSHIP 20 NORTH, RANGE 11 EAST, AND SECTIONS 33, 34, AND 35, TOWNSHIP 21 NORTH, RANGE 11 EAST, OSAGE COUNTY, CITY OF SAND SPRINGS, OKLAHOMA, IN WARD BOUNDARY DISTRICT 2, AND MORE PARTICULARLY DESCRIBED BELOW, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

.....

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAND SPRINGS, OKLAHOMA:

SECTION 1: That the zoning map for the City of Sand Springs, Oklahoma, is hereby amended from an AG (Agriculture) zoning classification to IL (Industrial Light) with a PUD Overlay (PUD-039) in accordance with the terms and conditions contained within the Planned Unit Development Number 039 document, a copy thereof being on file with the City Clerk of the City of Sand Springs, Oklahoma for the following tract of land 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

DRAFT

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.

SECTION 2: That all ordinances or parts of ordinances in conflict with same are hereby repealed.

SECTION 3: By reason of the immediate need for adoption for the preservation of peace, and to protect the public's health, safety and welfare, an emergency is hereby declared to exist for which the ordinance shall become effective upon publication as provided by law.

APPROVED this 3rd day of February, 2026, with a separate vote on the emergency clause.

_____

James O. Spoon, Mayor

DRAFT

ATTEST:

_____
Janice L. Almy, City Clerk

APPROVED AS TO FORM:

_____
David L. Weatherford, City Attorney

DRAFT

Eller&Detrich
A Professional Corporation

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January 29, 2026

VIA E-MAIL
Mr. Brad Bates
Assistant City Manager and City Planner
brad.bates@sandspringsok.gov

Re: Project Spring Rezoning Application SSZ-517

Dear Mr. Bates,

This letter serves to correct the rezoning application SSZ-517, filed on October 3, 2025. As filed, the application omitted any reference to any "restrictions controlling the use of the tract, either private restrictions or deed restrictions".

However, the subject property is encumbered by various utility easements and a portion of the property is encumbered by a conservation easement. At the time the application was filed, we had not examined the title of the property, which resulted in this inadvertent error on the application. We appreciate this matter being brought to our attention during the robust discussion at the Planning Commission meeting on January 27, 2026.

Sincerely,

ELLER & DETRICH
A Professional Corporation

R. Louis Reynolds

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 form 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 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 Biochemcial 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.

Sand Springs
OKLAHOMA

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.

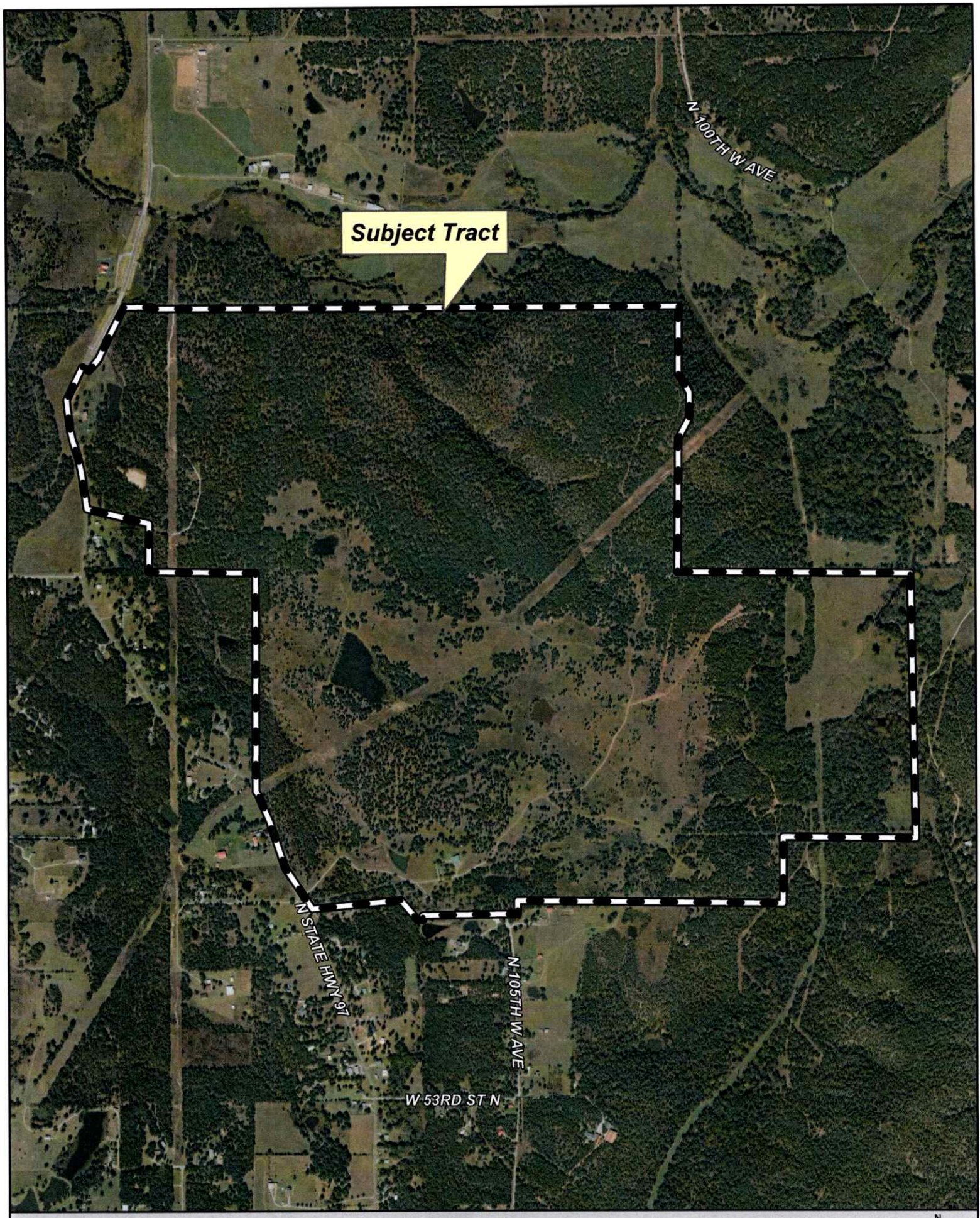
If I may be of any assistance in further clarifying any pertinent information, please feel free to contact me at Mike.Carter@SandSpringsOK.gov.

Respectfully,



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

Cc: File



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

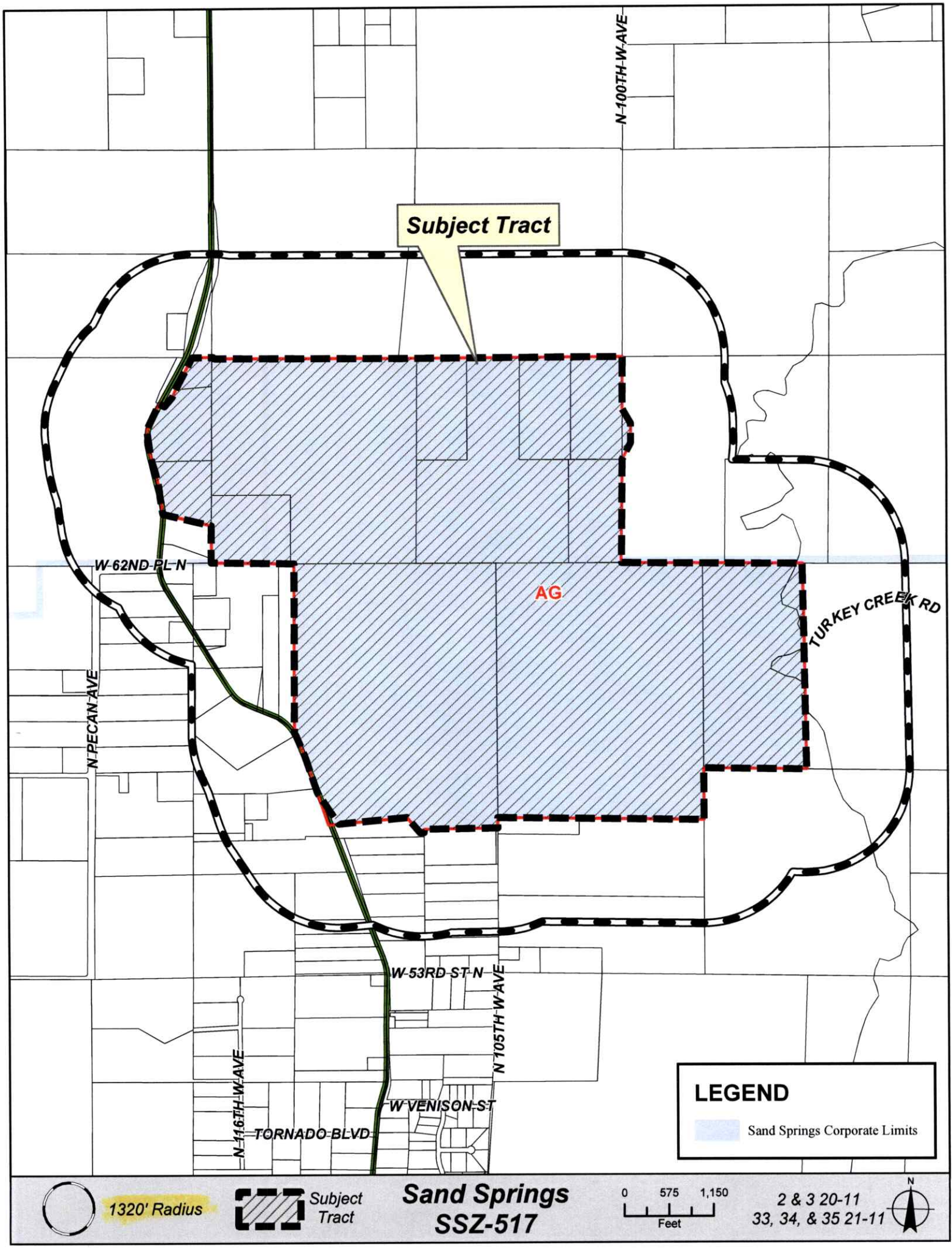
Subject Tract

Sand Springs
SSZ-517

0 300 600 1,200
Feet

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

N


N 100TH W AVE
Subject Tract
W 62ND PL N
AG
TURKEY CREEK RD
N PECAN AVE
W 53RD ST N
N 105TH W AVE
N 116TH W AVE
W VENISON ST
TORNADO BLVD
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
N

Sand Springs
OKLAHOMA

CITY OF SAND SPRINGS

REZONING APPLICATION

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

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

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)

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: _____ **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: 10/3/2025 **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. _____

PUBLIC SERVICE COMPANY OF OKLAHOMA

An AEP Company

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

Sand Springs
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 minium 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

CITY OF SAND SPRINGS
SEAL
TULSA COUNTY
OKLAHOMA

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 Rock 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	CONNER 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
03-20-11-01300	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 H/W	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 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
33-21-11-85372	570085372	WILKINS TIMOTHY & KASSANDRA H-W	JUSTIN E CAMPBELL	6269 N St Hwy 97, Sand Springs, OK 74063
33-21-11-00150	570025905	W W RANCH LLC		6764 N St Hwy 97, Southeast Osage, OK 74063

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

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

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, 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 #:
S70085339

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 74003

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

feathersmokeshop@gmail.com

Account #:
5700 27968
Parcel ID #:
02-20-11-0025

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, Raymond R. Robin, 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 Robin
Signature

RAYMOND R. ROBISON
Name

11-23-2025
Date

918-261-8373
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 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

Account #:
S70028021
Parcel ID #:
03-26-11-01300

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

5630 N 105th West Ave Sand Springs OK 74063

Parcel Number: S70028021

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 LEON H. FISH
Signature

Jill Danielle Fish LEON H. FISH
Name

11-23-2025
Date

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

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

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

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)
(Protest & Objection to Rezoning) (Board Written)
by LEON FISH (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 #:
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

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

Account #:
S700028016
Parcel ID #:
03-20-11-01150

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, MARSHALL W. HAGER, am the legal owner of the property located at:
5716 N 5T Hwy 97 SANDSPRING OK 74063

Parcel Number: S700028016

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

by MARSHALL HAGER (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 #:
S7008S372
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:

12269 N State Highway 97 Sand Springs OK 74063

Parcel Number: S7008S372

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,

K Wilkins
Signature

Kassandra Wilkins
Name

11/23/2025
Date

(918)704-0017
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 Kassandra Williams (name(s) of person(s).

(Seal, if any)

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

Account #:
5700853 72
Parcel ID #:
33-21-11-85372

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, Timothy Wilkins, am the legal owner of the property located at:

6269 N State highway 97 Sand Springs

Parcel Number: 57008 5372

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 Corkcreek218@gmail.com
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 Timothy Willcins (name(s) of person(s).

(Seal, if any)

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

Account #:
S700259l2
Parcel ID #:
33-21-11-00250

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, Kenneth Pearson, am the legal owner of the property located at:

13154 Rock School Rd Skiatook, OK 74070

Parcel Number: 5700 25912

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 (Formal Written Protest of Proposed Rezoning) 11/23/2025 (date)
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: 57002S912

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

jpearson0@aol.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 Janice 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, Okalla Sherry Pearson, am the legal owner of the property located at:
12311 Rock School Rd Skiatook, OK 74070

Parcel Number: 57002591 2

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
Charley Pearson Sherry Pearson
Name
11-23-25
Date
sherrypearson1065@gmail.com
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 Charles Pearson (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

(Formal Written Protest of Proposed Rezoning)

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

by Shelley Pearsall (name(s) of person(s).

(Seal, if any)

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

Account #:
57002914
Parcel ID #:
33-21-11-00300

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

Parcel Number: 57002914

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

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 Mack Miller (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 #:
5700 25928
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: 5700 25928

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

RICK PLUMMER

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 Rick Plummer (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

(Formal Written Protest of Proposed Rezoning)

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

(Seal, if any)

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

Account #:
5700280003
Parcel ID #:
03-20-11-00750

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, DAVID DAUGHERTY, am the legal owner of the property located at:

5859 N. STATE Hwy 97

Parcel Number: 5700280003

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

DAVID DAUGHERTY
Name

11-23-25
Date

918-261-8823
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 David Daugherty (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 #:
570028019
Parcel ID #:
03-20-11-01250

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

Rideronpurplesage@AOL.com

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 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 #:
5700604446
Parcel ID #:
03-20-11-02050

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: 5700604446

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 M 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 instrument was acknowledged before me on (Formal written Protest of Proposed Rezoning) 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: 03/20/2028

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 ROBERT HARPER (name(s) of person(s).

(Seal, if any)

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

Account #:
5700280 29
Parcel ID #:
03-20-11-01500

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, Judith Marie Howard, am the legal owner of the property located at:
6001 N. State Highway 97

Parcel Number: 5700 280 29

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 11/23/2025 (date)

by Judith Howard (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 #:
S700259O5
Parcel ID #:
33-21-11-06150

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 5th Hy 97 SE Osage 74063

Parcel Number: S700259O5

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

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 Steve Wells (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 #:
S700601640
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: S700601640

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,
C Ingram, Brian Ingram
Signature

Chandra Ingram, Brian Ingram
Name

11-23-25
Date

918-855-5917
Phone and/or Email

Pg 183

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

(Formal Written Protest of Proposed Rezoning)

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

by Chandra Tolar (name(s) of person(s).

(Seal, if any)

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires: 8/20/2028

Account #:
5700 75830
Parcel ID #:
03-20-11-75830

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, 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

(Formal Written protest of Proposed Rs Zoning)

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

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

(Seal, if any)

MISSIE PLUMMER
Notary Public - State of Oklahoma
Commission Number 14010426
My Commission Expires Nov 14, 2026

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
Notary Public - State of Oklahoma
Commission Number 14010426
My Commission Expires Nov 14, 2026

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 #:
57002796 9
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: 57002796 9

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,

C Slaten
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)

MISSIE PLUMMER
Notary Public - State of Oklahoma
Commission Number 14010426
My Commission Expires Nov 14, 2026

My commission expires: Nov 14, 2026

OKLAHOMA NOTARY ACKNOWLEDGMENT

State of Oklahoma

County of Osage

(Formal Written protest of Proposed Re Zoning)

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

MISSIE PLUMMER
Notary Public - State of Oklahoma
Commission Number 14010426
My Commission Expires Nov 14, 2026

Notary Public

Title (and Rank)

My commission expires: Nov 14, 2026

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:
S70025948
S70025944
S70025950
S70079878
S70027977
S70079860

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, Ricky Perdue, am the legal owner of the property located at:
7046 N 100th W Ave. Southeast Osage, OK ~~74126~~ 74070

Parcel Number: S70025948; S70025944; S70025950; S70027977; S70079860 S70079878

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

Pg 1 of 2

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 (Formal written Protest of Proposed Rezoning) 11/23/2025 (date)

by Michelle Parcue (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

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SAND SPRINGS OK 74063

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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 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:

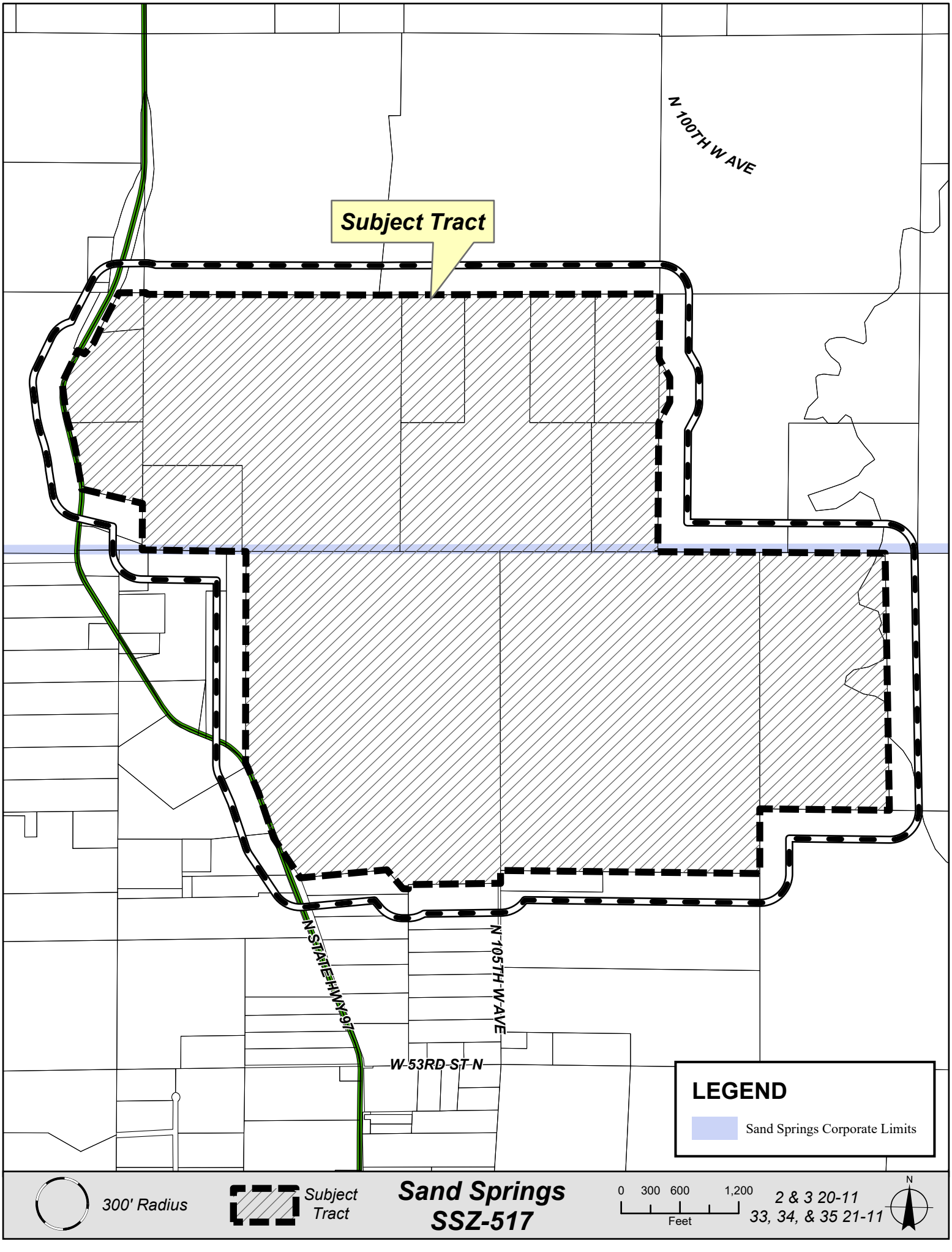
> 826+ acres located in Sections 2,3-20N-11E and 33,34,35-21N-11E, generally known as being at approximately 56th St. N. and Hwy 97, from AG (Agriculture) to IL (Industrial Light) and PUD-39.

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


N 100TH W AVE
Subject Tract
N STATE HWY 97
N 105TH W AVE
W 53RD ST N
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
N

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.

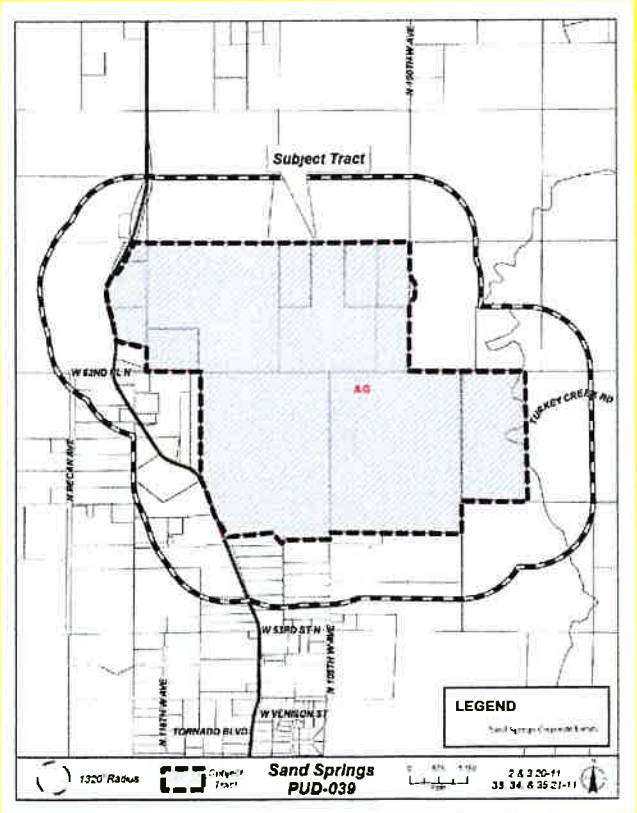
Dated at Sand Springs, Oklahoma, on this 5th day of January, 2026.

// 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/UKEpbjXqsseiC4HjQDt1/pay

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**

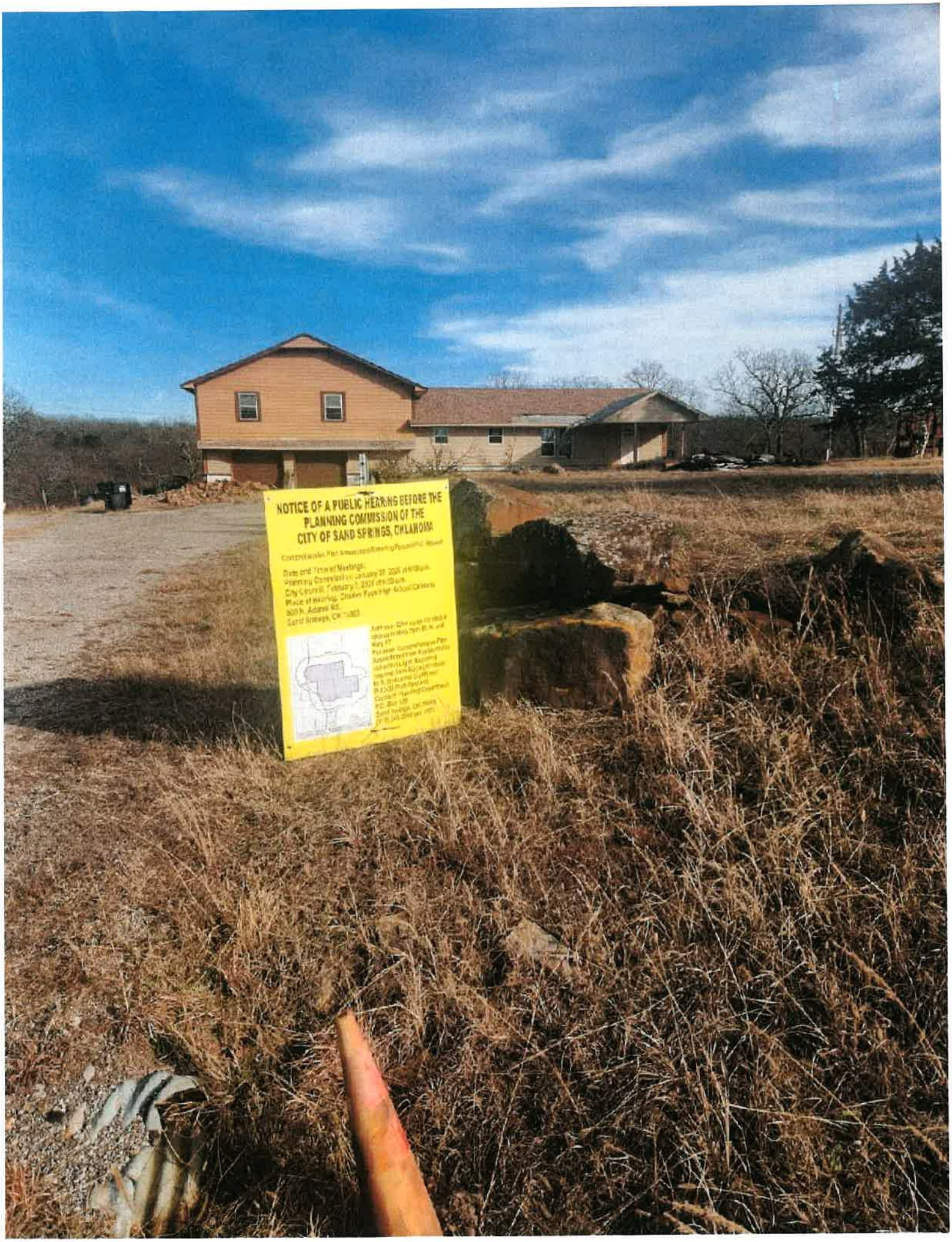
PO 260138
Line 13
01/05/2026

COPY

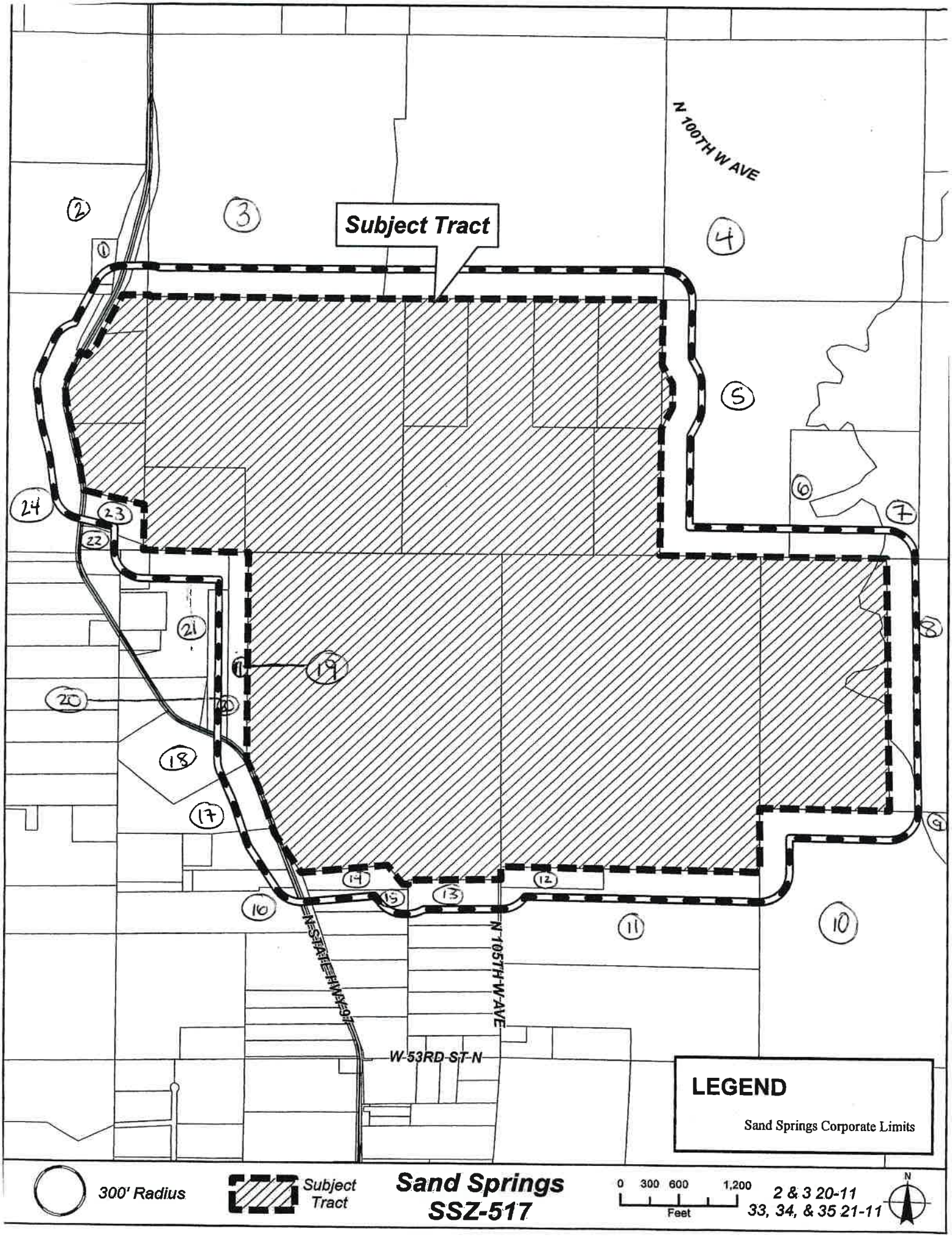
All invoices are to be paid in full at the time of services rendered OR product(s) received, unless you have signed our contract stating you, and or, your company are on 'terms'.

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

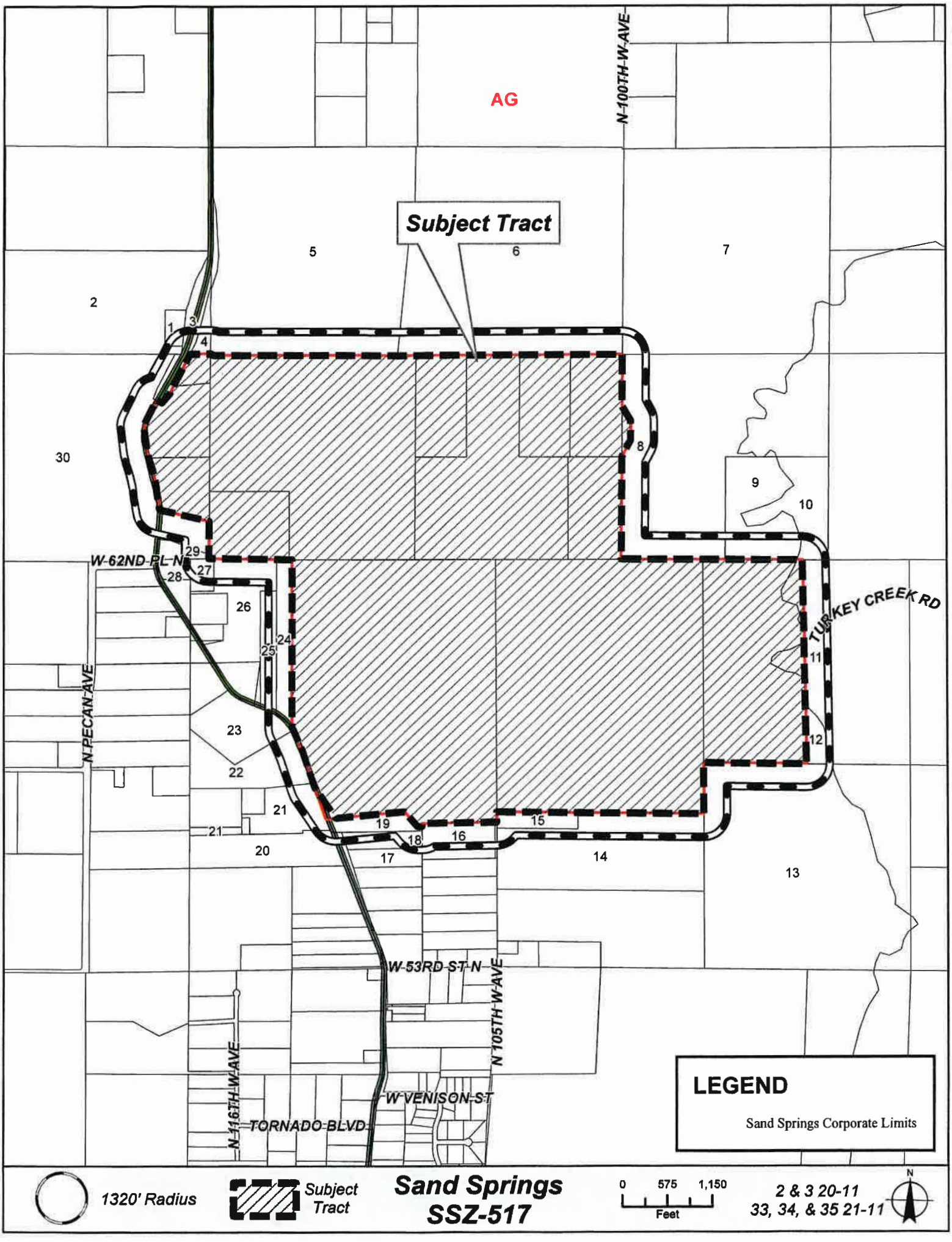
Thank you so much for your business!


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


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


N 100TH W AVE
Subject Tract
N STATE HWY 97
N 105TH W AVE
W 53RD ST N
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
N

	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	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	MICHELLE DIANE PERDUE H-W	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		7046 N 100th W Ave, Southeast Osage, OK 74126
10	02-20-11-00350	570027971	CONNER MARY ANN REV LIV TRUST		2-20-11 SE LY W of Turkey Creek
11	02-20-11-00250	570027968	ROBISON RAYMOND R		5535 N 105th West Ave, Sand Springs, OK 74063
12	02-20-11-00300	570027969	SLATEN CANDACE & CLARK H-W		5613 N 105th West Ave, Sand Springs, OK 74063
13	03-20-11-01300	570028021	FISH JILL		5630 N 105th West Ave, Sand Springs, OK 74063
14	03-20-11-01450	570028027	SIMS JONATHAN & BRANDI H-W		5575 N St Hwy 97, Sand Springs, OK 74063
15	03-20-11-61-640	570061640	INGRAM BRIAN NEAL	CHANDRA ANN H/W	5519 N St Hwy 97, Sand Springs, OK 74063
16	03-20-11-75830	570075830	BLEVINS HERBERT & LITA REV TRUST		5578 N Hwy 97, Sand Springs, OK 74063
17	03-20-11-01150	570028016	HAGER MARSHALL W & JANA K H-W		5716 N State Highway 97, Sand Springs, OK 74063
18	03-20-11-02050	570060446	HARPER FAMILY TRUST		5846 N State Highway 97, Sand Springs, OK 74063
19	03-20-11-01250	570028019	BARTON NICHOLAS N		5835 97, Southeast Osage, OK 74063
20	03-20-11-00750	570028003	DAUGHERTY DAVID B		5889 N Hwy 97, Sand Springs, OK 74063
21	03-20-11-01500	570028029	HOWARD JUDITH M		6001 N St Hwy 97, Sand Springs, OK 74063
22	33-21-11-85339	570085339	FEATHER JENNIFER L		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
23	33-21-11-85372	570085372	WILKINS TIMOTHY & KASSANDRA H-W	JUSTIN E CAMPBELL	6269 N St Hwy 97, Sand Springs, OK 74063
24	33-21-11-00150	570025905	W W RANCH LLC		6764 N St Hwy 97, Southeast Osage, OK 74063


AG
N-100TH-W-AVE
Subject Tract
5
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W-62ND-PL-N
29
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TURKEY CREEK RD
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N-PECAN-AVE
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W-53RD-ST-N
N-105TH-W-AVE
N-116TH-W-AVE
W-VENISON-ST
TORNADO-BLVD
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
N

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 1315
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 74132-5000
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 100
10	35-21-11-79878	PERDUE RICKY GENE &	MICHELLE DIANE PERDUE H-W 7046 N 100
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	CONNER 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 SAI
29	33-21-11-85339	FEATHER JENNIFER L	P O BOX 1413 SAND SPRINGS OK 74063
30	33-21-11-00150	W W RANCH LLC	12345 E SKELLY DR TULSA OK 74128

MailingAd1	MailingAd2	MailingCty	MailingSt	MailingZip
CHARLIE & SHERRY PEARSON REV TR	13154 ROCK SCHOOL RD	SKIATOOK	OK	74070
200 NE 21ST ST ROOM 3C7		OKLAHOMA CITY	OK	73105
6995 N STATE HWY 97		SAND SPRINGS	OK	74063
6995 N STATE HWY 97		SAND SPRINGS	OK	74063
7000 FOXBRIAR DR		TULSA	OK	74132-5000
7046 N 100TH W AVE		SKIATOOK	OK	74070
7046 N 100TH W AVE		SKIATOOK	OK	74070
MICHELLE DIANE PERDUE H-W	7046 N 100TH W AVE	SKIATOOK	OK	74070
MICHELLE DIANE PERDUE H-W	7046 N 100TH W AVE	SKIATOOK	OK	74070
7046 N 100TH W AVE		SKIATOOK	OK	74070
7046 N 100TH W AVE		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

Sand Springs
OKLAHOMA

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 Sandsprings, 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

Recd
1-20-24

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

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 ~~[illegible]~~ 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

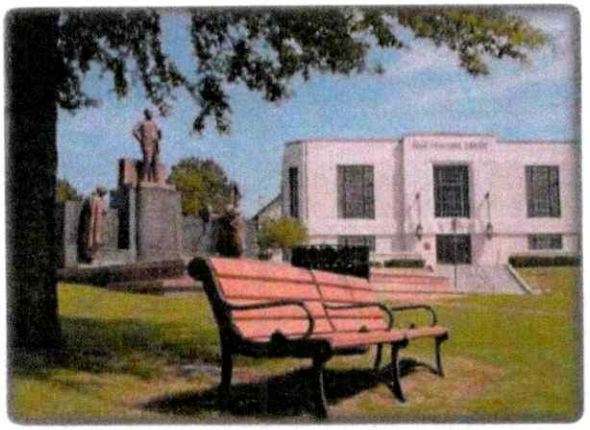
F. ~~protections for nearby~~ no negative impact on property values

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

SAND SPRINGS 2030









City of Sand Springs, Oklahoma
Land Use Master Plan
Prepared by the City Planning Department
Adopted by Council, June26th, 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 1Councilor
*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
Comissioner 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

<u>Some questions that need answers:</u>

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 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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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 the 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. Allow sender | Block sender

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 CO_2, 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. Allow sender | Block sender

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. Allow sender | Block sender

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@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 contaminates 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?

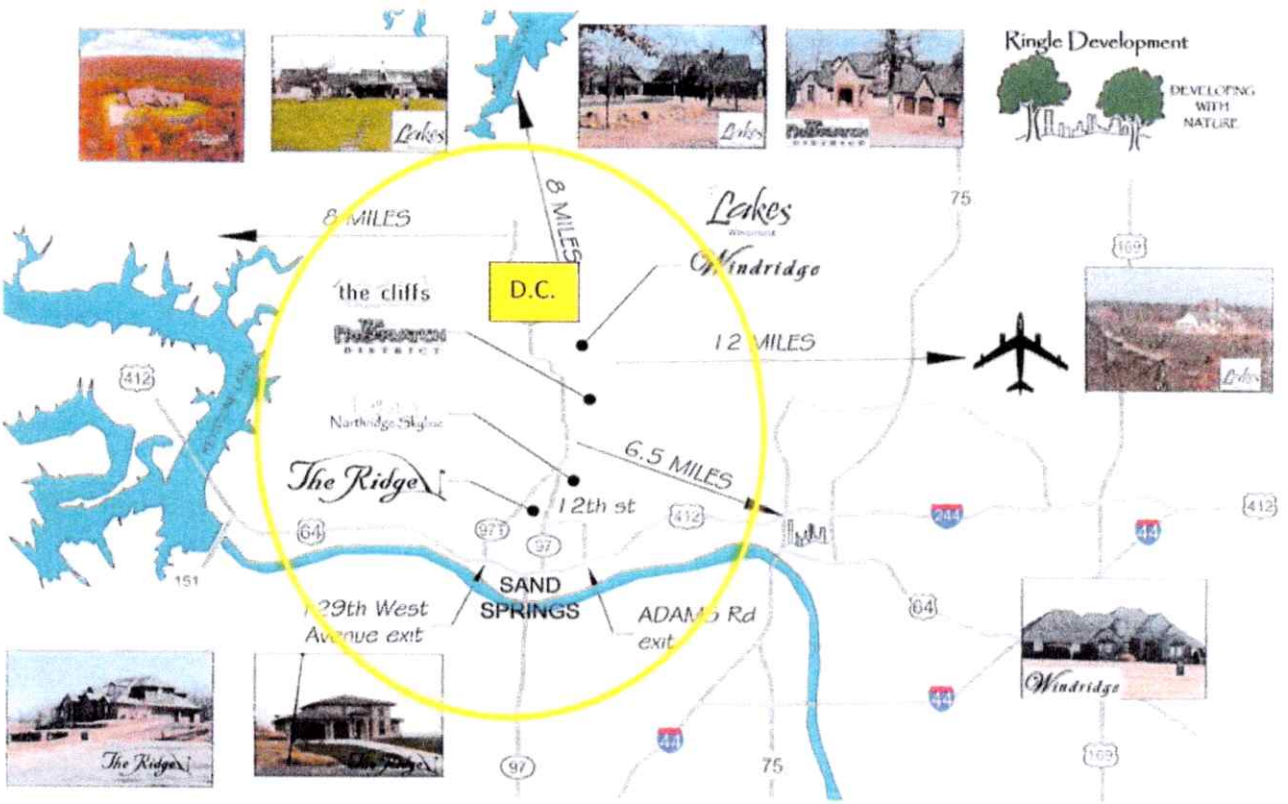
29. Many of the Data Centers have to rely on building their own additional power source on the property because of lack of availability as they grow the cluster of buildings. The most common method is modular gas-powered turbine units like what is used at Elon's Memphis xAI data center. What impacts 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; "

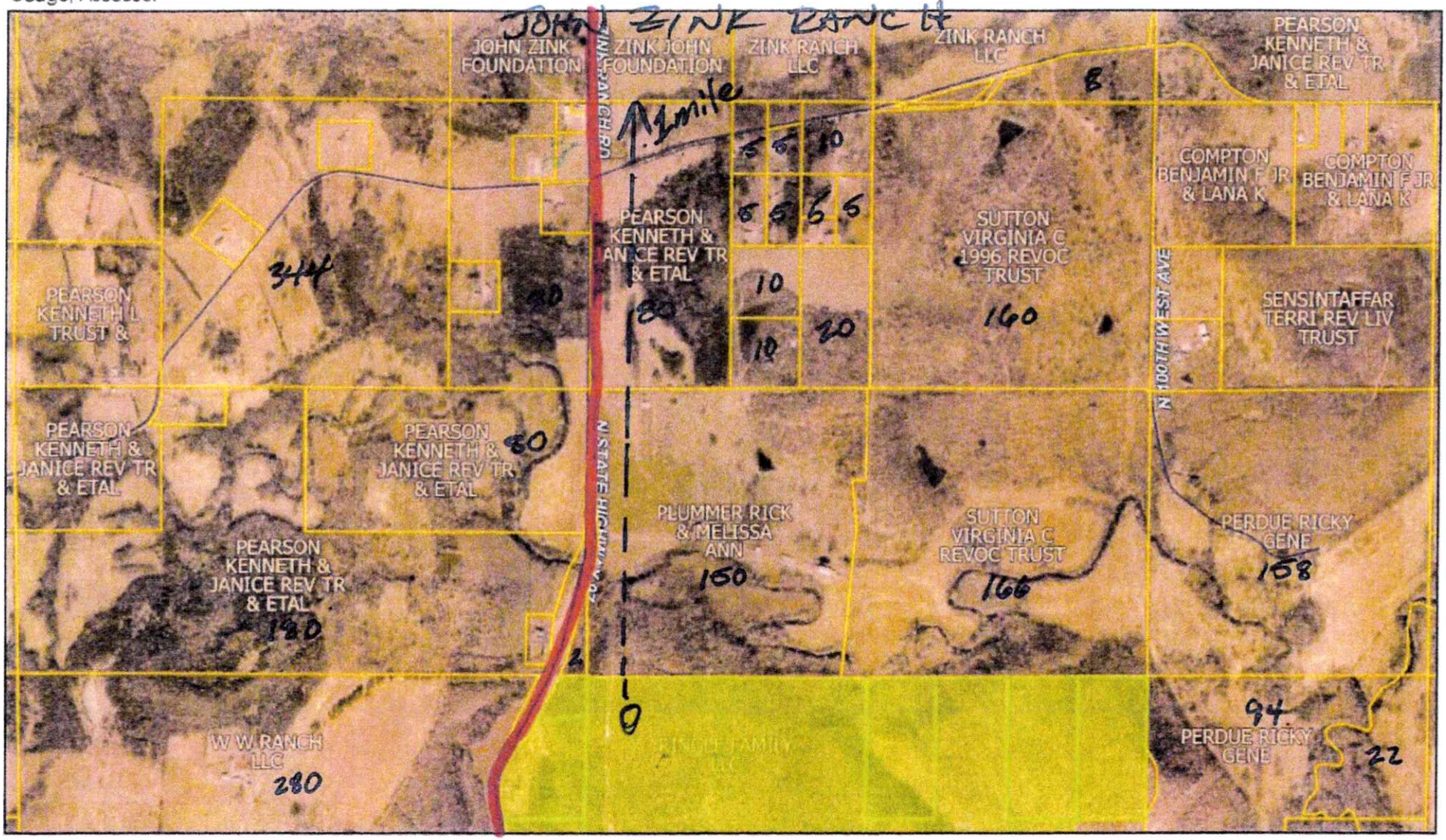
41. Should the marketing now also include, "Complete with a state of the art environmentally challenged xAI Data Center in your neighborhood that you can see, hear, smell and feel from your own backyard?"

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



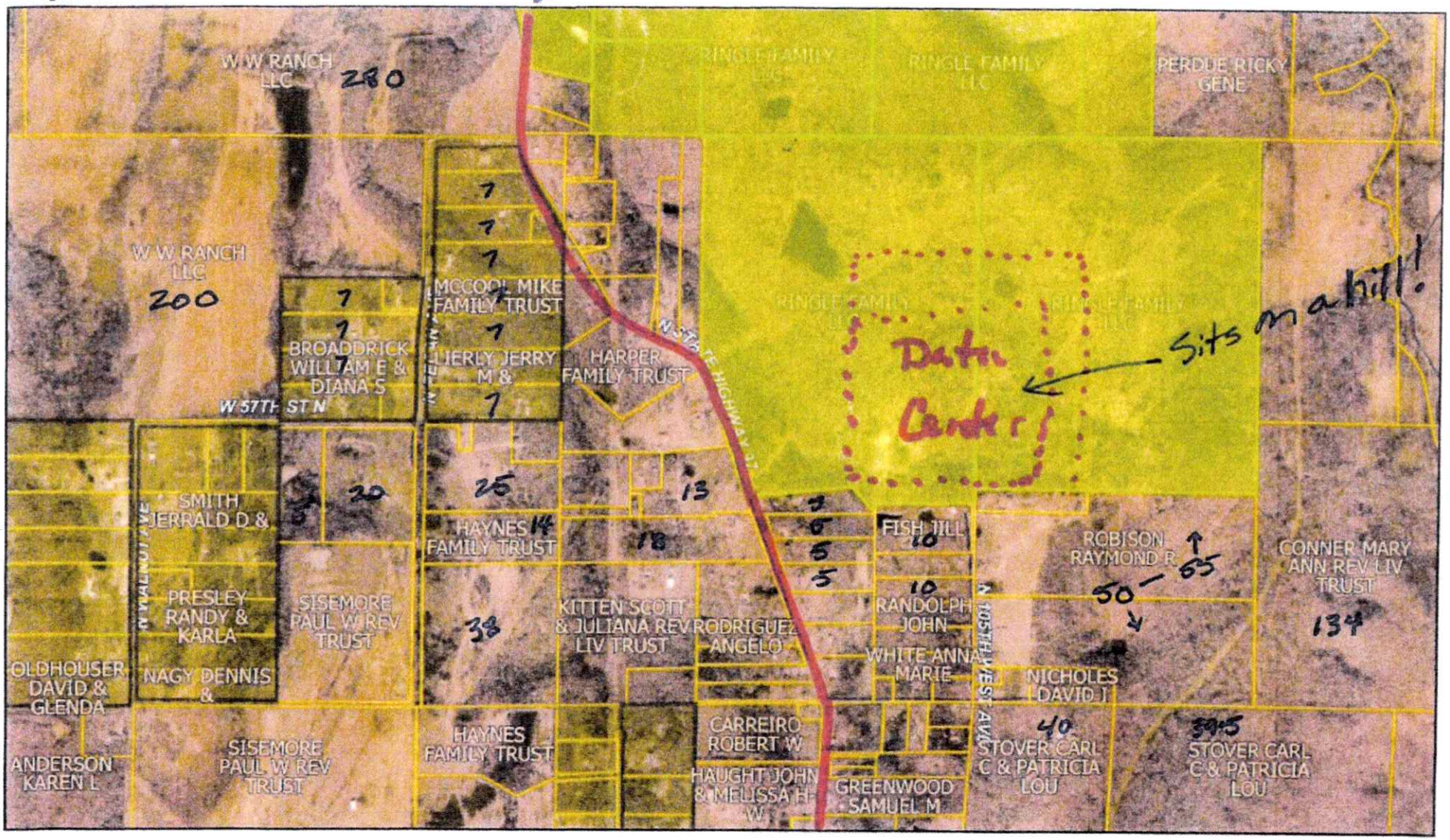
Date Created: 11/21/2025
Created By: anonymous

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

1 inch = 1272 feet

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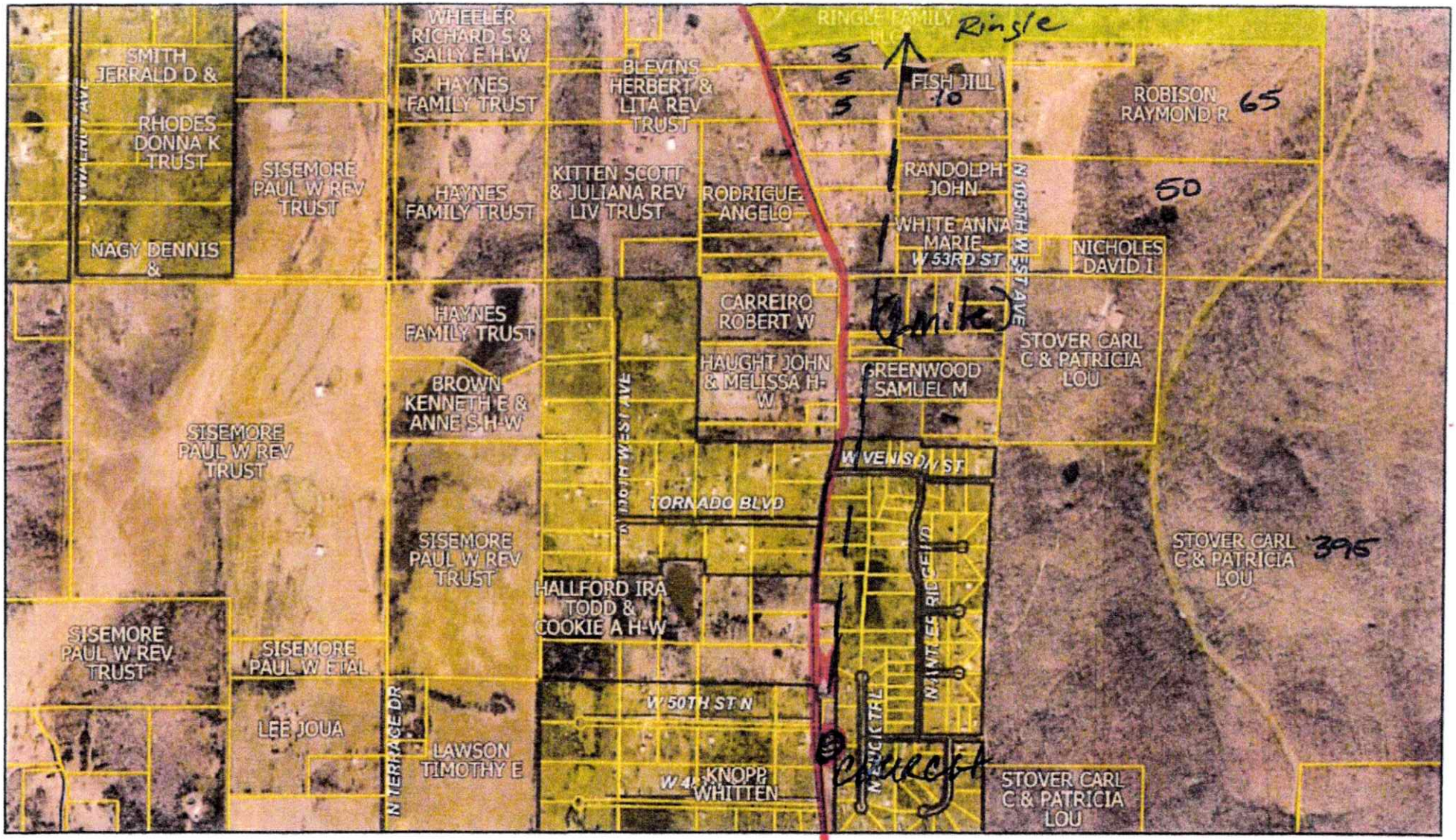
NOTE: #'s are size of acreage
Every yellow rectangle is a home/ranch!

1 inch = 1273 feet

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-N-

Osage County
Assessor's Office
Osage, Assessor



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- 1 mile to a church called Victory Fellowship
- Look at all the neighborhoods

1 inch = 1153 feet

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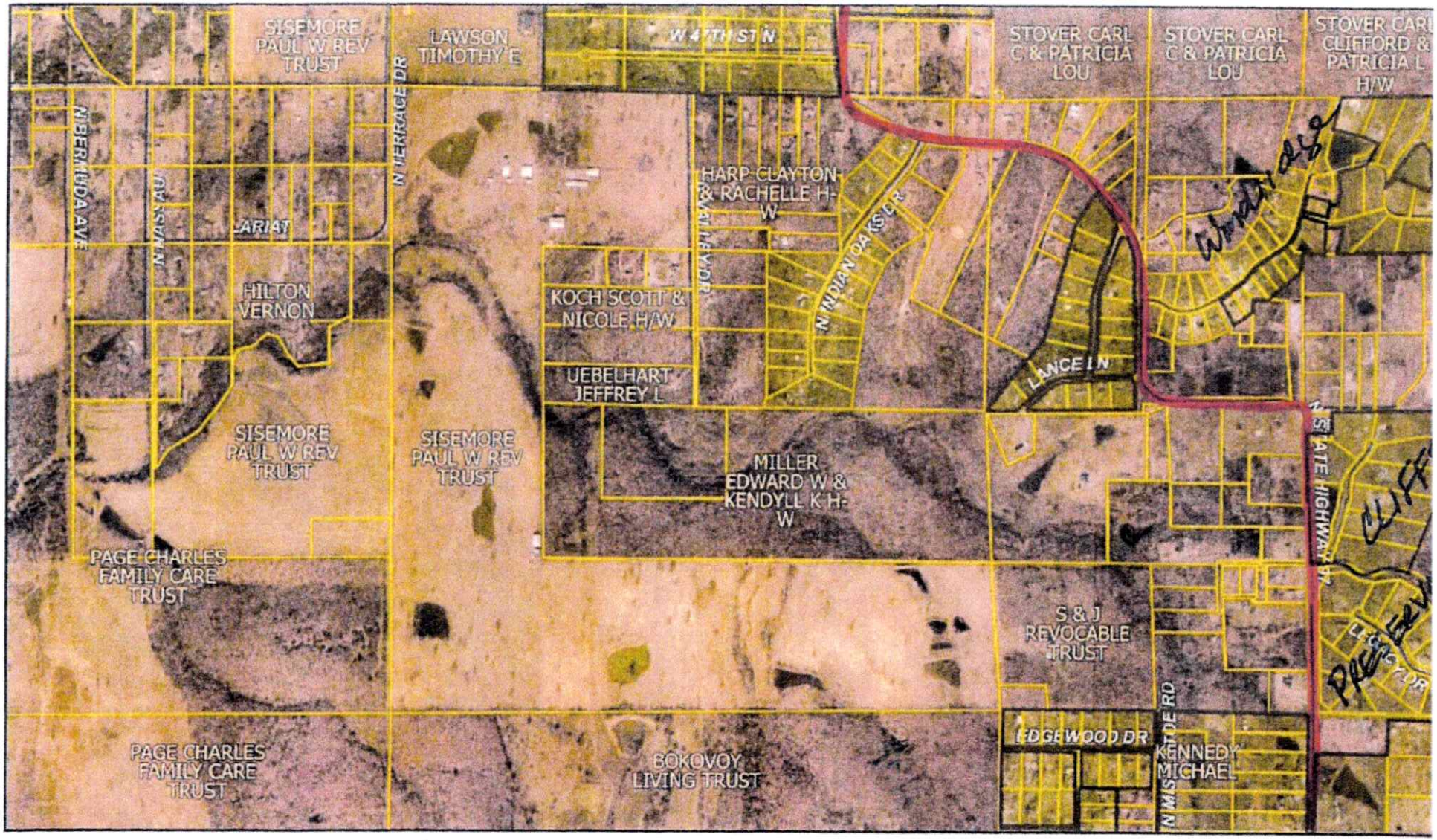
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Date Created: 11/21/2025
Created By: anonymous

- Windridge is 1.4mi away or less;
- Look all all the neighborhoods!

1 inch = 1153 feet

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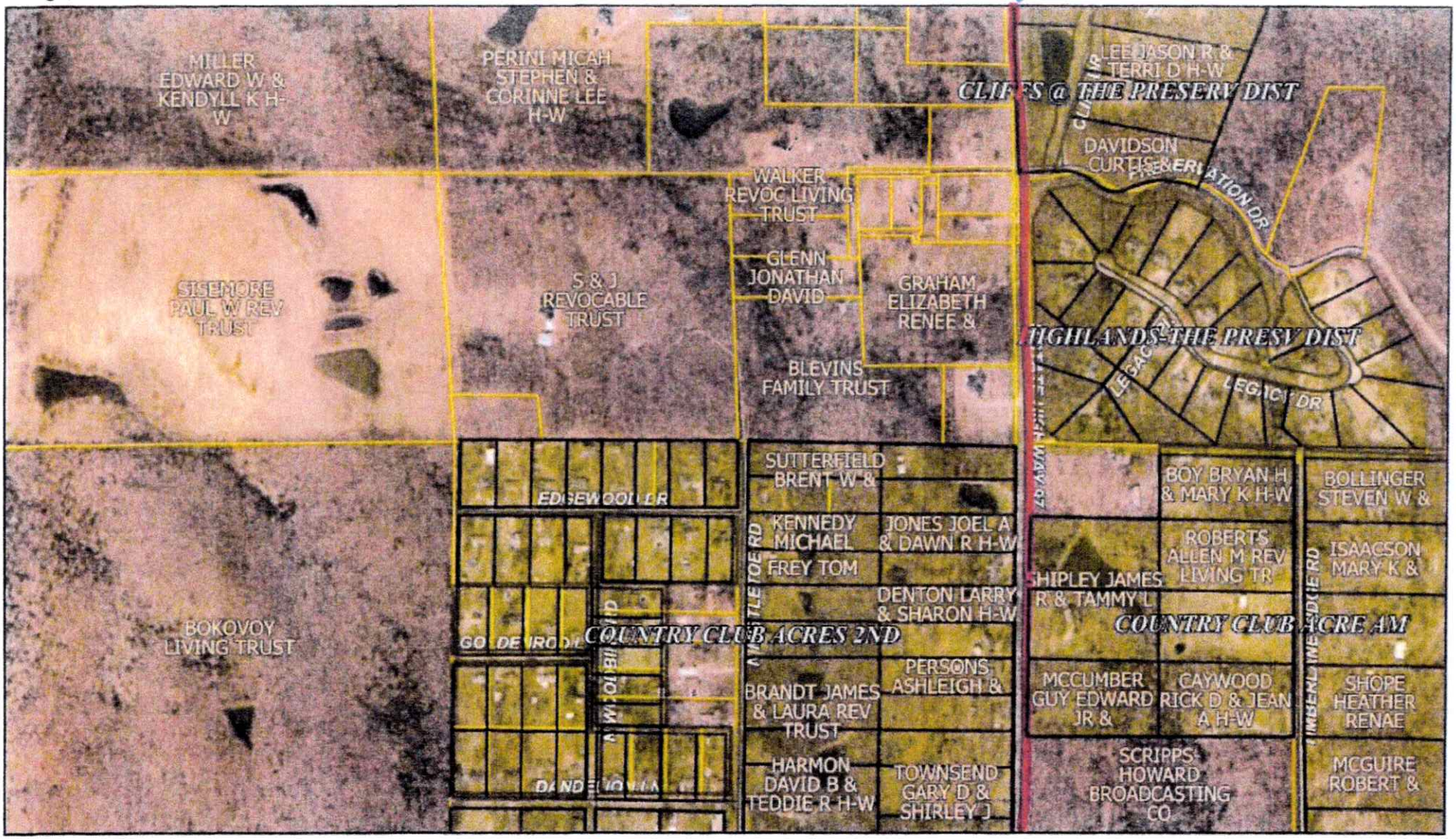
Osage County

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Osage, Assessor

-N-

HWY 99



Date Created: 11/21/2025

Created By: anonymous

. About 2.8 mi away here

1 inch = 637 feet

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↙ Hwy 97



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

• At Shellcreek road you are 3.2 mi away...

1 inch = 577 feet

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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 to 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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Allow sender | Block sender

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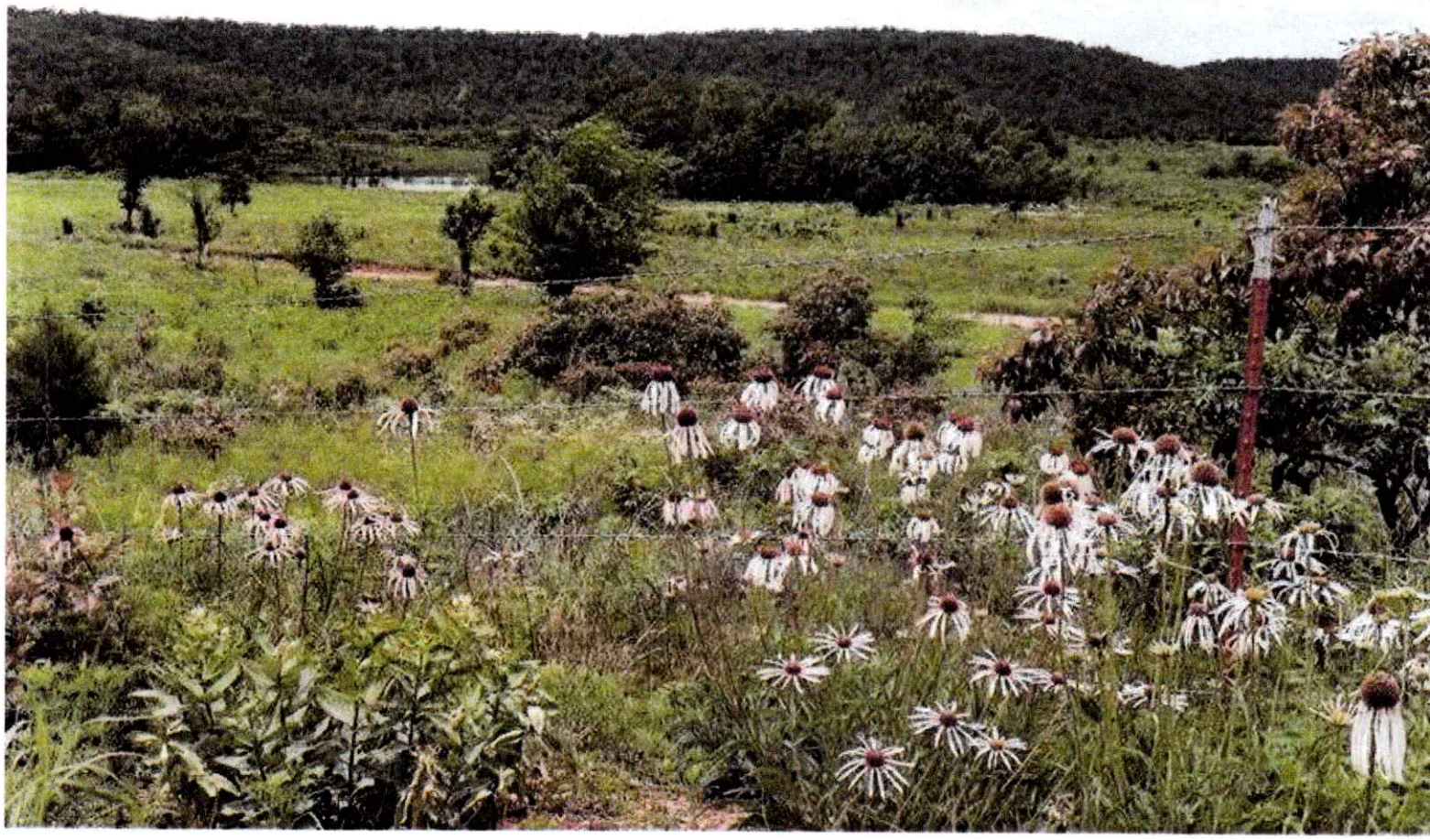
I am a 66-year-old Sand Springs resident who has lived here my whole life, as did my parents and my grandparents, and my great-grandparents lived here as well until they passed. My mom still lives on North highway 97 where I grew up.

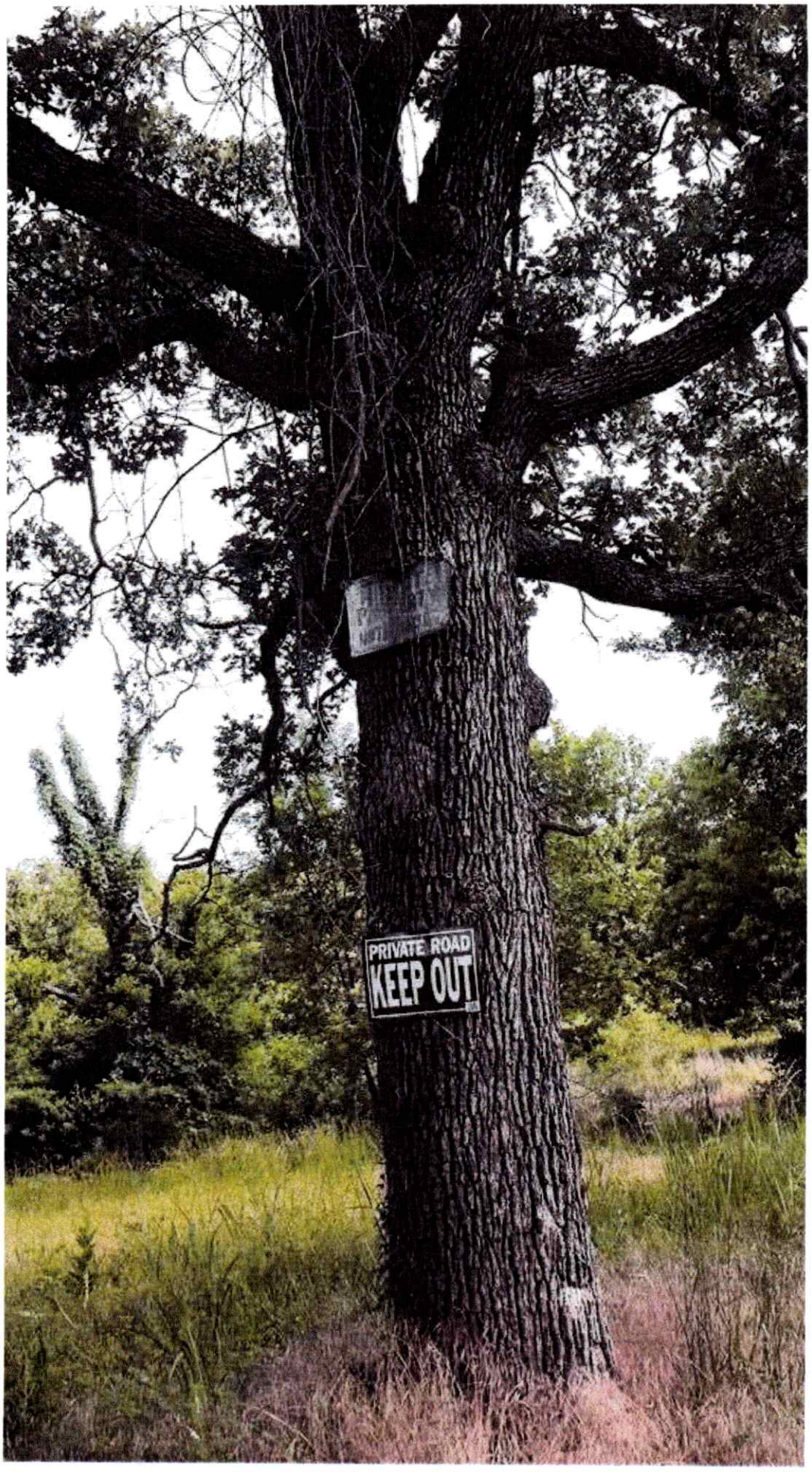
My mom and I are vehemently against rezoning our rural land for the data center. I could not care less how many jobs it brings because our property values will go down, and there is nothing that could be done that would ever make me accept the damage to our environment, the traffic, the noise, and the 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

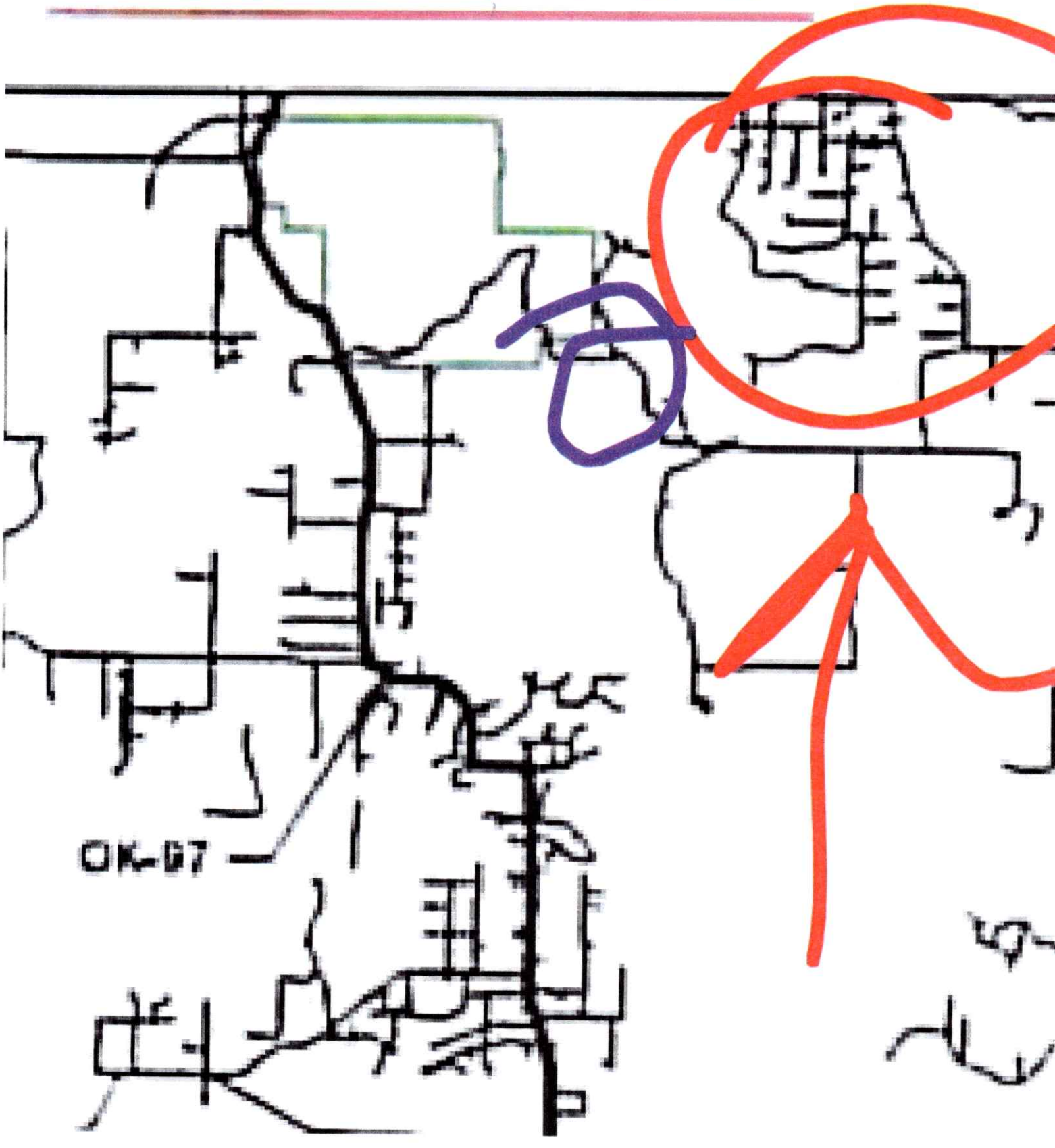
"Once in awhile you get shown the light in the strangest of places if you look at it right. " Robert Hunter






PRIVATE ROAD
KEEP OUT

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

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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 – 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

(14) 34.00 5.00 PY

Ref: Ringle Development — 5615 N Hwy # 97 Sand Springs OK 74063

I-2013-009044 12/27/2013 4:37 pm
Book 1541 Page(s) 0671-0684
Fee: $ 39.00 Doc: $ 0.00
Shelia Bellamy - Osage County Clerk
State of Oklahoma

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is made on this 19th day of December, 2013, by ALAN J. RINGLE, SUSAN A. RINGLE, MARK A. RINGLE and AARON J. RINGLE having an address at 5615 N. HWY 97 SAND SPRINGS OKLAHOMA 74063, ("Grantor"), and LAND LEGACY, INC., an Oklahoma nonprofit public benefit corporation authorized to do business in Oklahoma, having an address at 406 South Boulder Avenue, Suite 280, Tulsa, OK 74103 ("Grantee").

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WITNESS THAT:

WHEREAS, Grantor is the sole owner of such surface property, which consists of 27, 10+-Acre tracts and comprising approximately 270 acres, legally described as real property located in Osage County, Oklahoma, more particularly described in **Exhibit A**, with map in **Exhibit B** attached hereto and incorporated by this reference (the "Property");

WHEREAS, the Property possesses natural, scenic, and open space values (collectively, "conservation values") of great importance to Grantor, the people of Osage County, and the people of the State of Oklahoma;

WHEREAS, Grantor intends that the conservation values of the Property be preserved and maintained by the continuation of land use patterns, including, without limitation, those relating to ranching, farming and agriculture existing over the last 100 years, that do not significantly impair or interfere with those values; including traditional ranching, farming, agriculture, agriculture (AG) land uses, and accepted activities that are subordinate to and directly supportive of the land as a farm or ranch.

WHEREAS, the State of Oklahoma has recognized the importance of both public and private efforts to conserve and protect natural values of real property by enacting the Oklahoma Uniform Conservation Easement Act (60 O.S. §§ 49.1 - 49.8), and both parties believe the Property has significant natural, scenic, and open space values as recognized under the Act;

WHEREAS, Grantor further intends, as owner of the Property, to convey to Grantee and its assigns the right and duty to preserve and protect the conservation values of the Property in perpetuity;

WHEREAS, Grantee is a non-profit, tax exempt organization under Section 501(c)(3) of the Internal Revenue Code and is a qualified conservation easement holder under the Oklahoma Uniform Conservation Easement Act (60 O.S. §§ 49.1 - 49.8) and is a qualified organization under Section 170(h)(3) of the Internal Revenue Code to receive and to hold conservation easements; and

WHEREAS, Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein and to preserve and protect in perpetuity the conservation values of the Property for the benefit of this generation and the generations to come;

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of Oklahoma, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of

009044 BK 1541 PG 0671

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the nature and character and to the extent hereinafter set forth ("Easement"):

1. Purpose.
It is the purpose of this Easement to assure that the Property will be retained forever predominantly in its natural, scenic, and open space condition and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property. Grantor intends that this Easement will confine the use of the Property to such activities, including, without limitation, those involving traditional ranching or other agricultural uses that are consistent with the purpose of this Easement. The duration of this Easement shall be in perpetuity.

Grantor will not perform, nor knowingly allow others to perform, any act on or affecting the Property that is inconsistent with the purposes of this Easement. However, nothing in this Easement shall require the Grantor to take any action to restore the condition of the property after any act of God or other causes, activities, or events over which Grantor had no control.

2. Rights of Grantee.
To accomplish the purpose of this Easement the following rights are perpetually conveyed to Grantee by this Easement:

(a) To preserve and protect the conservation values of the Property;

(b) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise to enforce the terms of this Easement, provided that such entry shall be upon prior reasonable notice to Grantor, and Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property; and

(c) To prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use, pursuant to paragraph 6.

BK 1541 PG 0672

3. Oil and Gas Extraction.
Grantor shall make reasonable efforts to require any third party who owns subsurface rights on the Property to extract subsurface oil or gas only by extraction methods that will have a limited and localized impact on, and not significantly impair or interfere with the conservation values of the Property and the purposes of this Easement. Grantor shall make reasonable efforts to require the extractor at all times to use best efforts and practices to prevent damage or impairment of natural values and to restore any area damaged to its original condition within one year from the initial date of disturbance. Grantor shall request through reasonable efforts that all extraction facilities are to be concealed or otherwise located as to be compatible with existing topology and landscape to the greatest extent practicable and that any erection of oil or gas facilities to be low profile and to be painted in earth tones to blend into the landscape.

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In the event that Grantor cannot prevent surface area harm by the extraction of subsurface minerals, all monetary damages shall be paid to Grantor, not Grantee.

4. Perpetually Prohibited Uses and Activities.
Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the generality of the foregoing (those relating to ranching, farming and agriculture

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and accepted activities that are subordinate to and directly supportive of the land as a farm or ranch.), the following activities are expressly prohibited:

(a) The right to establish or maintain any residential, commercial, recreational, or industrial facility on the Property or any other structure not specifically reserved herein;

(b) Surface mining or quarrying of soil, sand, or other minerals; except that the Grantor may extract soil, sand, gravel solely for a permitted use of the Property in a manner consistent with the conservation purpose of this deed, minimal in scope and impact.

(c) Agricultural uses that are inconsistent with sound conservation practices. An optional Conservation Plan prepared by the NRCS is recommended for this property.

(d) Subdivision of the Property further, whether by physical or legal process;

(e) Erection of commercial, institutional or other signs, except as reserved;

(f) Erection of any improvements or construction of paved roads and other structures, except as reserved; other than water wells and their pumps, water tanks, ponds, small corrals for livestock, a hay barn, and unimproved agricultural or pasture roads/tracks;

(g) Any future dumping or accumulation of any kind of trash, or refuse, or hazardous waste on the Property. However, this shall not prevent the storage of agricultural products and by products on the property, so long as it is done in accordance with all applicable government laws and regulations, and the values of this conservation easement;

(h) Electrical power lines that are not below grade. However, if above ground service is necessitated or required by public utility companies to serve adjacent property development, such service shall be permitted.

(i) Erection of electrical generating windmills or solar arrays for commercial electricity generation or sale;

(j) Construction or continued maintenance of confined animal feeding lots or operations;

(k) Commercial Recreational uses, such as a golf course, ATV or dirt bike track, or other commercial facilities. However, passive recreational uses maybe utilized by the landowner; such as traditional parks, playgrounds, picnicking, camping, hiking, etc. Signs depicting permitted activities and real estate signage are permitted.

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(l) Selling an additional easement to a third party for an activity that, in Grantee's discretion, is not consistent with the purposes of this Deed of Conservation Easement. However grantor reserves the right to utilize other conservation agencies and grant additional easements on all or portions of the property including but not limited to Wildlife Habitat Incentives Program (WHIP), Environmental Quality Incentives Program (EQIP), Wetland Reserve Program (WRP), and the Forestry Incentives Program (FIP) or private programs such as ducks unlimited.

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However, Grantor understands that nothing in this Deed relieves Grantor of any obligation or restriction on the use of the Property imposed by law.

5. Reserved Rights.
Grantor reserves to himself, and to his personal representative, heirs, successors, and assigns, all rights accruing from their ownership of the property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein, are consistent with traditional ranching, farming, agriculture (AG) land uses, and accepted activities that are subordinate to and directly supportive of the land as a farm or ranch. These items should be generally accepted by the public as agriculture and are not inconsistent with the purpose of this Easement. Without limiting the generality of the foregoing, passive recreation such as: hunting, fishing, hiking, agritourism, and camping on the Property, is expressly reserved to the Grantor and his assigns.

BK 1541 PG 0674

A. Existing and Additional Facilities. Grantor may maintain, replace, repair, or remove the fences, trails, sheds and other improvements, existing as of the date of this Easement and identified in the baseline inventory referred to in Section 17, If any or all of such facilities are removed or destroyed, Grantor may replace them with similar structures of the same approximate size in the same general location. Grantor may construct and maintain, replace, and repair new fences, roads, corrals, barns, sheds, signs and other improvements, as may be necessary for ranching and the other uses permitted by this Easement. Additionally, grantor may construct amenities for recreational enjoyment including benches, picnic tables, playground equipment, gathering places such as a gazebo, exercise equipment, outdoor cooking facilities, and walking paths providing those improvements do not damage the Conservation Values of this Easement.

B. Water Resources. Grantor may improve water resources on the Property if such improvement is necessary or beneficial to farming, ranching, wildlife or fisheries on the Property, or if such improvement is beneficial to the scenic values of the Property, or if such improvement is necessary to prevent damage to the Property or any improvements thereon caused by erosion, providing such improvements do not significantly interfere with or compromise the Conservation Values of the Property. Such improvements must be consistent with the terms of this Easement and the Conservation Values protected therein, and must comply with all applicable laws and regulations. Such improvements may include lakes, ponds or waterfalls, provided the improvement does not result in any water pollution or alteration of stream flow having a detrimental effect on fish, aquatic life, wildlife, their habitat, or their passage.

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Grantor may also carry out activities to restore and enhance aquatic, terrestrial, and wetland habitat for fish and wildlife use and production. Such activities may include stream bank stabilization and improvement to the quality and quantity of water available; provided such activities are conducted in a manner consistent with accepted waterway stabilization, rehabilitation, and enhancement methods, state and federal laws and regulations, and the terms and intent of this Easement.

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C. Forest Management. To maintain forest health and grazing operations, Grantor may: 1) cut trees for posts and poles for use on the Property; 2) cut and gather trees for firewood for personal use on the Property; 3) cut or prune trees and brush, which constitute a hazard to persons, property, or roads all as determined necessary by Grantor and 4) utilize herbicides, prescribed burning and other locally recognized means of controlling weeds, brush and trees to enhance the grazing value and at the same time protecting the established Conservation Values on the property..

D. Recreational Uses. The parties recognize that the Property's unique natural traits may provide desired and beneficial recreational opportunities. Such recreational uses, however, must be restricted in such a manner that maintains the Property's conservation values. Consistent with these principles, Grantor may: 1) create, maintain, and improve pedestrian trails for non-vehicular access; 2) designate viewing areas for bird-watching, nature photography, and other non-intrusive recreational activities; 3) designate areas suitable for small group, pedestrian access for non-intrusive recreational activities such as picnicking; 4) develop park amenities such as picnic tables, outdoor cooking facilities, gathering areas such as a gazebo, exercise stations, or children's playground equipment providing such amenities do not significantly damage the property's natural values; and5) designate areas suitable for fishing in the Property's water resources.

BK 154 PG 0675

E. Roads. The Grantor may construct roads and utilities on the Property in order to provide residential access for residents and visitors of adjacent properties. Should construction of a road on the Property be necessary and approved by the Grantee, the Grantor shall minimize to the fullest extent possible any damage to the Conservation Values protected by this Easement. Grantor also reserves the right to install signage along any roadways in the easement. Grantor shall grant similar lands to compensate for roadways constructed in the easement consistent with item H below.

F. Residual Rights. Except as expressly limited by this Easement, Grantor may exercise and enjoy all rights as owner of the Property, including the right to use the Property for any purpose not inconsistent with this Easement.

G. Public. Grantor reserves the right to grant lands to the Public for park lands and recreational purposes.

H. Easement boundaries. The Grantor reserves the right to adjust boundaries of the Easement or exchange portions of this easement for other contiguous lands so long as the Conservation Values of the Properties are similar.

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6. Grantee's Remedies.
If Grantee determines that Grantor is in violation of the terms of this Easement or that a violation is threatened, Grantee shall give written notice by certified mail or email to Grantor of such violation and demand corrective action sufficient to cure the violation, and where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of this Easement, to restore the portion of the property so injured. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from Grantee, or under circumstances where the violation cannot

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be reasonably cured within the thirty (30) day period, fails to begin curing such violation within the thirty (30) day period, or fails to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, to recover any damages to which Grantee may be entitled for violation of the terms of this Easement or injury to any conservation values protected by this Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to any such injury. Without limiting Grantor's liability there for, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property.

If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of the Property, Grantee may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Easement.

BK 1541 PG 0676

7. Acts Beyond Grantor's Control.
Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from any act of God or causes, activities, or events beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

Nothing in this Easement shall require the Grantor to take any action to restore the condition of the property after any act of God or other causes, activities, or events over which Grantor had no control.

8. Costs of Enforcement.
Any costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs of suits and attorneys' fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Easement shall be borne by Grantor. If Grantor prevails in any action to enforce the terms of this Easement, Grantor's costs of suit, including, without limitation, attorneys' fees, shall be borne by Grantee.

9. Grantee's Discretion.
Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

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10. Waiver of Certain Defenses.
Grantor hereby waives any defense of laches, estoppel, or prescription.

11. Costs and Liabilities.
Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the property taxes, insurance, ownership, operation, upkeep, and maintenance of the Property.

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12. Extinguishment.
If circumstances arise in the future such as to render the purpose of this Easement impossible to accomplish or obsolete, this Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction, and the amount of the proceeds to which Grantee shall be entitled, after the satisfaction of prior claims, from any sale, exchange, or involuntary conversion of all or any portion of the Property subsequent to such termination or extinguishment, shall be determined by the court, unless otherwise provided by Oklahoma or Federal law at the time.

13.. Condemnation.
If the Easement is taken, in whole or in part, by exercise of the power of eminent domain, Grantor and Grantee shall be entitled to compensation, by the entity declaring power of eminent domain, in accordance with applicable law, policy and procedures.

14. Assignment of Easement.
This Easement is transferable, but Grantee may assign its rights and obligations under this Easement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1954, as amended (or any successor provision then applicable), and the applicable regulations promulgated there under, and authorized to acquire and hold conservation easements under Oklahoma Uniform Conservation Easement Act (60 O.S. §§ 49.1 - 49.8) (or any successor provision then applicable), or any public entity, such as the United States. As a condition of such transfer, Grantee shall require that the conservation purposes that this grant is intended to advance continue to be carried out. The Grantee shall notify the Grantors prior to any reassignment.

BK 1541 PG 0677

15. Subsequent Transfer of Property Interest.
Grantor agrees to incorporate the terms of this Easement in any deed, other legal instrument,subsurface mineral lease, or permitted surface extraction agreement by which Grantor enters into or divests himself of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor shall notify Grantee prior to the transfer of this interest.

Should Grantor transfer the Property, Grantor shall no longer be required to perform the duties and obligations herein, but shall confirm that the subsequent landowner or lessee is aware of this Deed of Conservation Easement and the responsibilities and obligations as relates to this Easement. Grantee shall agree to hold new grantor for compliance with this Easement terms, through any such conveyance instrument.

16. Amendment of Easement
This easement may be amended only with the written consent of the Grantor, the Grantee. Any such amendment shall be consistent with the purposes of this Deed and with the Grantee's easement amendment policies, and shall comply with Internal Revenue Code or any Federal or State regulations promulgated with Conservation Easements.

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17. Baseline Data
The parties acknowledge that an inventory of baseline data relating to the Property shall be completed for the Property, and keep on file in the Grantee's office, and that a copy shall be furnished to the Grantor. The parties acknowledge that this collection of baseline data contains accurate representation of the Property's condition and natural resources as of the date of execution of this Easement.

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18. Notices

Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows or to such other address as either party from time to time shall designate by written notice to the other:

To Grantor:

ALAN J. RINGLE
SUSAN A. RINGLE
MARK A. RINGLE
AARON J. RINGLE
5615 N. Hwy 97
Sand Springs, Ok 74063

To Grantee:

Land Legacy
406 South Boulder Ave., Suite 280
Tulsa, Oklahoma 74103
Attn: Executive Director

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19. Recordation.

Grantee or Grantor shall record this instrument in timely fashion in the office records of Osage County, Oklahoma and may re-record it at any time as may be required to preserve its rights in the Easement.

20. Subsequent Liens on Property.

No provisions of this Easement should be construed as impairing the ability of Grantor to use this Property as collateral for subsequent borrowing, provided that any mortgage or lien arising from such a borrowing would be subordinate to this Easement.

21. Access.

No right of access by the general public to any portion of the Property is conveyed by this Easement.

22. General Provisions.

(a) Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Oklahoma.

(b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the Grant to affect the purpose of this Easement and the policy and purpose of Oklahoma Uniform Conservation Easement Act (60 O.S. §§ 49.1 - 49.8). If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

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(c) Severability. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

(d) Entire Agreement. This instrument sets forth the entire agreement of the parties with

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respect to the Easement and supercedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein.

(e) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

(f) Joint Obligation. The obligations imposed by this Easement upon Grantor shall be joint and several.

(g) Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

(h) Termination of Rights and Obligations. A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Easement or Property, except that liability for acts or omissions occurring prior to the transfer shall survive transfer.

(i) Counterparts. The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

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IN WITNESS WHEREOF Grantor and Grantee, intending to legally bind themselves, have set their hands on this date first written above.

Grantor:

ALAN J. RINGLE

SUSAN A. RINGLE

MARK A. RINGLE

AARON J. RINGLE

Subscribed and sworn before me this 19th of December, 2013

Notary Public

My Commission Expires:
04/12/16

Grantee: Land Legacy

by

its Executive Director

Subscribed and sworn before me this 19th of December, 2013

Notary Public

My Commission Expires:
04/12/14

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RINGLE RANCH, OSAGE CO., OK
LEGAL DESCRIPTION 780 ACRES

(A-1)
The 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 Meridian, Osage County, Oklahoma.

AND
(A-2)
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, Township 20 North, Range 11 East of the Indian Meridian, Osage County, Oklahoma,

AND
(A-3)
Lot 1 (NE/4 NE/4), Lot 2 (NW/4 NE/4), the S/2 NE/4, LESS Highway #97, and the SE/4 SW/4, all in Section 3, Township 20 North, Range 11 East of the Indian Meridian, Osage County, Oklahoma,

AND
(A-4)
All that part of the N/2 SE/4 of Section 3, Township 20 North, Range 11 East of the Indian Meridian, Osage County, Oklahoma, lying east of the centerline 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 comer of said SE/4; Thence S89°48'36"W a distance of 943 feet; Thence S02°53 '02"E a distance of 32.27 feet; Thence S89°48'36"W a distance of 51.20 feet; Thence N40°23 '20"W a distance of 254.70 feet; Thence S84°38'35"W a distance of 887.32 feet to the Right-of-Way line of Highway #97.,

(A-5)
Lot 2 (NW NE) and the SW NE in Section 2, Township 20 North, Range 11 East of the Indian Meridian, Osage County, Oklahoma

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CONSERVATION EASEMENT AREA - 270 ACRES - EXHIBIT "A"

A tract of land situated within the above described lands:

Beginning at a point on the East line of the SE/4, Section 3, T-20-N, R-11-E, Osage Co., Ok., 1848 feet, N02°53'02"W of the Southeast corner of said SE/4; Thence S89°48'36"W a distance of 943 feet; Thence S02°53 '02"E a distance of 32.27 feet; Thence S89°48'36"W a distance of 51.20 feet; Thence N40°23 '20"W a distance of 254.70 feet; Thence S84°38'35"W a distance of 887.32 feet to the Right-of-Way line of Highway #97; thence S 68°46'15" W a distance of 25.00'; thence N 21°13'45" W a distance of 1120.68'; thence with a curve turning to the left with an arc length of 155.22', with a radius of 572.96', with a chord bearing of N 28°59'24" W, with a chord length of 154.74',to a point on the west line of the NE/4 Section 3, thence N 00°11'49" E along said west line a distance of 18.39'; thence N 59°33'16" E a distance of 356.14'; thence N 12°13'40" W a distance of 295.58'; thence N 35°43'14" W a distance of 413.93'to a point on said west line NE/4; thence N 00°11'49" E along said west line a distance of 1324.16' to the NW corner NE/4 section 3 and the South line of Section 34; thence S 89°45'14" W along the south line of Section 34, T-21-N, R-11-E a distance of 1021.73' to the SW corner Section 34; thence N 00°02'57" W along the west line Section 34 a distance of 2625.30' to the NW Corner S/2 Section 34; thence N 89°47'02" E along the north line S/2 Section 34 a distance of 4614.31' to the northeast corner W/2 NE/4 SE/4 Section 34; thence S 00°11'24" W along the east line W/2 NE/4 SE/4 a distance of 512.41'; thence N 31°57'12" W a distance of 543.69'; thence S 89°47'02" W a distance of 428.28'; thence S 55°57'16" W a distance of 297.64'; thence S 14°53'12" W a distance of 203.91'; thence S 80°23'22" W a distance of 240.81'; thence S 49°08'09" W a distance of 169.44'; thence S 20°34'47" E a distance of 160.24'; thence N 81°15'36" W a distance of 356.91'; thence S 09°27'42" W a distance of 74.83'; thence S 53°55'58" E a distance of 836.91'; thence S 71°45'55" E a distance of 176.20'; thence S 34°58'18" E a distance of 192.76'; thence S 58°40'19" E a distance of 344.75'; thence S 63°56'12" E a distance of 253.02'; thence S 46°42'59" W a distance of 238.42'; thence S 06°13'33" E a distance of 122.49'; thence S 70°13'25" E a distance of 184.54'; thence S 04°36'44" E a distance of 151.45'; thence S 03°08'47" E a distance of 22.29'; thence N 46°59'41" E a distance of 831.19'; thence N 31°40'21" E a distance of 443.41' to the NE corner S/2 SE/4 Section 34; thence S 00°13'24" W along the east line S/2 SE/4 Section 34 a distance of 1312.36' to the SE corner S/2 SE/4 Section 34 and a point on the North line Section 2; thence S 89°48'51" E along the north line of Section 2 T-20-N, R-11-E a distance of 2358.89' to the northeast corner of Lot 2 (NW NE); thence S 00°20'38" W along the east line W/2 NE/4 a distance of 2649.68' to the Southeast corner SW NE; thence S 89°02'28" W along the south line SW NE a distance of 1314.55' to the southwest corner SW NE; thence S 00°17'24" W along the east line of the N/2 N/2 SW/4 Section 2 a distance of 643.36' to the southeast corner N/2 N/2 SW/4; thence S 89°15'09" W along the south line of said N/2 N/2 SW/4 a distance of 2728.83' to the SW corner N/2 N/2 SW/4; thence S 02°53'02" E along the east line SE/4 a distance of 52.48' to the point of beginning.

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AND LESS AND EXCEPT

Commencing at a point on the East line of said SE/4 Section 3, 1848 feet N02°53'02"W of the Southeast corner of said SE/4; Thence continuing along the East line N 02°53'02" W a distance of 102.51' to the Point of Beginning; thence S 89°15'09" W a distance of 50.03'; thence S 02°53'02" E a distance of 51.97'; thence S 89°48'36" W a distance of 944.30'; thence N 40°23'20" W a distance of 215.30'; thence S 84°38'35" W a distance of 248.35'; thence N 35°29'50" W a distance

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of 498.69'; thence N 01°24'12" W a distance of 256.12'; thence N 31°18'37" W a distance of 265.04'; thence N 10°08'05" W a distance of 428.06'; thence N 59°33'16" E a distance of 1663.40'; thence N 46°35'59" E a distance of 1532.57'; thence S 15°45'29" E a distance of 252.05'; thence N 79°51'29" E a distance of 293.27'; thence N 23°01'21" W a distance of 232.57'; thence N 02°23'51" W a distance of 220.09'; thence N 46°35'59" E a distance of 626.60'; thence S 08°53'53" E a distance of 215.05'; thence S 23°25'52" W a distance of 333.78'; thence S 26°45'56" E a distance of 967.71'; thence S 04°53'57" W a distance of 906.65'; thence S 00°14'30" W a distance of 417.32'; thence S 41°15'02" E a distance of 1199.53'; thence S 20°45'53" W a distance of 182.59'; thence S 36°57'07" W a distance of 140.48'; thence S 86°49'02" W a distance of 1095.50'; thence S 89°15'09" W a distance of 1177.57' to the point of beginning.

AND LESS AND EXCEPT
Commencing at a point on the East line of said SE/4 Section 3, 1848 feet N02°53'02"W of the Southeast corner of said SE/4; Thence continuing along the East line N 02°53'02" W a distance of 102.51'; thence S 89°15'09" W a distance of 50.03'; thence S 02°53'02" E a distance of 51.97'; thence S 89°48'36" W a distance of 944.30'; thence N 40°23'20" W a distance of 215.30'; thence S 84°38'35" W a distance of 306.17' to the point of beginning; thence S 84°38'35" W a distance of 594.74'; thence N 21°13'45" W a distance of 1124.97'; thence N 59°33'16" E a distance of 245.02'; thence S 18°44'34" E a distance of 311.98'; thence S 52°46'20" E a distance of 351.16'; thence S 30°52'35" E a distance of 264.87'; thence S 35°29'50" E a distance of 469.26'; to the point of beginning

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AND LESS AND EXCEPT
Commencing at a point on the East line of said SE/4 Section 3, 1848 feet N02°53'02"W of the Southeast corner of said SE/4; Thence continuing along the East line N 02°53'02" W a distance of 102.51';thence S 89°15'09" W a distance of 50.03'; thence S 02°53'02" E a distance of 51.97';thence S 89°48'36" W a distance of 944.30'; thence N 40°23'20" W a distance of 215.30';thence S 84°38'35" W a distance of 248.35'; thence N 35°29'50" W a distance of 498.69';thence N 01°24'12" W a distance of 256.12'; thence N 31°18'37" W a distance of 265.04'; thence N 10°08'05" W a distance of 428.06'; thence N 46°25'42" W a distance of 135.23' To the Point of Beginning; thence N 36°02'06" W a distance of 850.67'; thence N 00°11'49" E a distance of 147.55'; thence N 43°50'40" E a distance of 251.62'; thence N 56°31'34" E a distance of 160.08'; thence N 48°53'28" W a distance of 171.58'; thence S 86°20'21" W a distance of 177.63'; thence N 00°11'49" E a distance of 647.51'; thence S 89°45'14" W a distance of 799.93'; thence N 00°01'38" W a distance of 2525.16'; thence N 89°47'02" E a distance of 964.79'; thence S 11°22'00" E a distance of 294.20'; thence N 28°24'03" E a distance of 328.81'; thence N 89°47'02" E a distance of 253.23'; thence S 29°50'38" E a distance of 213.11'; thence S 02°51'30" E a distance of 681.76'; thence S 86°11'31" E a distance of 333.72'; thence N 01°59'03" E a distance of 341.99'; thence N 88°46'15" E a distance of 173.15'; thence S 24°24'43" E a distance of 312.80'; thence S 48°57'02" E a distance of 242.53'; thence S 09°23'49" E a distance of 351.91'; thence N 58°34'01" E a distance of 315.68'; thence S 34°54'21" E a distance of 410.19'; thence S 53°15'14" E a distance of 637.26'; thence S 41°25'00" E a distance of 568.51'; thence S 20°27'48" E a distance of 137.20'; thence S 46°35'59" W a distance of 1579.78'; thence S 59°33'16" W a distance of 1685.88'; to the point of beginning.

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AND LESS AND EXCEPT
20 acres to be determined by survey at a later time.

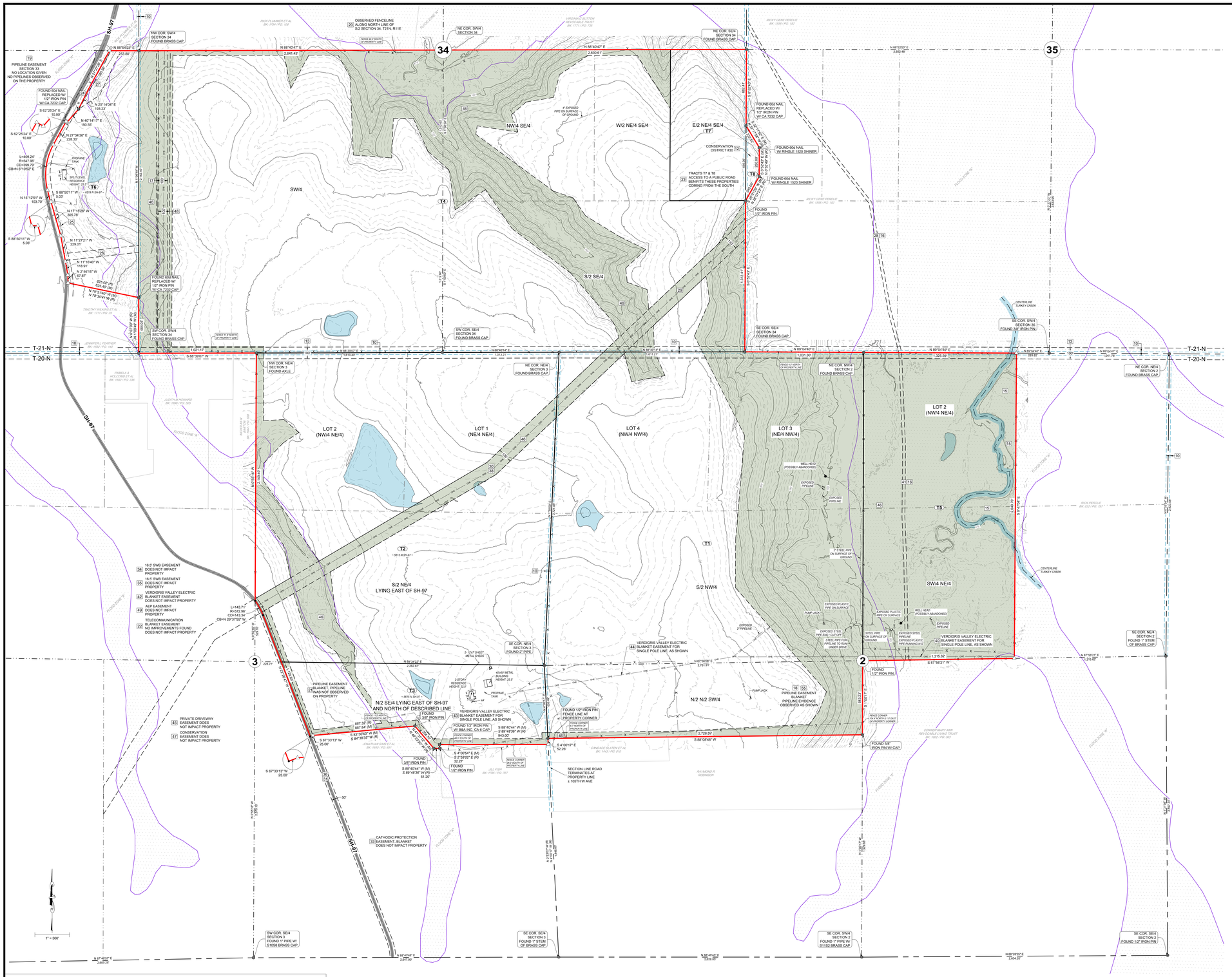
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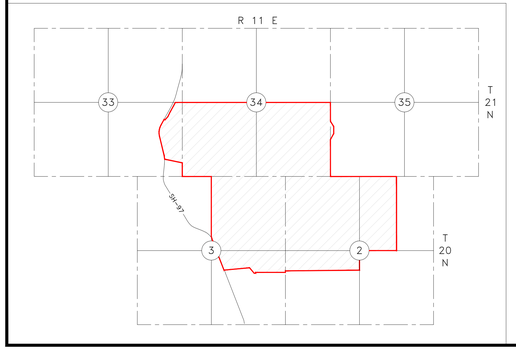
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LEGEND OF SYMBOLS AND ABBREVIATIONS

◎	MONUMENT (AS DESCRIBED)	ESMT.	EASEMENT
△	SET 1/2" IRON PIN W/ CAP	R/W	RIGHT-OF-WAY
●	SET MAG NAIL W/ SHINER	STAT.	STATUTORY
⊙	WELL HEAD	(M)	MEASURED
— X —	FENCE	(R)	RECORD
———	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
- - - -	EASEMENT LINE	P.O.B.	POINT OF BEGINNING
- - - -	RIGHT-OF-WAY	P.O.T.	POINT OF TERMINATION
- - - -	SECTION LINE		CONSERVATION EASEMENT
- · - · -	QUARTER SECTION LINE		FLOOD ZONE "A" (APPROX.)
- · - · -	ALIQUOT LINE		POND
———	BUILDING OUTLINE		

SURVEYOR'S NOTE:

A. ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE NO. 2948342-T102, EFFECTIVE DATE: JULY 14, 202, AT 7:00 A.M., ARE SHOWN OR NOTED HEREON.

B. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. SUBJECT TRACT IS TOO LARGE TO HAVE UTILITY LOCATES PERFORMED IN A REASONABLE TIMEFRAME. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. NO PLANS OR REPORTS WERE PROVIDED BY THE CLIENT AT THE TIME OF SURVEY.

C. POSSIBLE FENCE LINE ENCROACHMENTS AFFECTING THIS PROPERTY ALONG THE NORTH AND SOUTH LINES NOTED HEREON.

D. BASIS OF BEARING FOR THIS SURVEY IS "GRID" NORTH BASED ON NAD 83, OKLAHOMA NORTH - STATE PLANE COORDINATE SYSTEM WITH THE CONTROLLING LINE BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FOUR (34) WITH A BEARING OF N 1°09'09" W.

E. DATE OF LAST FIELD VISIT NOVEMBER 10, 2025.

F. SUBJECT PROPERTY CONTAINS 36,004,031.46 SQ. FT. OR 826.54 ACRES.

G. ACCESS TO THE SUBJECT PROPERTY IS PROVIDED BY VIRTUE OF STATE HIGHWAY 97, FROM 105TH WEST AVENUE AND TO A PUBLIC ROAD BY WAY OF ACCESS SE/4 SECTION 2, T20N, R11E, AS OBSERVED AT THE TIME OF SURVEY.

H. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

I. SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (WITH NO FLOOD ELEVATIONS DETERMINED) AND ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, OSAGE COUNTY, OKLAHOMA, AND INCORPORATED AREAS, MAP NUMBER 40113C1230K, AND MAP NUMBER 40113C1165K EFFECTIVE DATE: APRIL 2, 2008.

J. WELLS AND WELL EQUIPMENT SHOWN HEREON WERE AS OBSERVED DURING FIELD SURVEYS. OTHER WELLS OR WELL EQUIPMENT MAY EXIST ON THE SUBJECT TRACT THAT WERE NOT OBSERVED DURING FIELD SURVEYS.

K. ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND MAY DIFFER FROM RECORD BEARINGS AND DISTANCES. RECORD AND MEASURED DISTANCES AND BEARINGS DEPICTED HEREON.

L. T6 HAS PHYSICAL ADDRESS OF 6519 N SH-97, SAND SPRINGS, OK 74063.

M. T2 HAS PHYSICAL ADDRESS OF 5615 N SH-97, SAND SPRINGS, OK 74063.

N. T3 HAS PHYSICAL ADDRESS OF 5615 N SH-97, SAND SPRINGS, OK 74063.

SCHEDULE B, PART II - EXCEPTIONS

10. STATUTORY RIGHT-OF-WAY ALONG ALL SECTION LINES. AS SHOWN (33' TOTAL), NONE OPEN ON THE PROPERTY.

11. REPORT OF COMMISSIONERS ENTERED IN OSAGE COUNTY DISTRICT COURT CASE NO. 20566, RECORDED IN BOOK 78, PAGE 304; ASSIGNMENT IN FAVOR OF BIGHEART PIPE LINE COMPANY, RECORDED IN BOOK 600, PAGE 24; ASSIGNMENT IN FAVOR OF BOW PIPE LINE COMPANY, RECORDED IN BOOK 537, PAGE 151; ASSIGNMENT IN FAVOR OF SEA BREEZE COMMUNICATION COMPANY, RECORDED IN BOOK 1002, PAGE 41; ASSIGNMENT IN FAVOR OF OGC PIPELINE, LLC, RECORDED IN BOOK 1004, PAGE 175; ASSIGNMENT IN FAVOR OF NORTHEAST SHELF ENERGY, LLC, RECORDED IN BOOK 1261, PAGE 552; ASSIGNMENT IN FAVOR OF SIERRA PIPELINE, LLC, RECORDED IN BOOK 1374, PAGE 894; ASSIGNMENT IN FAVOR OF TRANSPETRO PIPELINE, LLC, RECORDED IN BOOK 1491, PAGE 643. 91-8647252, 96-8647252, 98-8647252, 102-8647252, 105-647252, 109-647252, 114-647252, 124-647252. NO SPECIFIC LEGAL, NOT SHOWN

12. POSSIBLE FUTURE ASSESSMENTS BY REASON OF CONSERVANCY DISTRICT NO. 30, DISTRICT COURT DECREE RECORDED IN BOOK 83, PAGE 313. 91-B307251/5035. CONSERVANCY DISTRICT BOUNDARY, AS SHOWN, AFFECTS THAT PORTION FALLING ONLY IN SECTION 35, T21N, R11E.

13. ORDINANCE NO. 204, ANNEXING TO THE CITY OF SAND SPRINGS, RECORDED IN BOOK 216, PAGE 301. 134-B307250935A. CITY LIMITS 100' FROM 1966 TO CURRENT, AS SHOWN.

14. ORDINANCE NO. 1434, ANNEXING TO THE CITY OF SAND SPRINGS, RECORDED IN BOOK 727, PAGE 727. 9-S307251/5037. CITY LIMITS ENTIRE PROPERTY 2025 TO CURRENT. (ENCOMPASSES WHOLE PROPERTY)

15. ORDER ORGANIZING THE BLACKDOG FIRE DISTRICT BEFORE THE BOARD OF COUNTY COMMISSIONERS OF OSAGE COUNTY, RECORDED IN BOOK 1364, PAGE 861. 141-B307251/5035. BLACKDOG FIRE DISTRICT BOUNDARY, LANDS EAST OF TURKEY CREEK, AS SHOWN.

16. NOTICE OF UTILITIES BY THE CITY OF SAPULPA, RECORDED IN BOOK 1102, PAGE 426. 131-B307251/5035. NOTICE OF UTILITIES, PART OF W/2 NE/4 SECTION 2, T20N, R11E, REFERENCES WATERLINE EASEMENTS #28 AND #41 BELOW, AS SHOWN.

17. RIGHT-OF-WAY/EASEMENT, AS DISCLOSED BY FINAL DECREE AUTHORIZING TAKING IN CONDEMNATION IN U.S. DISTRICT COURT FOR THE NORTHERN DISTRICT OF OKLAHOMA CASE NO. 3543, RECORDED IN BOOK 72, PAGE 33. 379-B92196. AEP PSO TRANSMISSION LINE 100' EASEMENT AS SHOWN.

18. (SEE #55 BELOW) RIGHT-OF-WAY/EASEMENT, AS DISCLOSED BY ASSIGNMENT, RECORDED IN BOOK 537, PAGE 151. 28-B106558. REDUNDANT-REFERENCE #55 BELOW PIPELINE EASEMENT, N/2 NE/4, SW/4, SECTION 2, T20N, R11E, PIPELINE EVIDENCE OBSERVED, AS SHOWN.

19. RIGHT-OF-WAY/EASEMENT, AS DISCLOSED BY CONVEYANCE, RECORDED IN BOOK 24, PAGE 81. 13-B647252. UNDISCLOSED LOCATION SECTION 33, T21N, R11E, NO PIPELINE OBSERVED, AS SHOWN.

20. LICENSE FOR ENCROACHMENT AS DISCLOSED BY LETTER FROM ALAN J. RINGLE, RECORDED IN BOOK 1130, PAGE 667. 26-SI25481. OBSERVED FENCELINE ALONG NORTH LINE OF S/2 SECTION 34, T21N, R11E, AS SHOWN.

21. RIGHT-OF-WAY/EASEMENT, AS DISCLOSED BY MEMORANDUM OF TRANSFER OF CONTRIBUTION OF TELECOMMUNICATION RIGHTS, RECORDED IN BOOK 1002, PAGE 41. 3-SI16259. NO COMMUNICATION LINES OBSERVED, PIPELINE LOCATION IS WEST OF PROPERTY, AS SHOWN.

22. RIGHT-OF-WAY/ EASEMENT, AS DISCLOSED BY MEMORANDUM OF TRANSFER AND CONTRIBUTION OF TELECOMMUNICATION RIGHTS, RECORDED IN BOOK 1002, PAGE 33. 10-SI47259. DOES NOT AFFECT PROPERTY W/2 OF SECTION 3, AS SHOWN.

23. RIGHT-OF-WAY/ EASEMENT, AS DISCLOSED BY AFFIDAVIT OF ACCESS, RECORDED IN BOOK 1736, PAGE 644. 8-S307250916. GRANTS ACCESS TO TRACTS T7 & T8 COMING FROM THE THE SOUTH, NO SPECIFIC DESCRIPTION LISTED IN THIS DOCUMENT.

24. WARRANTY DEED IN FAVOR OF THE STATE OF OKLAHOMA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF OKLAHOMA, RECORDED IN BOOK 1189, PAGE 883. 208-B307250935A. STATE HIGHWAY 97 RIGHT-OF-WAY, AS SHOWN.

25. EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 70, PAGE 150. 87-B307250935A. SWB EASEMENT, AS SHOWN.

26. ROAD AND UTILITY EASEMENT IN FAVOR OF ERWIN D. PHILLIPS AND JANE E. PHILLIPS, HEIRS AND SUCCESSORS IN INTEREST, RECORDED IN BOOK 668, PAGE 90; ASSIGNMENT IN FAVOR OF ALAN J. RINGLE AND SUSAN A. RINGLE, RECORDED IN BOOK 1130, PAGE 668. 164-B307250935A, 206-B307250935A. ACCESS AND UTILITY EASEMENT AS SHOWN.

27. CHANNEL CHANGE EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA, RECORDED IN BOOK 1189, PAGE 885. 210-B307250935A. AS SHOWN.

28. WATERLINE EASEMENT IN FAVOR OF SAND SPRINGS MUNICIPAL AUTHORITY AND THE CITY OF SAPULPA, RECORDED IN BOOK 787, PAGE 150. 121-B307251/5035. DOES NOT IMPACT PROPERTY. 36" WATERLINE EASEMENT FROM SKIATOOK LAKE, AS SHOWN.

29. GRANT OF EASEMENT FOR RIGHT-OF-WAY IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED IN BOOK 549, PAGE 2. 463-B92196. 130' TRANSMISSION LINE EASEMENT, AS SHOWN.

30. EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED IN BOOK 528, PAGE 416. 27-B106558. 130' TRANSMISSION LINE EASEMENT, AS SHOWN.

31. EASEMENT IN FAVOR OF OSAGE COUNTY RECORDED IN BOOK 50, PAGE 432. 87-B106558. 50' ROADWAY EASEMENT FOR COUNTY ROAD (SH-97), AS SHOWN.

32. EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 67, PAGE 521. 105-B106558. SWB BLANKET EASEMENT, NO LINES OBSERVED.

33. CATHODIC PROTECTION EASEMENT IN FAVOR OF MID-CONTINENT PIPE LINE COMPANY, RECORDED IN BOOK 316, PAGE 275; ASSIGNMENT IN FAVOR OF BIGHEART PIPE LINE CORPORATION, RECORDED IN BOOK 600, PAGE 24; ASSIGNMENT IN FAVOR OF BOW PIPE LINE COMPANY, RECORDED IN BOOK 537, PAGE 151. 109-B106558, 110-B106558, 112-B106558. BLANKET EASEMENT, DOES NOT IMPACT PROPERTY, SOUTH OF PROPERTY, AS SHOWN.

34. EASEMENT FOR UNDERGROUND FACILITIES IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN BOOK 636, PAGE 884. 121-B106558. DOES NOT IMPACT PROPERTY, WEST OF HIGHWAY, AS SHOWN.

35. EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 646, PAGE 234. 127-B106558. DOES NOT IMPACT PROPERTY, WEST OF HIGHWAY, AS SHOWN.

36. EASEMENT IN FAVOR OF OSAGE COUNTY RECORDED IN BOOK 50, PAGE 432. 43-B106558. 50' ROADWAY EASEMENT FOR COUNTY ROAD (SH-97), AS SHOWN.

37. (SEE #32 ABOVE) EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 67, PAGE 521. 67-B106558. SWB BLANKET EASEMENT, NO LINES OBSERVED.

38. (SEE #30 ABOVE) EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED IN BOOK 528, PAGE 416. 97-B106558. 130' TRANSMISSION LINE EASEMENT, AS SHOWN.

39. EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 701, PAGE 781. 115-B97184. PERMISSION FOR PHONE LINE, NO PHONE LINES OBSERVED IN SECTION 2, T20N, R11E.

40. EASEMENT IN FAVOR OF VERDIGRIS VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 80, PAGE 501. 149-B97184. COOP POWER LINE EASEMENT, AS SHOWN.

41. WATERLINE EASEMENT IN FAVOR OF SAND SPRINGS MUNICIPAL AUTHORITY AND THE CITY OF SAPULPA, RECORDED IN BOOK 787, PAGE 160. 299-B97184. 36" WATERLINE EASEMENT, AS SHOWN.

42. EASEMENT IN FAVOR OF VERDIGRIS VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 874, PAGE 780. 226-B114476. DOES NOT IMPACT PROPERTY, WEST OF HIGHWAY, AS SHOWN.

43. EASEMENT IN FAVOR OF VERDIGRIS VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 874, PAGE 783. 227-B114476. COOP POWER LINE EASEMENT, AS SHOWN.

44. EASEMENT IN FAVOR OF VERDIGRIS VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 874, PAGE 787. 228-B114476. COOP POWER LINE EASEMENT, AS SHOWN.

45. PRIVATE DRIVEWAY ACCESS EASEMENT IN FAVOR OF RECORD OWNERS, RECORDED IN BOOK 921, PAGE 106. 19-SI47259. DOES NOT IMPACT PROPERTY, WEST OF HIGHWAY, AS SHOWN.

46. DEED OF CONSERVATION EASEMENT IN FAVOR OF LAND LEGACY, INC. RECORDED IN BOOK 1541, PAGE 671. 100-SI54414. AFFECTS PROPERTY AS SHOWN ON SURVEY.

47. DEED OF CONSERVATION EASEMENT IN FAVOR OF LAND LEGACY, INC. RECORDED IN BOOK 1541, PAGE 685. 114-SI54414. DOES NOT IMPACT PROPERTY, WEST AND SOUTH OF PROPERTY.

48. SUPPLEMENTAL EASEMENT AND RIGHT-OF-WAY IN FAVOR OF AMERICAN ELECTRIC POWER, RECORDED IN BOOK 1842, PAGE 73; CORRECTED EASEMENT AND RIGHT-OF-WAY, RECORDED IN BOOK 1865, PAGE 805. 67-S307250907B, 74-S307250907B. 100' TRANSMISSION LINE EASEMENT, AS SHOWN.

49. SUPPLEMENTAL EASEMENT AND RIGHT-OF-WAY IN FAVOR OF AMERICAN ELECTRIC POWER, RECORDED IN BOOK 1842, PAGE 73; CORRECTED EASEMENT AND RIGHT-OF-WAY, RECORD IN BOOK 1865, PAGE 781. 67-S307250907B, 93-S307250907B. DOES NOT IMPACT PROPERTY.

50. RIGHT-OF-WAY IN FAVOR OF MID-CONTINENT PIPE LINE COMPANY, RECORDED IN BOOK 65, PAGE 280; ASSIGNMENT IN FAVOR OF BIGHEART PIPE LINE CORPORATION, RECORDED IN BOOK 600, PAGE 24; ASSIGNMENT IN FAVOR OF SEA BREEZE COMMUNICATION COMPANY, RECORDED IN BOOK 1002, PAGE 41. 84-B307250935A, 96-B307250935A, 102-B307250935A. BLANKET, NO PIPELINES OBSERVED ON PROPERTY.

51. RIGHT-OF-WAY IN FAVOR OF STANOLIND PIPE LINE COMPANY, RECORDED IN BOOK 2, PAGE 174; ASSIGNMENT IN FAVOR OF JOHNSON OIL REFINING COMPANY, RECORDED IN BOOK 60, PAGE 589; ASSIGNMENT IN FAVOR OF GASETERIA, INC., RECORDED IN BOOK 75, PAGE 229; ASSIGNMENT IN FAVOR OF KERR-MCGEE OIL INDUSTRIES, INC., RECORDED IN BOOK 75, PAGE 239; ASSIGNMENT IN FAVOR OF GENERAL AMERICAN OIL COMPANY OF TEXAS, RECORDED IN BOOK 72, PAGE 175; ASSIGNMENT IN FAVOR OF KERR-MCGEE OIL INDUSTRIES, INC., RECORDED IN BOOK 75, PAGE 55. 178-B92196, 180-B92196, 182-B92196, 184-B92196, 388-B92196, 390-B92196, 392-B92196. OWNER STATES PIPELINE AND APPURTENANCES REMOVED BY OERB. BLANKET EASEMENT EXPIRED IN 1960.

52. RIGHT-OF-WAY IN FAVOR OF STANOLIND PIPE LINE COMPANY, RECORDED IN BOOK 47, PAGE 381; ASSIGNMENT IN FAVOR OF JOHNSON OIL REFINING COMPANY, RECORDED IN BOOK 60, PAGE 589; ASSIGNMENT IN FAVOR OF GASETERIA, INC., RECORDED IN BOOK 75, PAGE 229; ASSIGNMENT IN FAVOR OF KERR-MCGEE OIL INDUSTRIES, INC., RECORDED IN BOOK 75, PAGE 239. 78-B106558, 80-B106558, 82-B106558, 84-B106558. BLANKET EASEMENT, OWNER STATES PIPELINE AND APPURTENANCES REMOVED BY OERB SEE #51 ABOVE.

53. RIGHT-OF-WAY IN FAVOR OF CONSOLIDATED PIPE LINE CO., RECORDED IN BOOK 2, PAGE 52; ASSIGNMENT IN FAVOR OF SINCLAIR REFINING COMPANY, RECORDED IN BOOK 62, PAGE 473; ASSIGNMENT IN FAVOR OF SINCLAIR PIPE LINE COMPANY, RECORDED IN BOOK 66, PAGE 416; ASSIGNMENT IN FAVOR OF BOW PIPE LINE COMPANY, RECORDED IN BOOK 594, PAGE 38; ASSIGNMENT IN FAVOR OF SEA BREEZE COMMUNICATION COMPANY RECORDED IN BOOK 1002, PAGE 41; ASSIGNMENT IN FAVOR OF OGC PIPELINE, LLC, RECORDED IN BOOK 1004, PAGE 175; ASSIGNMENT IN FAVOR OF SIERRA PIPELINE, LLC, RECORDED IN BOOK 1420, PAGE 856; ASSIGNMENT IN FAVOR OF TRANSPETRO PIPELINE, LLC. RECORDED IN BOOK 1491, PAGE 643. 90-B106558, 96-B106558, 98-B106558, 102-B106558, 3-SI47259, 38-SI54414, 48-SI54414. BLANKET EASEMENT, PIPELINE NOT OBSERVED ON PROPERTY.

54. RIGHT-OF-WAY IN FAVOR OF CONSOLIDATED PIPE LINE CO., RECORDED IN BOOK 2, PAGE 54; ASSIGNMENT IN FAVOR OF SINCLAIR REFINING COMPANY, RECORDED IN BOOK 62, PAGE 473; ASSIGNMENT IN FAVOR OF SINCLAIR PIPE LINE COMPANY, RECORDED IN BOOK 66, PAGE 416; ASSIGNMENT IN FAVOR OF BOW PIPE LINE COMPANY, RECORDED IN BOOK 594, PAGE 38; ASSIGNMENT IN FAVOR OF SEA BREEZE COMMUNICATION COMPANY RECORDED IN BOOK 1002, PAGE 41; ASSIGNMENT IN FAVOR OF OGC PIPELINE, LLC, RECORDED IN BOOK 1420, PAGE 856; ASSIGNMENT IN FAVOR OF TRANSPETRO PIPELINE, LLC. RECORDED IN BOOK 1491, PAGE 643. 92-B106558, 96-B106558, 98-B106558, 102-B106558, 3-SI47259, 6-SI47259, 38-SI54414, 48-SI54414. BLANKET EASEMENT, PIPELINE NOT OBSERVED ON PROPERTY.

55. RIGHT-OF-WAY IN FAVOR OF MID-CONTINENT PIPE LINE COMPANY, RECORDED IN BOOK 4, PAGE 332; ASSIGNMENT IN FAVOR OF BIGHEART PIPE LINE CORPORATION, RECORDED IN BOOK 600, PAGE 24; ASSIGNMENT IN FAVOR OF BOW PIPE LINE COMPANY, RECORDED IN BOOK 537, PAGE 151; ASSIGNMENT IN FAVOR OF SEA BREEZE COMMUNICATION COMPANY, RECORDED IN BOOK 1002, PAGE 41; ASSIGNMENT IN FAVOR OF OGC PIPELINE, LLC, RECORDED IN BOOK 1004, PAGE 175. 24-106558, 28-106558, 28-106558, 3-SI47259, 6-SI47259. BLANKET PIPELINE EASEMENT, N/2 NE/4, SW/4, SECTION 2, T20N, R11E, PIPELINE EVIDENCE OBSERVED, AS SHOWN.

56. RIGHT-OF-WAY IN FAVOR OF STANOLIND PIPE LINE COMPANY, RECORDED IN BOOK 48, PAGE 586; ASSIGNMENT IN FAVOR OF JOHNSON OIL REFINING COMPANY, RECORDED IN BOOK 60, PAGE 589; ASSIGNMENT IN FAVOR OF GASETERIA, INC., RECORDED IN BOOK 75, PAGE 229; ASSIGNMENT IN FAVOR OF KERR-MCGEE OIL INDUSTRIES, INC., RECORDED IN BOOK 75, PAGE 239. 33-106558, 35-106558, 38-106558, 41-106558. BLANKET EASEMENT, NO PIPELINE OBSERVED.

LEGAL DESCRIPTION

LANDS SITUATED IN THE COUNTY OF OSAGE, STATE OF OKLAHOMA, AND IS DESCRIBED AS FOLLOWS:

T1 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

T2 LOT 1 (NE/4 NE/4), LOT 2 (NW/4 NE/4), THE S/2 NE/4, LYING EAST OF THE CENTERLINE OF STATE HIGHWAY #97 IN SECTION 3;

AND

T3 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 N 02°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 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 MERIDIAN, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

AND

T4 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 MERIDIAN, OSAGE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

AND

T5 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

T6 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, STATE OF 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 01°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-WY OF STATE HIGHWAY #97 AND A PROPERTY CORNER AND THE POINT OF ENDING.

AND

T7 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

T8 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 STATE 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°01'25" E A DISTANCE OF 240.00 FEET; THENCE N 0°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 0°52'49" E ALONG SAID WEST LINE A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

TAX ID: 79861, 27959, 27958, 27986, 27979, 85821, 65284, 64861, 65282, 64860, 25938, 25936, 25931, 87322

ALTA/NSPS LAND TITLE SURVEY

FOR RINGLE FAMILY LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, BASED UPON TITLE COMMITMENT NO. 2948342-T102, DATED JULY 14, 2025, OF FIRST AMERICAN TITLE INSURANCE COMPANY.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE STATE OF OKLAHOMA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE ACCURACY AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH THE SPECIFICATIONS FOR LAND BOUNDARY SURVEYS.

ALTA/NSPS CERTIFICATION

TO THE RINGLE FAMILY, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7A-I, 7C, 8, 9, 11B, 13, 14, 15, 16, & 18, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 7, 2025.

ADAM K. HINDS, P.L.S. #1781
CA# 7232

LICENSED PROFESSIONAL LAND SURVEYOR
ADAM K. HINDS
1781
11/6/25
OKLAHOMA

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
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Exhibit "H" - Combined Constraints
Exhibit "I" - Project Legal Descriptions

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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.

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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 overlayed 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.

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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

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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

MINIMUM BACKUP GENERATOR SETBACKS:

From any existing occupied residential structure	700 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.

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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.

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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.

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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.

Post-Construction Study for Permanent Occupancy: Within 60 days from the issuance of a Certificate of Occupancy for any Data Center building, the owner or operator must conduct a Post-Construction Noise Study performed by a qualified third-party acoustic engineer. Such noise study shall measure sound levels emanating from the Data Center, as measured at the Project boundary. Such noise study must demonstrate that sound levels do not exceed the maximum levels set forth in the PUD (65 decibels).

Annual Sound Monitoring: For three (3) years after the completion of the first Post-Construction Noise Study, the Data Center owner or operator shall conduct a noise study annually (the "Annual Noise Study"). Each such Annual Noise Study shall be conducted within thirty (30) days of the anniversary date of the

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previous Post-Construction Noise Study or Annual Noise Study, as applicable. The Annual Noise Study shall measure sound levels emanating from the Data Center, as measured at the Project boundary. Each such noise study must demonstrate that sound levels do not exceed the maximum levels set forth in the PUD (65 decibels). Results of each such noise study must be provided to the City of Sand Springs Code Enforcement staff within 45 days of the study's completion.

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PROJECT SPRING
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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.

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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.

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.

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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.

No Grading Permit or Building Permit shall be issued until a Stormwater Pollution Prevention Plan ("SWPPP"), or an equivalent erosion and sediment control plan, has been submitted to the City for review and administrative approval. The plan shall demonstrate compliance with all applicable Oklahoma Department of Environmental Quality ("ODEQ") construction stormwater permitting requirements, City regulations, and the provisions of this PUD.

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.

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
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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 overlayed 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.

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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
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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

MINIMUM BACKUP GENERATOR SETBACKS:

From any existing occupied residential structure	700 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
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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.

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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.

Post-Construction Study for Permanent Occupancy: Within 60 days from the issuance of a Certificate of Occupancy for any Data Center building, the owner or operator must conduct a Post-Construction Noise Study performed by a qualified third-party acoustic engineer. Such noise study shall measure sound levels emanating from the Data Center, as measured at the Project boundary. Such noise study must demonstrate that sound levels do not exceed the maximum levels set forth in the PUD (65 decibels).

Annual Sound Monitoring: For three (3) years after the completion of the first Post-Construction Noise Study, the Data Center owner or operator shall conduct a noise study annually (the "Annual Noise Study"). Each such Annual Noise Study shall be conducted within thirty (30) days of the anniversary date of the

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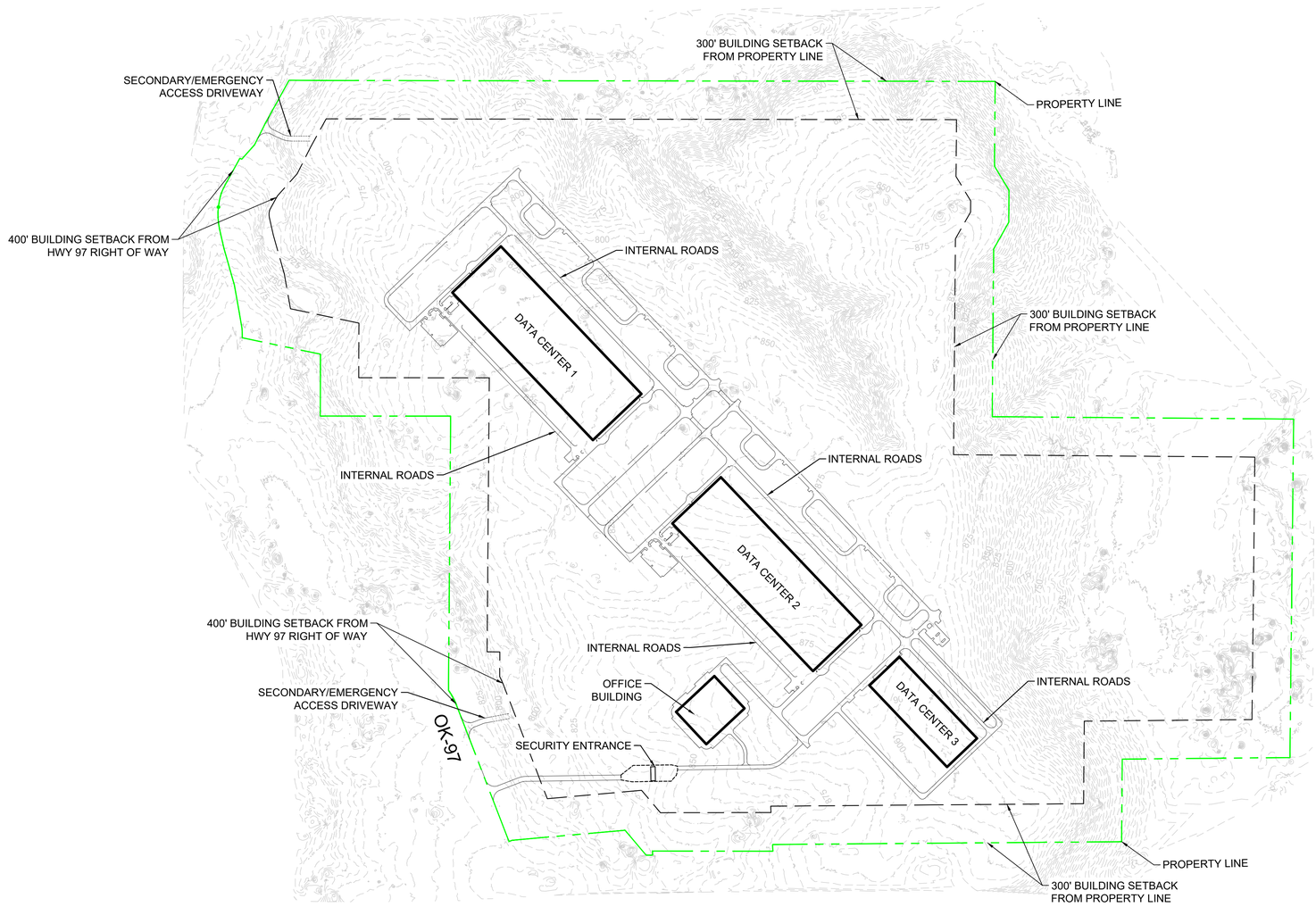
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CONCEPT SITE PLAN

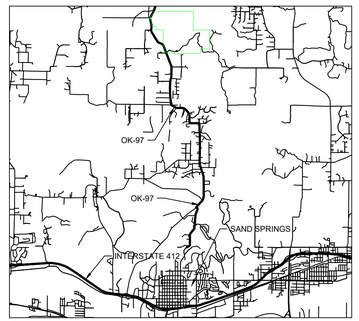
NORTH

GRAPHIC SCALE IN FEET
0 250 500 1000

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- 200 EXISTING MAJOR CONTOUR (25' INTERVAL)

VICINITY MAP



NTS

PROJECT SPRING

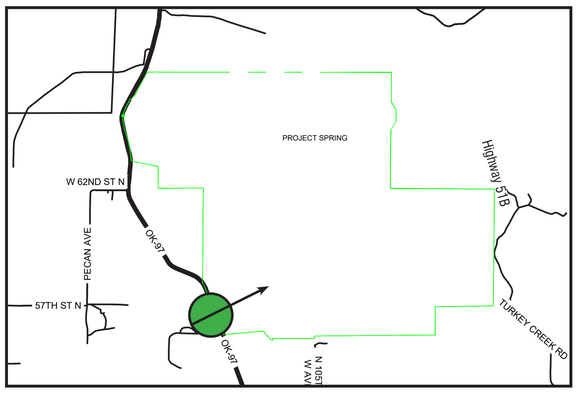
CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

Kimley»Horn
1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025



View from Highway 97 | Site Entrance



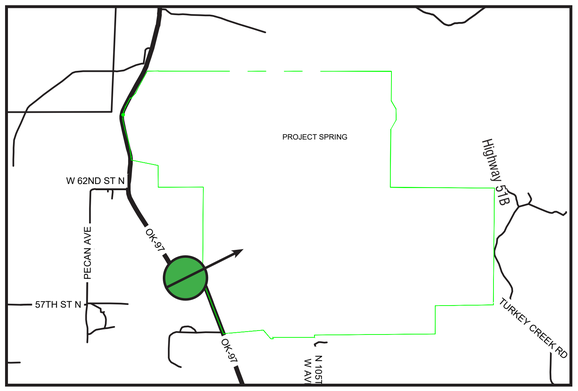
Vicinity Map

Project Spring | Conceptual Renderings

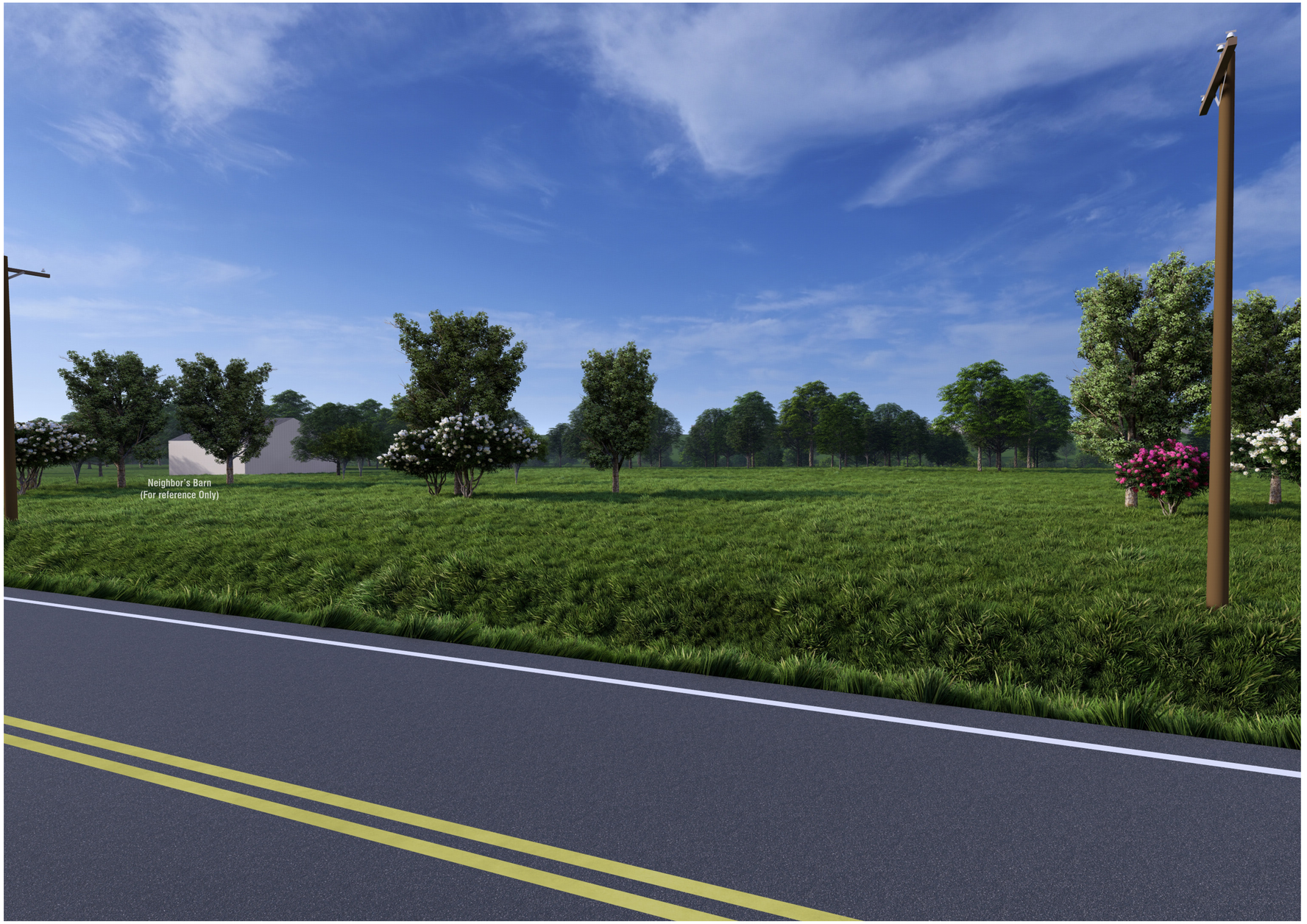
Kimley»Horn
11/17/2025



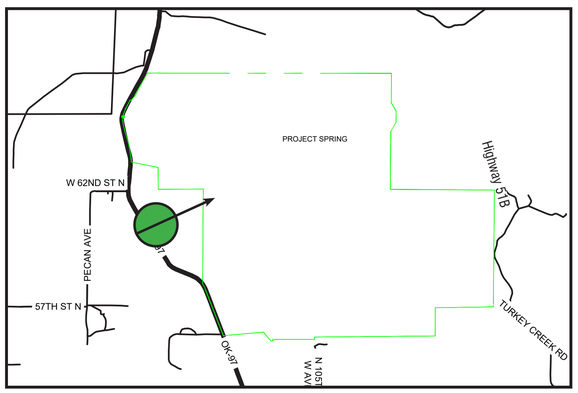
View from Highway 97



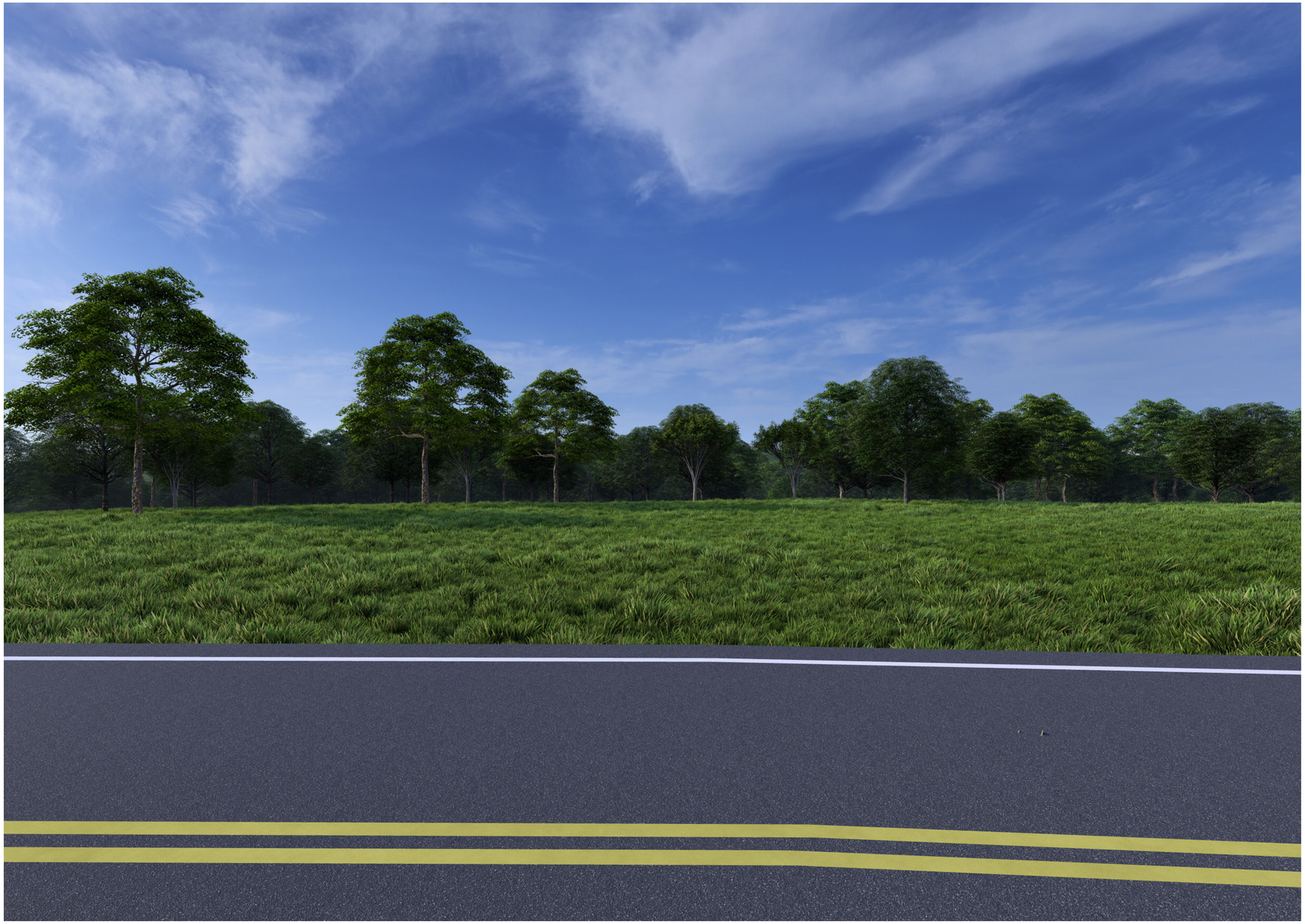
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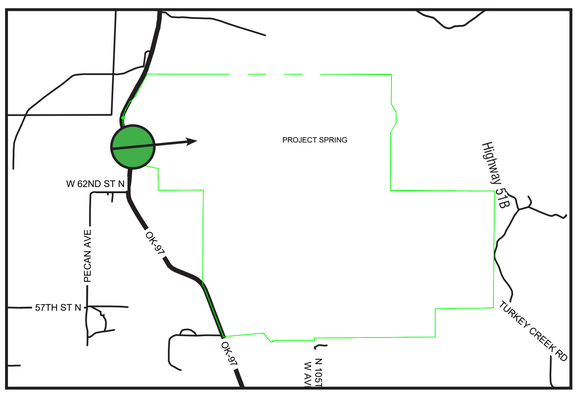
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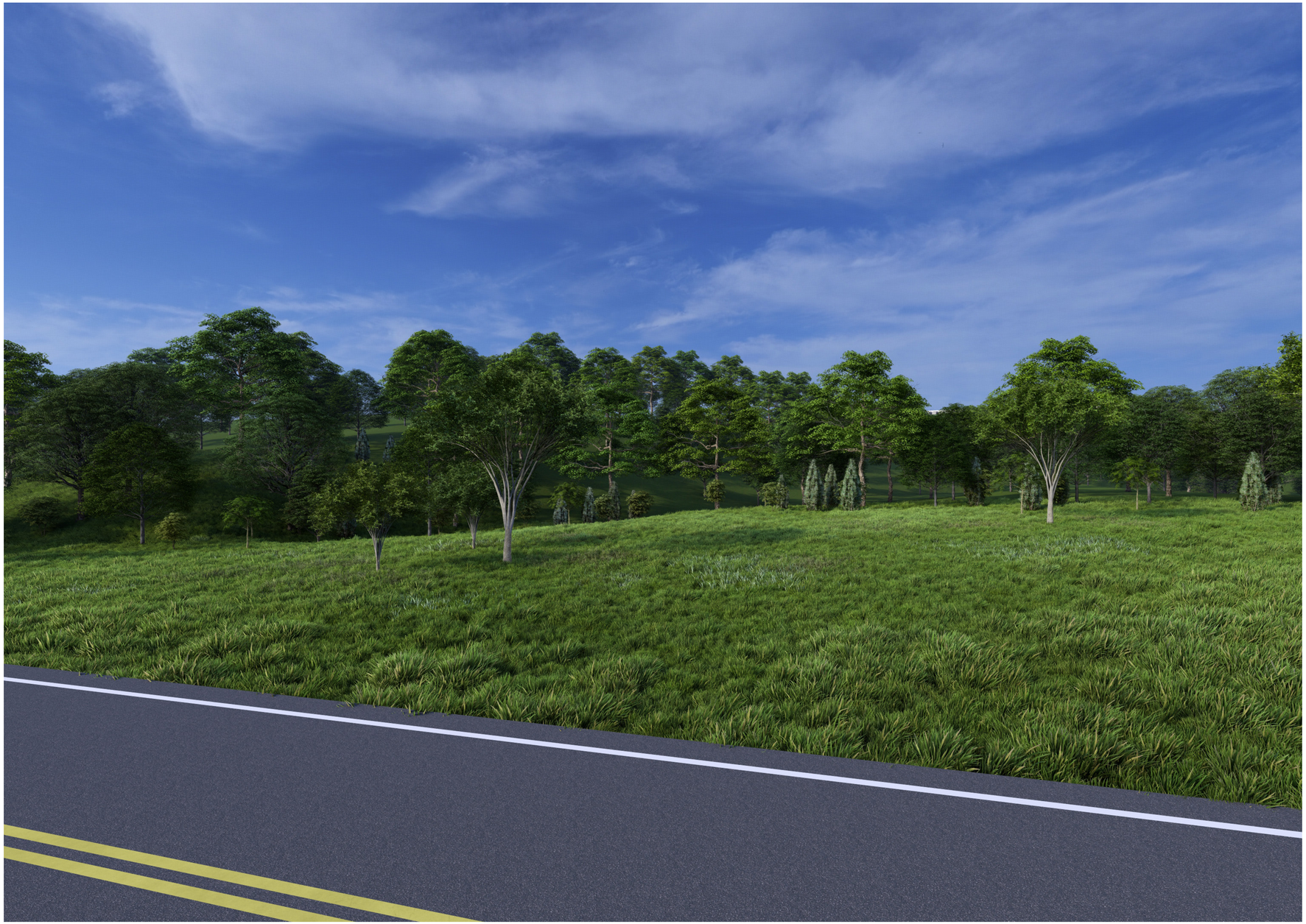
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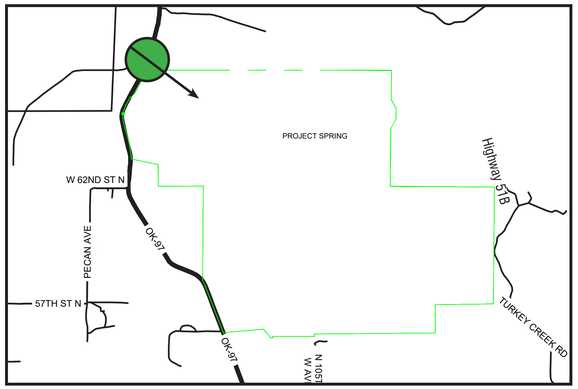
View from Highway 97



Vicinity Map



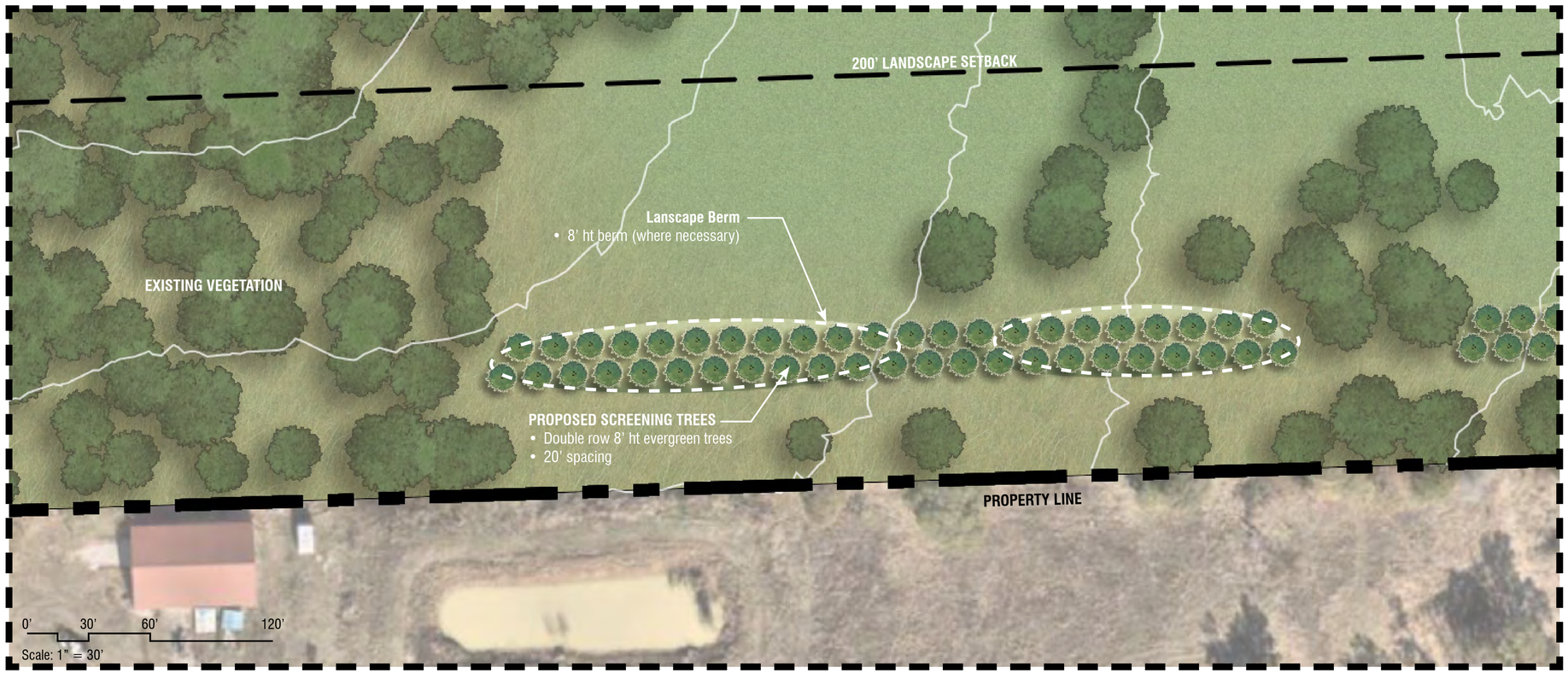
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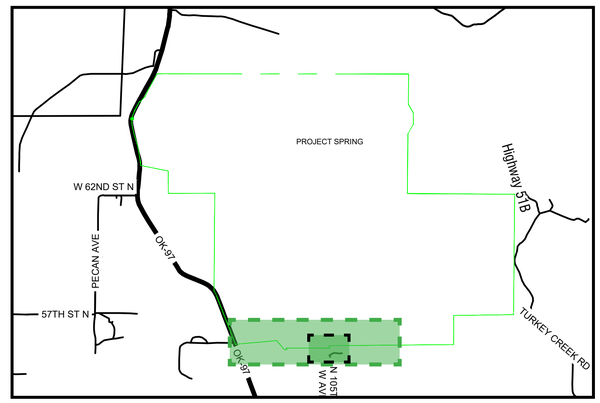
Vicinity Map



Intensified 200' Landscape Buffer



Intensified 200' Landscape Buffer Enlargement



Vicinity Map

Project Spring

Sand Springs Planning Commission Presentation

Jan-26

Google



WHITE ROSE PARTNERS

Team Introduction

Firm	Name	Title / Role
Google	Kate Franko	Public Affairs
White Rose Partners	Jeff Eigenbrood	Developer
Eller & Detrich	Lou Reynolds	Land Use Attorney
Kimley Horn	Brent Massey	Civil Engineer – Project Management Lead for Google
	Casey Reimann	Engineer – Mechanical, Plumbing, Electrical
	Tad Hardy	Engineer – Noise Analysis
	Amanda Miller	Biologist – Environmental Professional
Public Service Oklahoma	Rodrigo Rojas	External Affairs
Independent Consultant	Tom Meshek	Engineer – Civil, Traffic
Independent Consultant	James Sipes	Air Quality

Agenda

I. Team Intro

II. Data Center Overview

III. Conceptual Site Plan & Timeline

IV. Stormwater Management

V. Light Standards

VI. Municipal Water / Wastewater

VII. Cooling Technology

VIII. Sound

IX. Roads & Traffic

X. Environmental

XI. Emissions

XII. Electrical Service

XIII. Tax Agreements

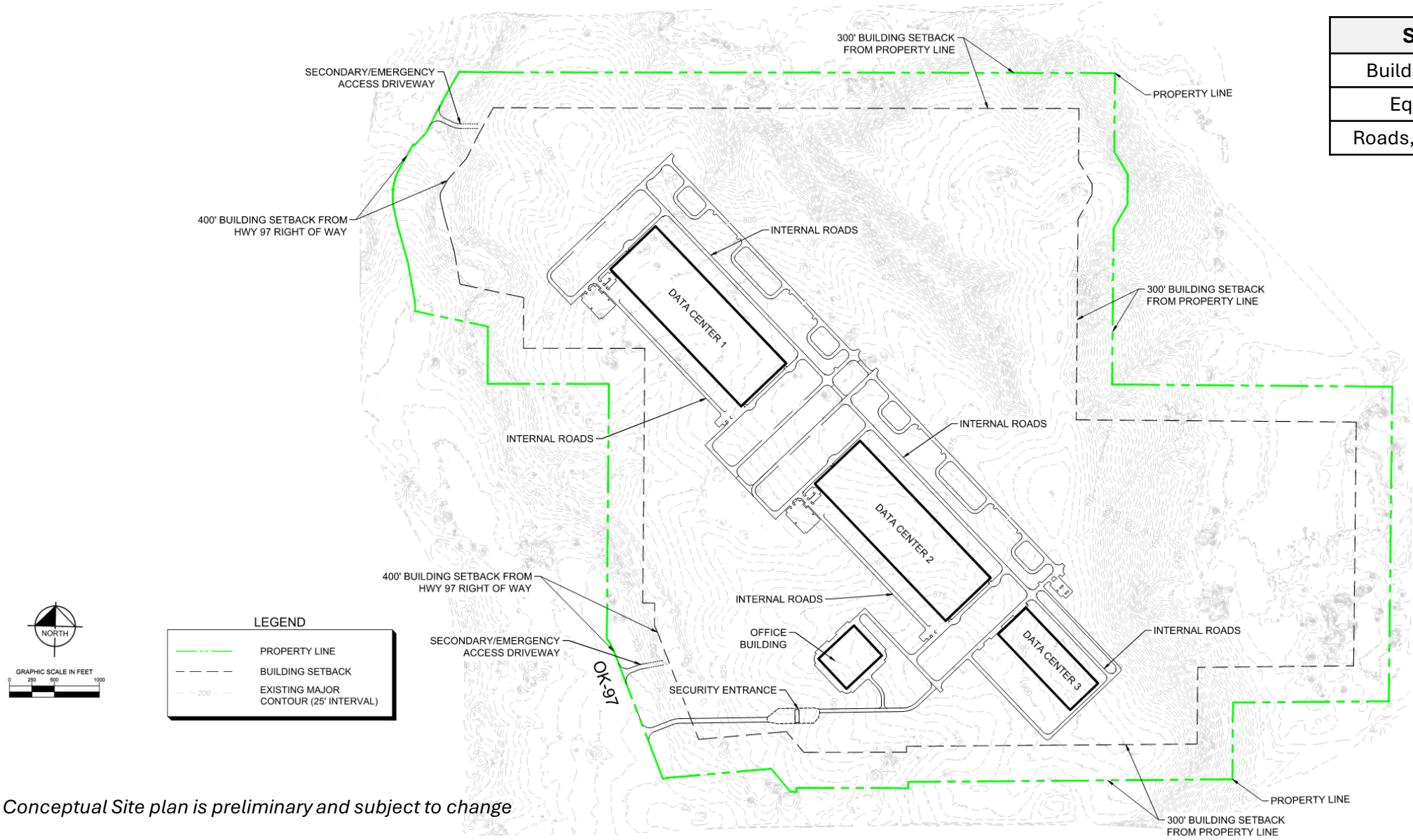
XIV. Economic Benefits

What is a data center?

- “Home of the Internet” - Processes internet activity around the world
- Specialized campuses that house computer systems, servers, networking equipment, and electrical infrastructure
- Interconnected by fiber optic cables around the globe, data centers ensure reliable access to information
- Examples of what is “stored” in data centers include: Video streaming, banking information, and GPS systems

Conceptual Site Plan

Site Coverage (827-Ac)	
Buildings (FAR calc):	~50-Ac (6%)
Equipment Yards:	~80-Ac (10%)
Roads, Infrastructure:	~80-Ac (10%)



Conceptual Site plan is preliminary and subject to change

Initial Phase Timeline

- 2026: Approvals (Zoning, Detail Site Plan, Platting), Permitting, & Site Enablement
- 2027: Phase I Building Construction Start (est.)
- 2029: Phase I Building Construction Completion (est.)

Development schedule is preliminary and subject to change based on timing of required approvals and permits

Stormwater Management

Construction:

- Prior to construction commencement, a Stormwater Pollution Prevention Plan (“SWPPP”, or “SW3”) is ***required by ODEQ*** through an OKR10 permit
- The SWPPP will include specific measures and best practices to prevent impacts of construction to surrounding area, including erosion and dust control, safety measures, and environmental / watershed protection
- Inspections and reporting are required ***weekly at minimum***, or within 24-hrs of a storm event

Operations:

- Prior to Preliminary Plat Approval, a drainage and stormwater management plan is required to be approved by the Sand Springs City Engineer
- On-site detention basins will be utilized to control the flow of stormwater and ***limit the outflow to pre-developed levels*** in accordance with the City of Sand Springs design criteria

Source: ODEQ OKR10-Permit

Light Standards

- Light fixtures at the property are meant ***for security***
- Security fence lighting will be around buildings and equipment yards ***several hundred feet*** inward from the property line
- PUD requires a detailed photometric Lighting Plan submitted to the City
- Lighting Plan per PUD requires:
  - No light trespass beyond the Project boundaries
  - Lights will be aimed down, have shielded / hooded fixtures
  - No light above the horizontal plane
  - Luminaries shall utilize warm-spectrum LEDs with Correlated Color Temperature (CCT) 3000K or less to minimize blue-light

Municipal Water / Wastewater Service

- **Water:**
  - Currently, the City serves water to the Property through a 6” and 8” water line along Hwy-97
  - Google is proposing a non-evaporative (air) cooling solution for the initial phases of the Project
  - Future Phases: If more water is needed the City will determine what it can commit while prioritizing the needs of local residents and businesses
- **Sewer:**
  - Currently there is no sewer service to the Property
  - Google and the City Engineer are currently evaluating serving sewer to site

All of Google’s financial obligations for all parts of the project’s water & sewer usage will be captured in a Development Agreement with the City of Sand Springs

Cooling Technology

- **Google is using a non-evaporative (air) cooling solution for the initial phases of the project**
- Google conducted its own detailed study of the local watershed – based on this evaluation, air-cooling will be used for the initial phases
- Any later buildings may also use air, or use various energy and water efficient cooling technologies that can be adapted to the City's stated availability
- All future upgrades and water use will be paid for by Google

Sound

- Data centers produce noise levels comparable to an office building park
- Noise limited to a ***maximum*** of 65dB at Property boundary – normal operations will be less
- Multiple strategies to mitigate noise levels in PUD:
  - 300-foot Building Setback from Property boundary
  - 100-foot Landscape Buffer (entire Property), 200-foot Intensified Landscape Buffer (southern boundary)
  - 8-foot earthen berms
  - 700-foot Backup Generator Setback from any existing residential structures
  - Ground-level mechanical equipment must be fully screened by walls or vegetation
- Through PUD, Google is required to commission a noise study by a qualified acoustical engineer at CofO, annually for 3 years, and on-demand by the City

Roads & Traffic

- ***A comprehensive Traffic Study and Traffic Control Plan (TCP) is required by ODOT***
- Hwy-97 and Rock School Rd classified as “Major Collector” roads with ~600 Average VPD (2024 INCOG)
- Federal Highway Administration (FWA) Highway Capacity Manual show Hwy-97 has capacity of 8,000-15,000 VPD
- ***Any required road improvements through the TCP will be fully paid for by Google***
- TCP will be executed in close coordination with ODOT, Osage County, and the City
- The Project will build new turn lanes to access the site, which ***will utilize land dedicated solely from the Property***
- Long-term operations are expected to generate very few daily vehicle trips compared to other uses because staff works in rotating shifts

Environmental

- ***Project Spring will be subject to regulation and oversight from multiple state and federal bodies, including the EPA, ODEQ, USFWS, OWRB, and USACE***
- 30-40% of the site area will remain green space
- ***A field study was conducted by an Oklahoma-based biologist, and no endangered or threatened species are known to occur within site***
- Conservation measures are required by law, including timing of construction to avoid sensitive seasons, preserving habitat areas, and implementing best practices to reduce disturbance
- As part of ODEQ's OKR10 (SWPPP) requirements, the Project must demonstrate that construction activities will not jeopardize the existence of any listed threatened or endangered species

Emissions

- Google has to meet ALL currently required Federal and State regulatory requirements under the Clean Air Act (CAA), the New Source Performance Standards (NSPS), and the National Emission Standards for Hazardous Air Pollutants (NESHAP)
- Federal (EPA) and State (ODEQ) regulations limit backup generator run-times to 100-hrs per year, but ***actual run-times in Google's portfolio average 10% of that maximum***
- ***PUD will restrict generator placement to at least 700-feet from existing residential structures***
- The Project will be permitted to use both Ultra-Low Sulfur Diesel (ULSD) and Hydrogenated Vegetable Oil (HVO), which have been approved by ODEQ and reduce particulate matter

Emissions – Permitting & Monitoring

Permits:

- A "construction permit" from ODEQ will be issued after it is determined the source is designed to meet applicable rules and pre-construction requirements
- ***Prior to the permit being issued, the application is made public, and is subject to a 30-day public comment period to which ODEQ is required to respond to all comments***
- Google expects to submit the application as site design completes over the next several months

Operational Monitoring:

- ODEQ sets facility-wide caps on emissions, so testing and maintenance ***must be managed to stay below the caps for the entire facility, regardless of generator specification***
- Ongoing reporting requirements to ODEQ include logs of hours of operation by purpose, fuel usage records, maintenance & inspection logs, and annual emissions inventory
- Additionally, ODEQ is responsible for conducting inspections, responding to complaints, and observing / monitoring emission tests on an ongoing basis

Source: ODEQ Air Compliance & Enforcement

Electrical Service

- ***Google is required to pay the full cost of any new infrastructure needed to operate, and its share of new generation***
- PSO uses deliberate planning to guarantee reliable energy supply for all users, including multiple studies with assessment by Southwest Power Pool (SPP), the regional transmission organization for Oklahoma and 13 other states
- The agreement with PSO guarantees up-front payment for infrastructure
- ***Google will pay for all required new infrastructure***, which is anticipated to include a new on-site substation
- Agreements include long-term commitments with minimum monthly bills and substantial financial guarantees, ensuring PSO and residents ***do not incur costs*** because of new project demand

Tax Agreements

- ***Google is currently negotiating agreements*** with the City of Sand Springs, Osage County, Sand Springs Public Schools, and Tulsa Tech to make regular and consistent payments for 25 years
- ***These agreements require a public approval process which will include two public hearings, in addition to votes by each taxing entity***
- These agreements guarantee long-term, predictable income for each entity
- Payments will be calculated per square foot of the data centers, so payments will increase as the campus is built out
- The anticipated value of these payments at full build out with the proposed plan is ***hundreds of millions over 25 years to the City, County, Schools, and Tulsa Tech***

Economic Impact

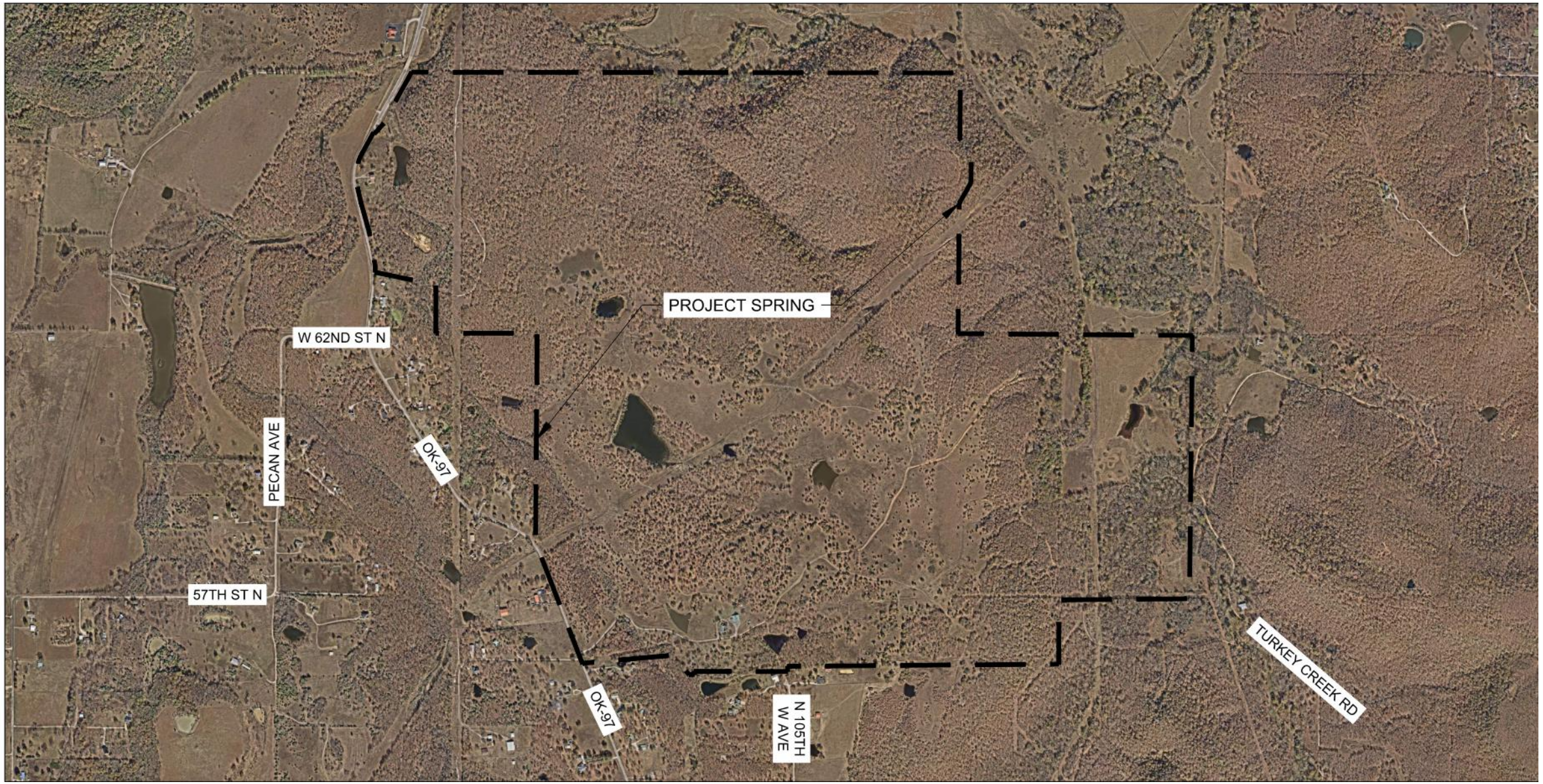
- ***For every job at a Google data center in the US, about 8.65 additional jobs are created in the wider community***, based on data from 2021-2023 (Deloitte / Google study)
- A typical Google data center location (at the state level) in the U.S. adds $688 million in local economic activity each year. This includes direct, indirect, and induced impacts
- Project Spring will create up to one thousand temporary construction jobs at peak. A Google data center site build generates nearly $40 million in wages for construction workers each year. These are all jobs and wages that stay in the community
- Operational jobs usually number in the hundreds to thousands for a campus of this scale. Google expects to hire significant numbers locally

Google

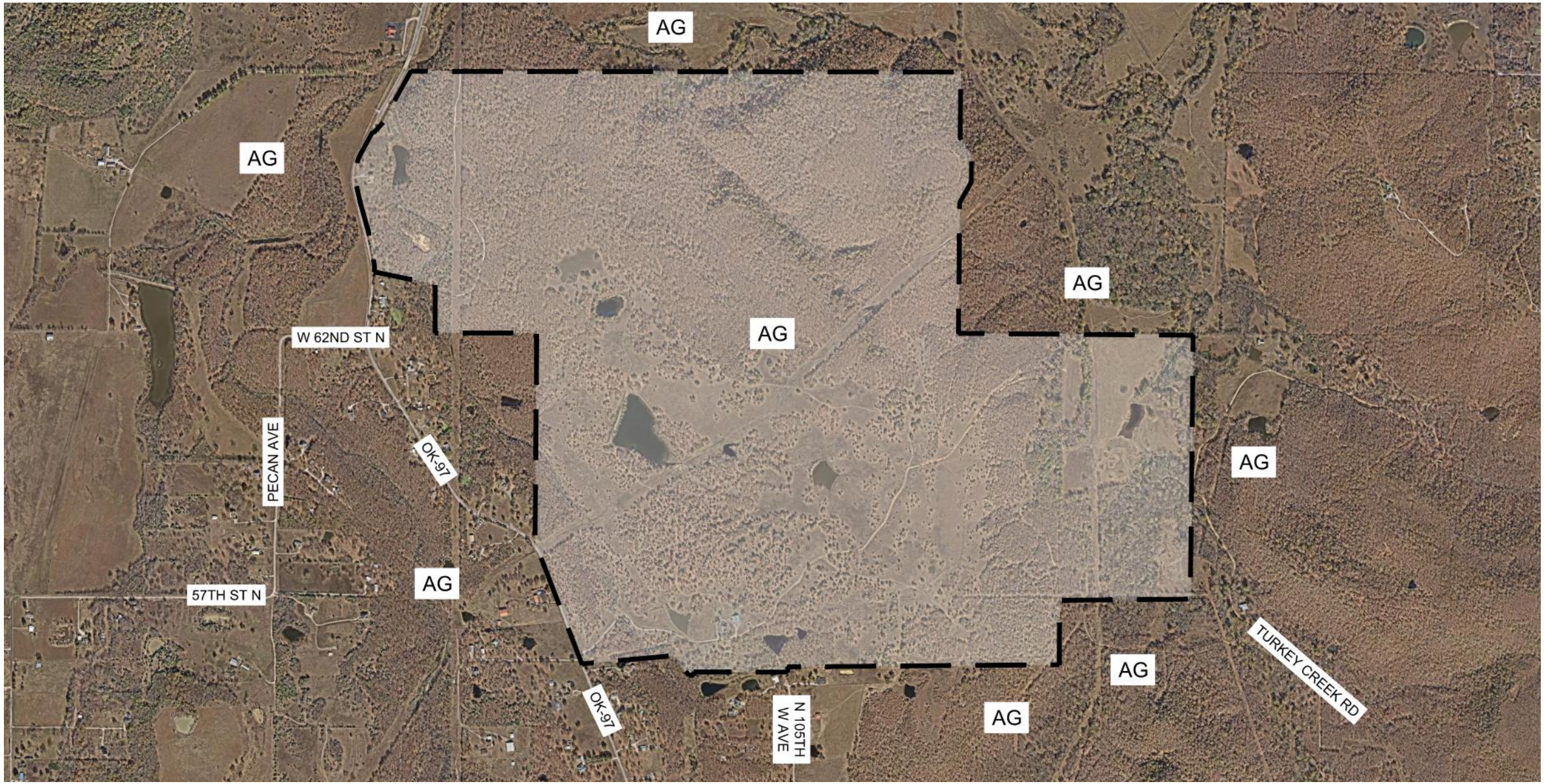
WHITE ROSE PARTNERS

Appendix

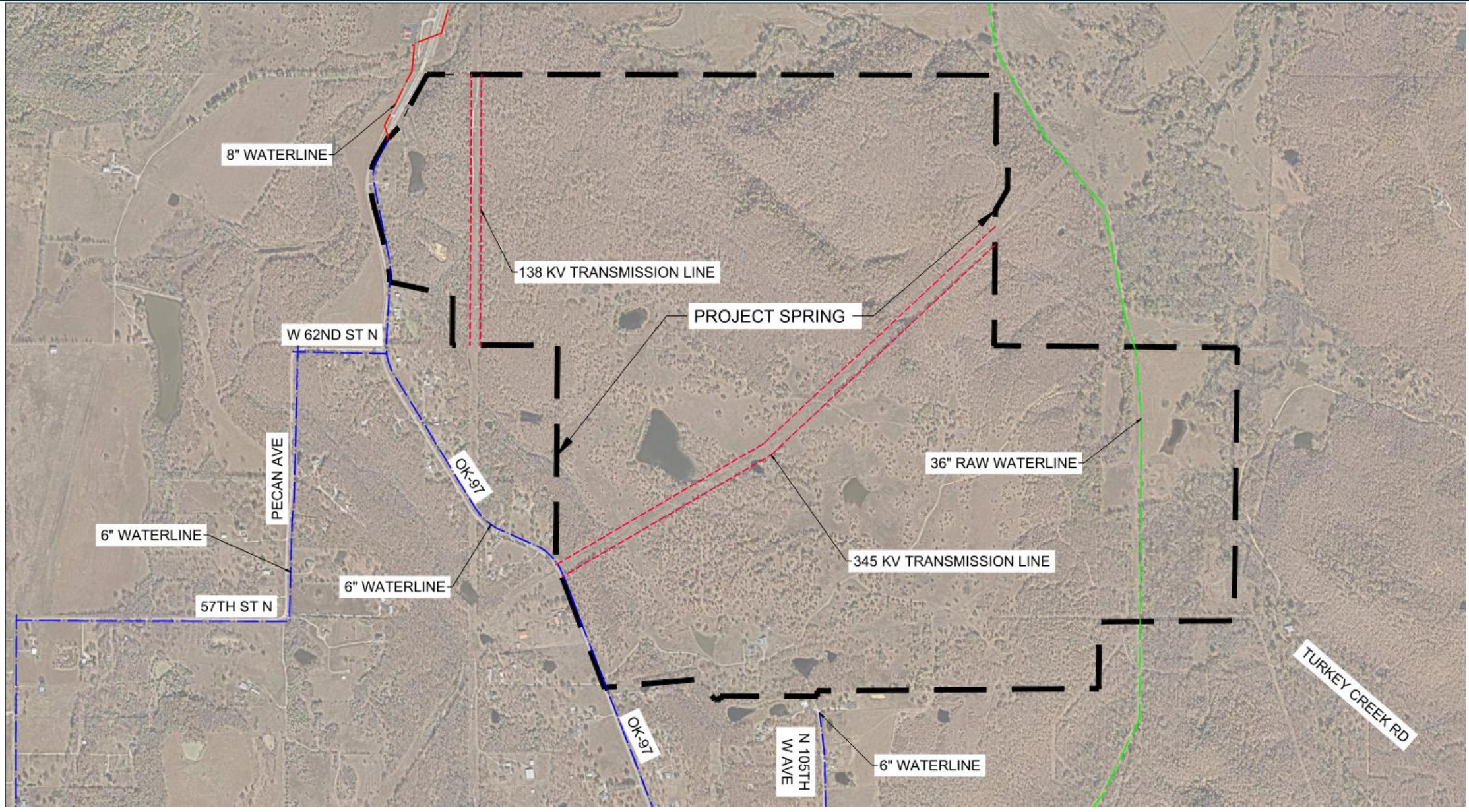
Aerial


PROJECT SPRING
W 62ND ST N
PECAN AVE
OK-97
57TH ST N
OK-97
N 105TH W AVE
TURKEY CREEK RD

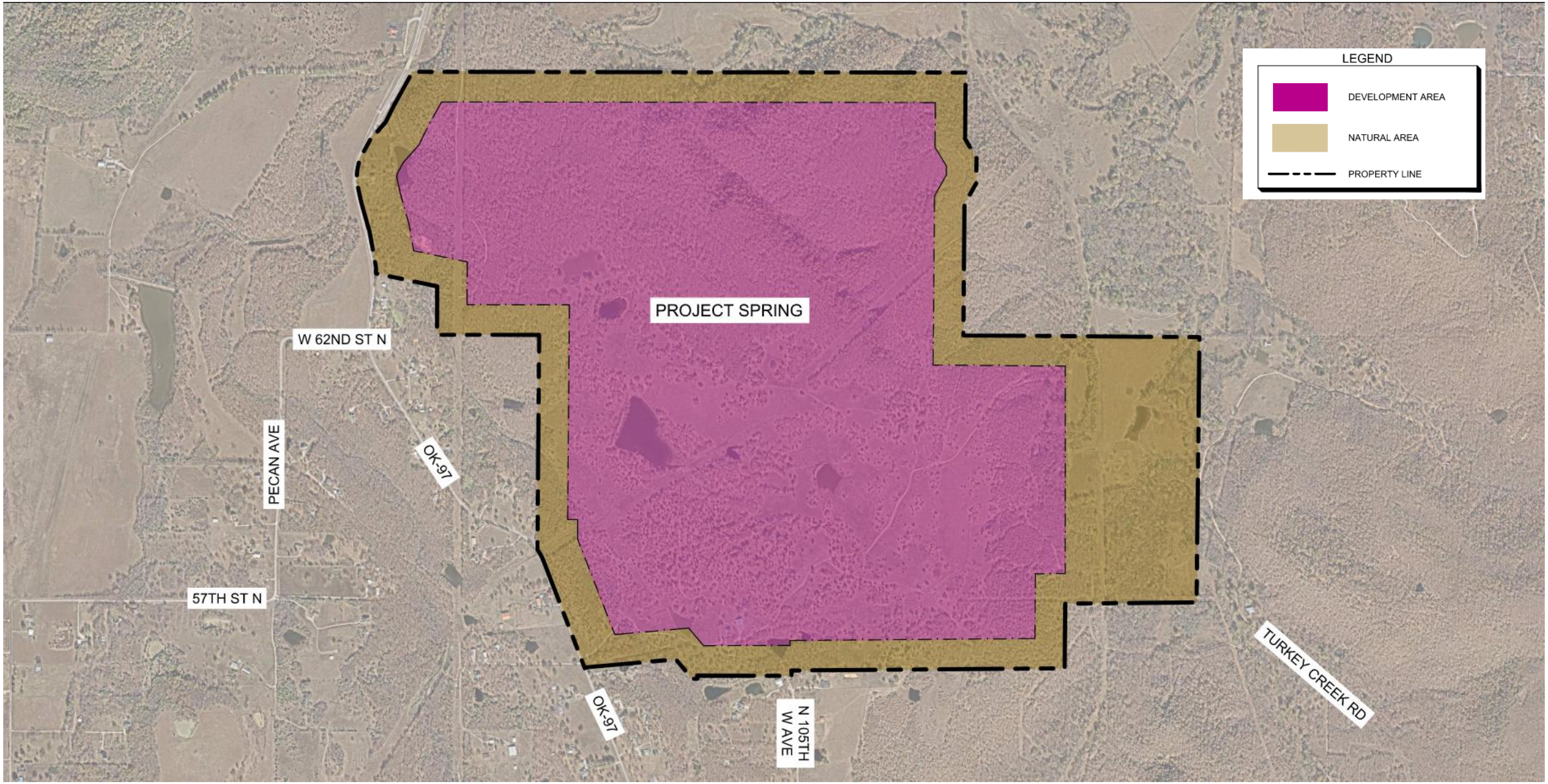
Existing Zoning



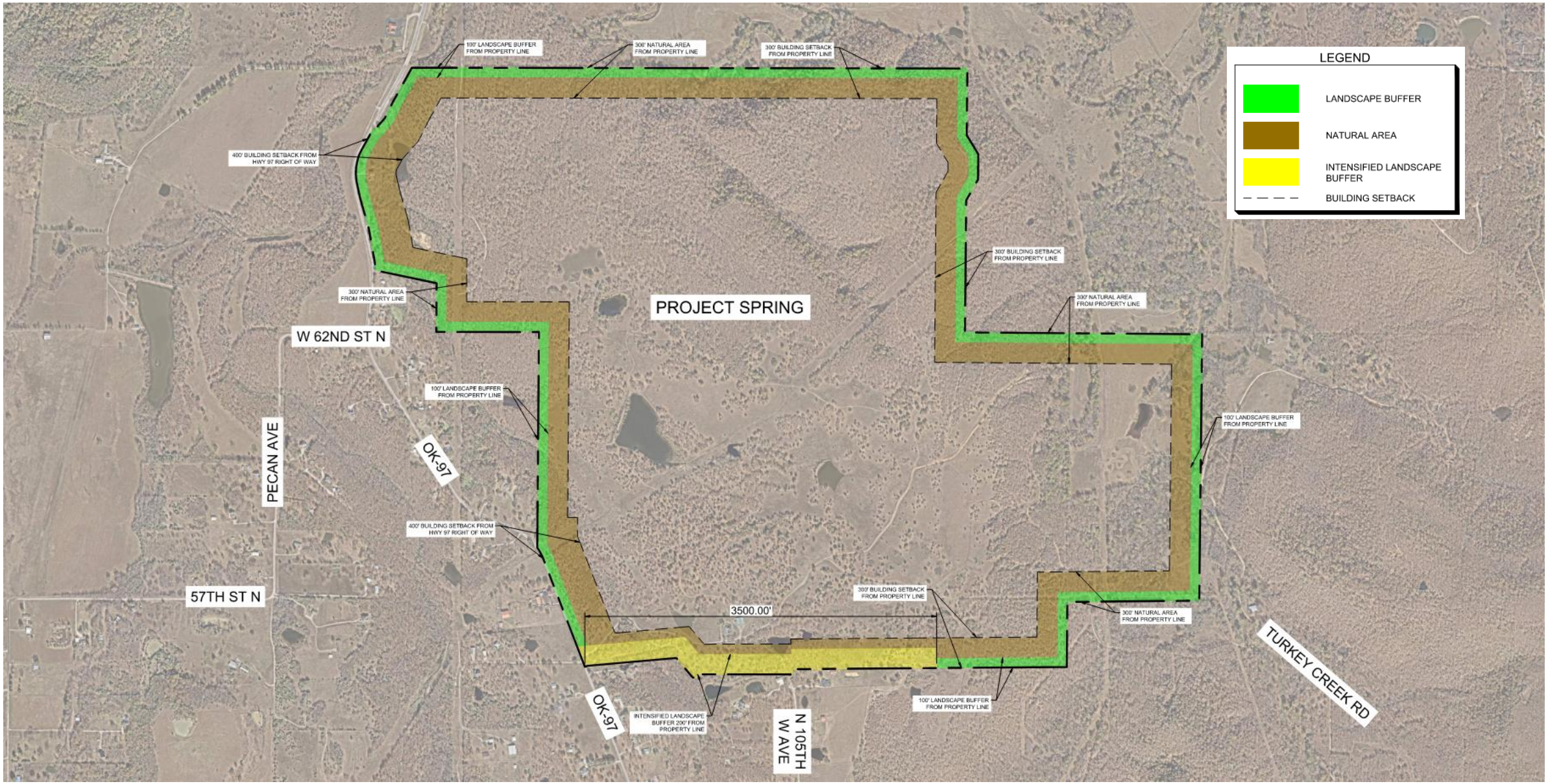
Site Infrastructure



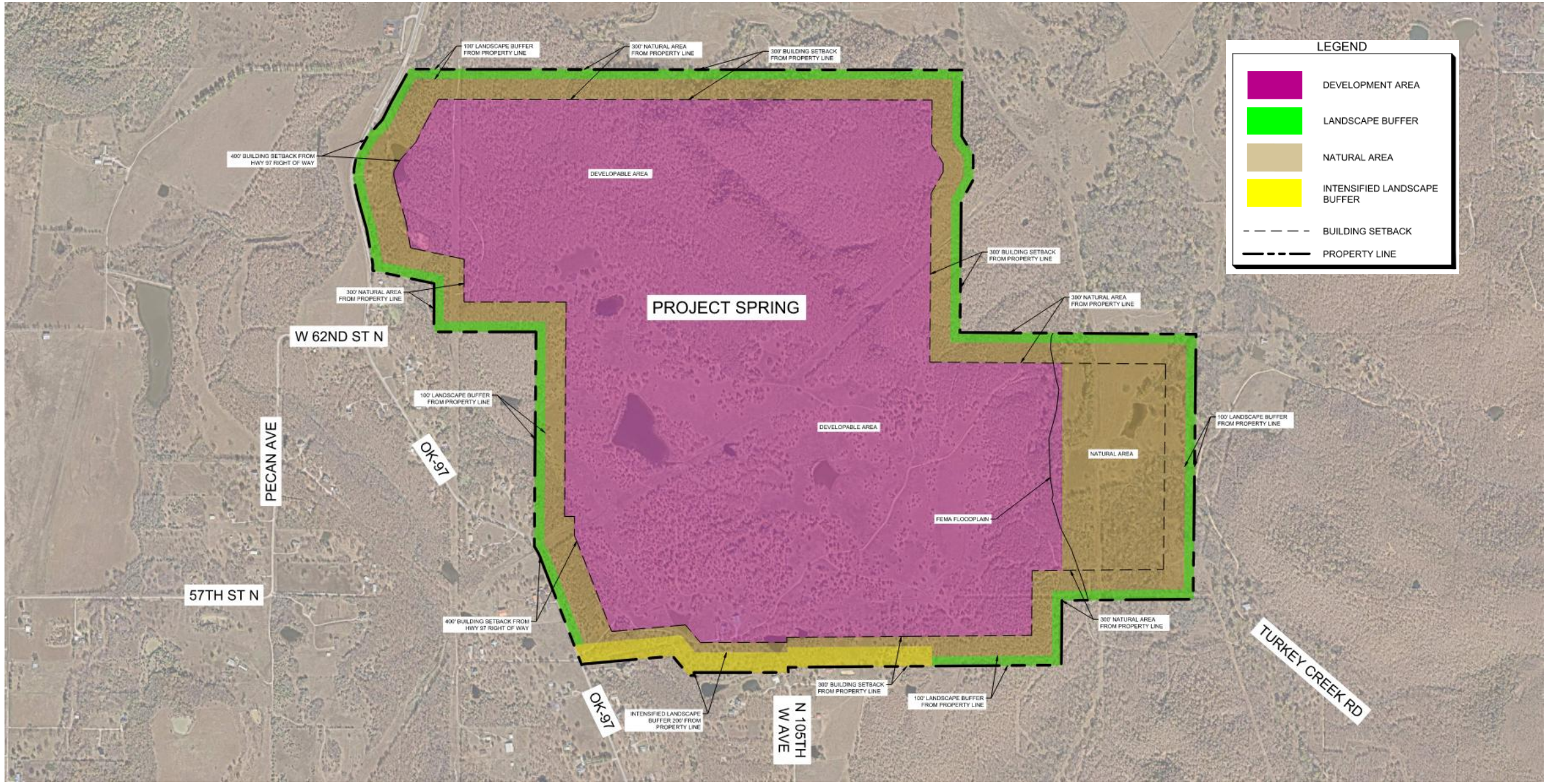
Development Area



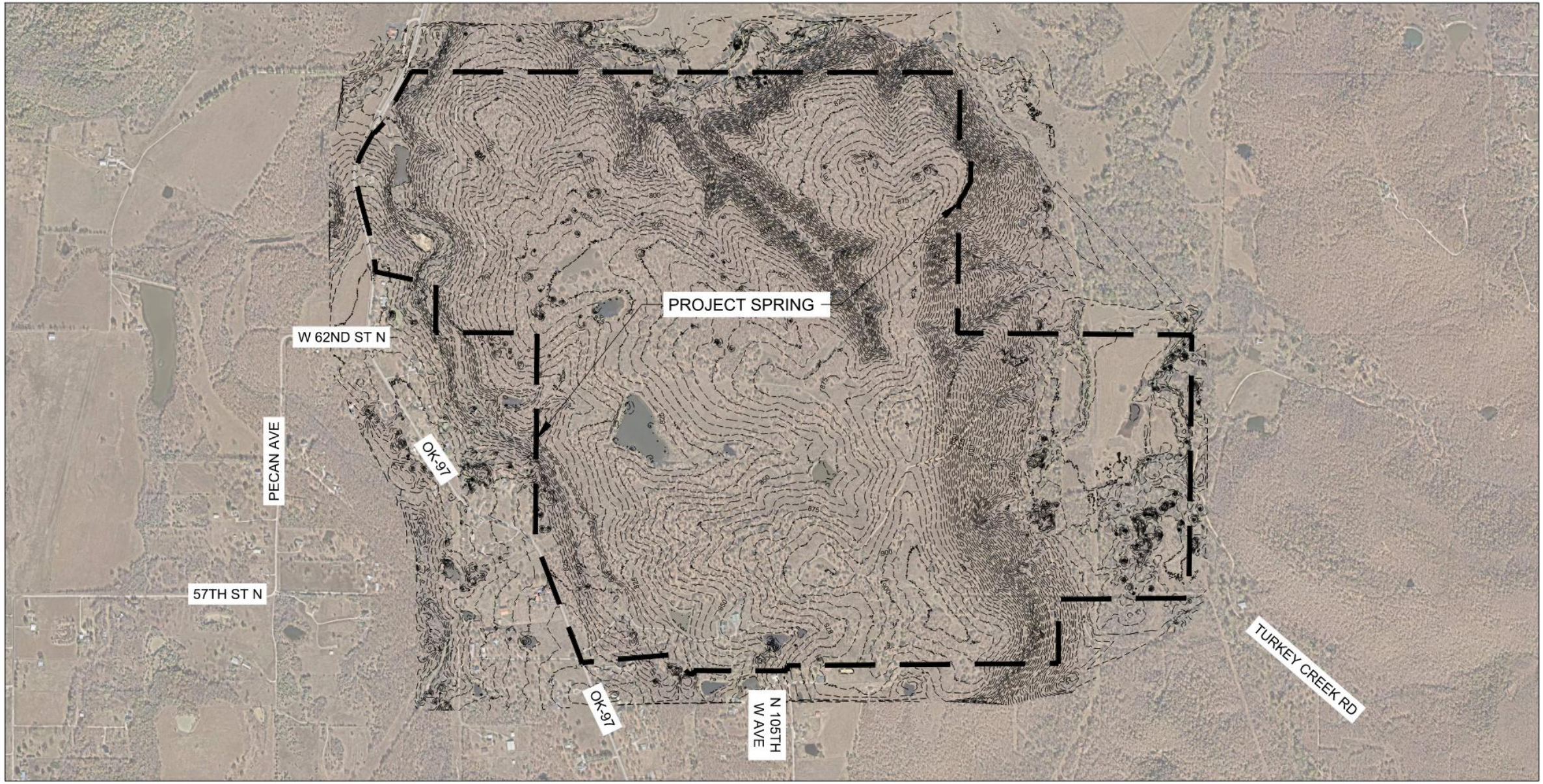
Setback & Landscape Buffer



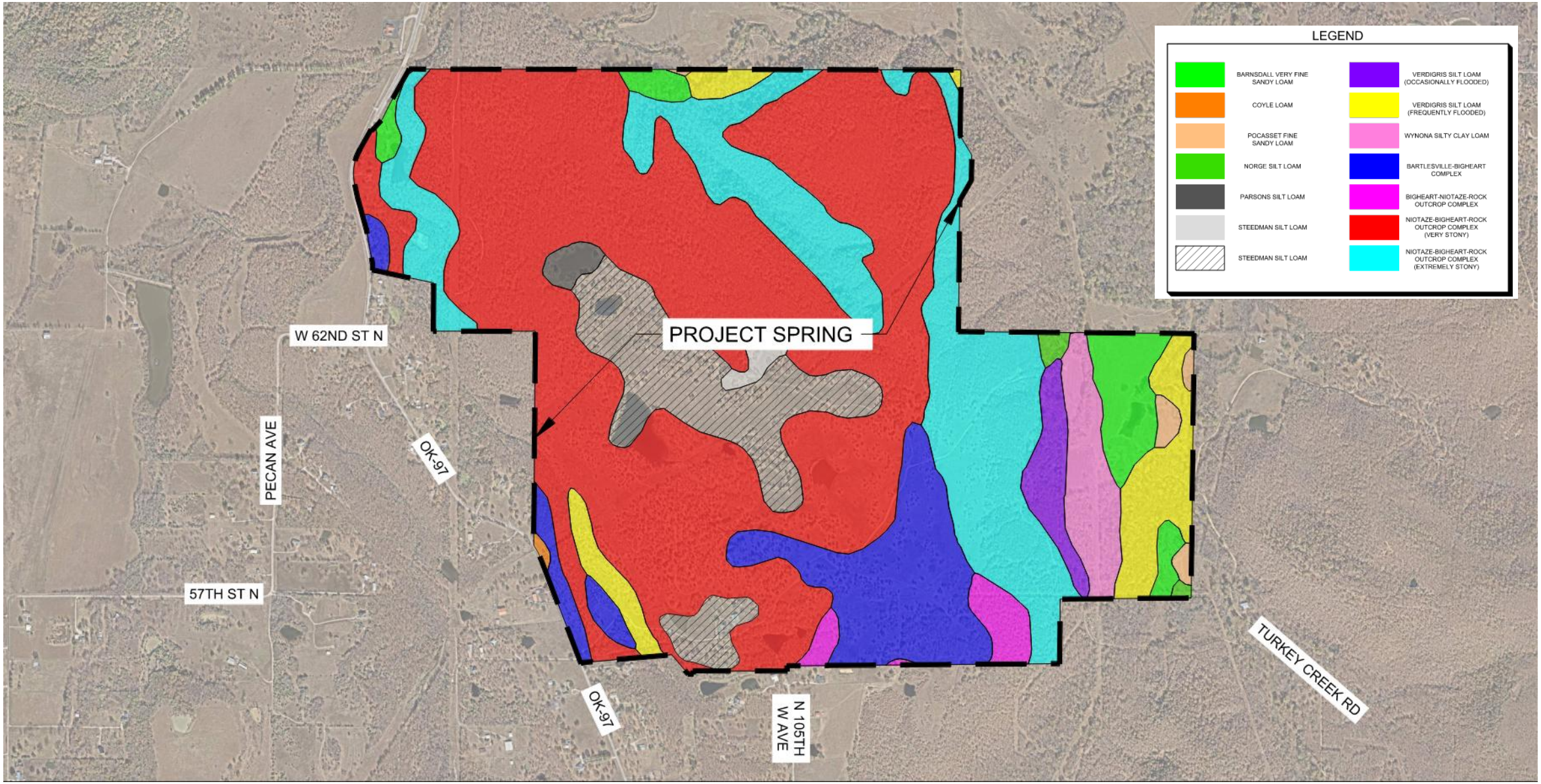
Setback & Landscape Buffer



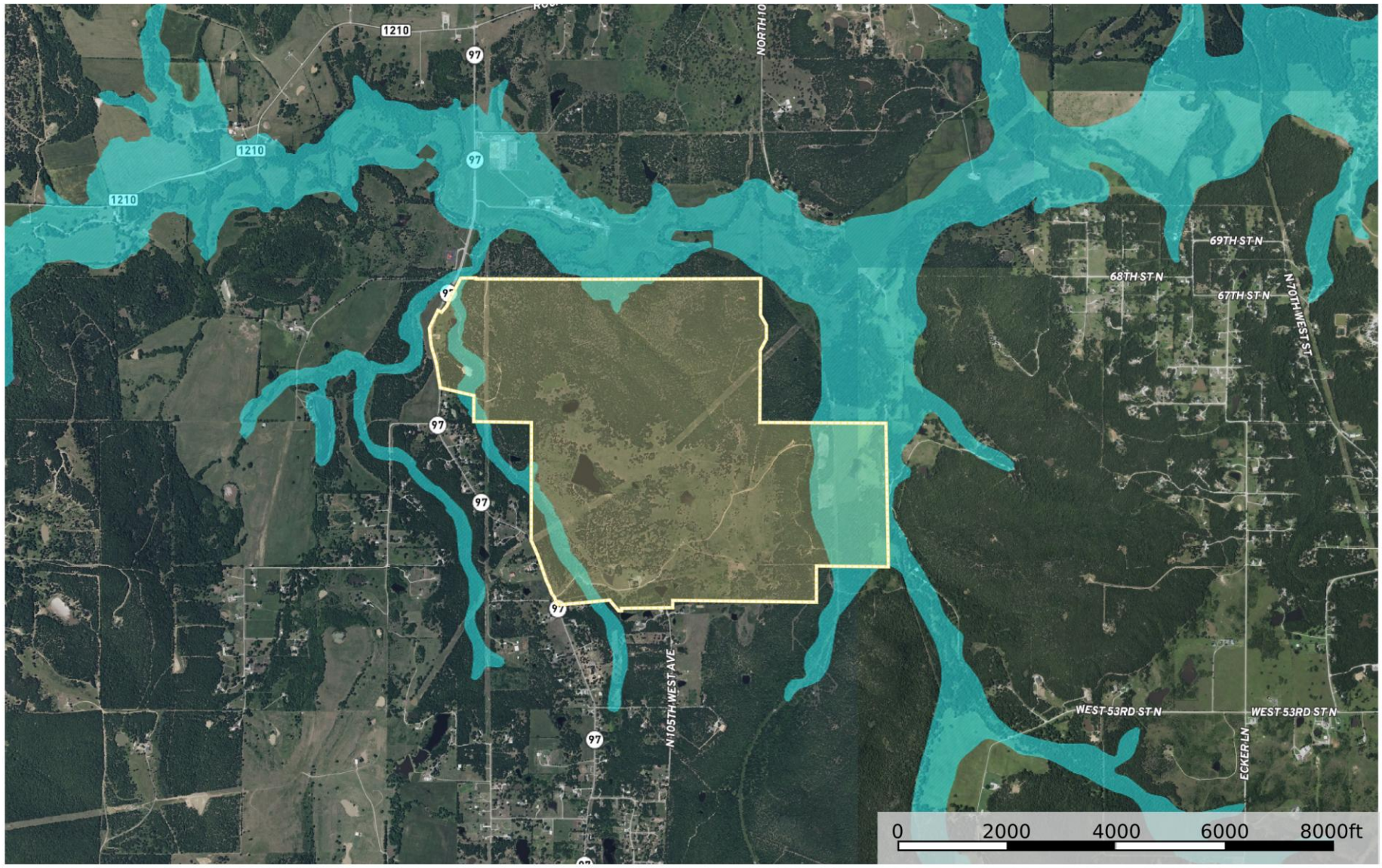
Topography


PROJECT SPRING
W 62ND ST N
PECAN AVE
OK-97
57TH ST N
OK-97
N 105TH W AVE
TURKEY CREEK RD

Existing Soils



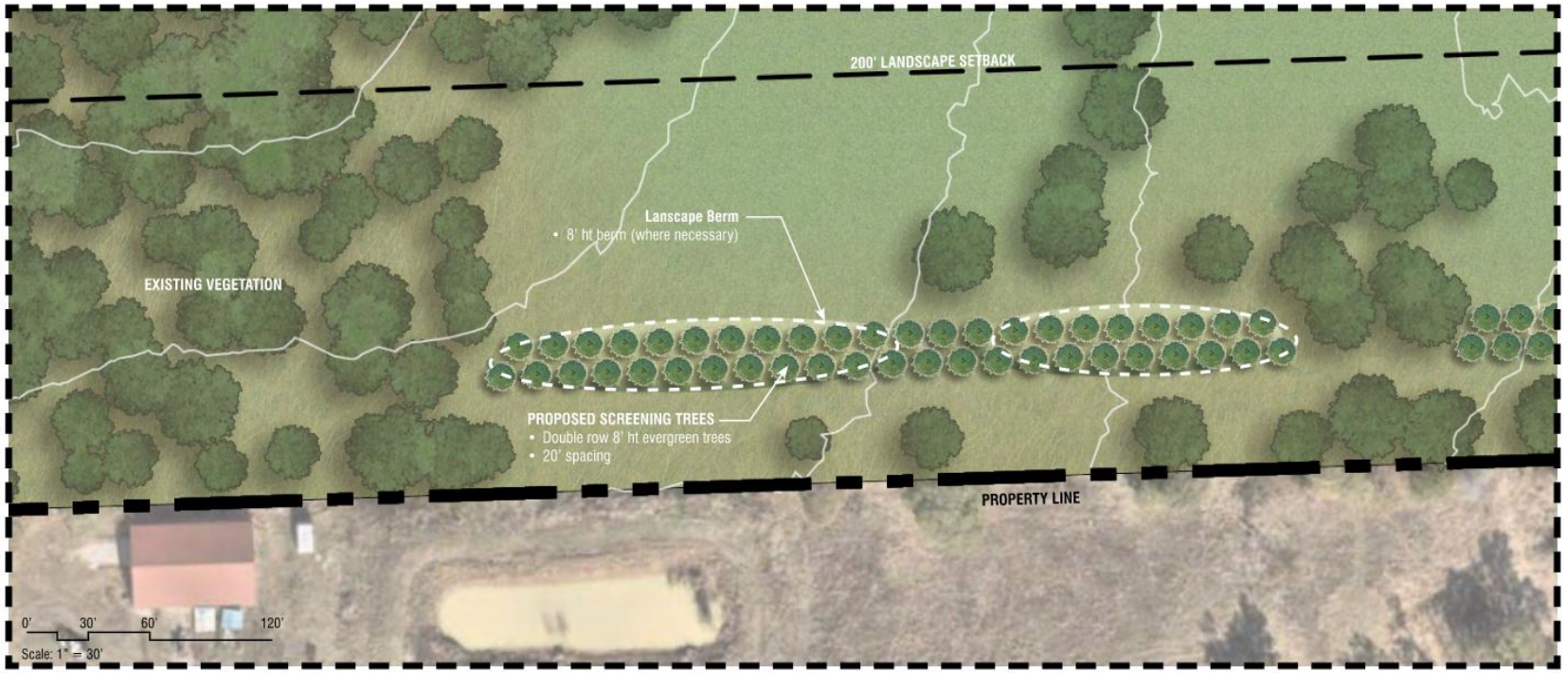
Floodplain


1210
97
NORTH 10
69TH ST N
68TH ST N
67TH ST N
N 70TH WEST ST
N 105TH WEST AVE
WEST 53RD ST N
WEST 53RD ST N
ECKER LN
0
2000
4000
6000
8000ft
Ranch Boundary 1
100 Year Floodplain
500 Year Floodplain
Floodway
Special
Unmapped/ Not Included

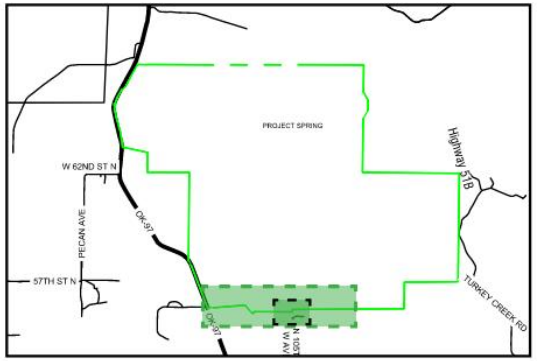
Intensified Landscape Buffer



Intensified 200' Landscape Buffer



Intensified 200' Landscape Buffer Enlargement



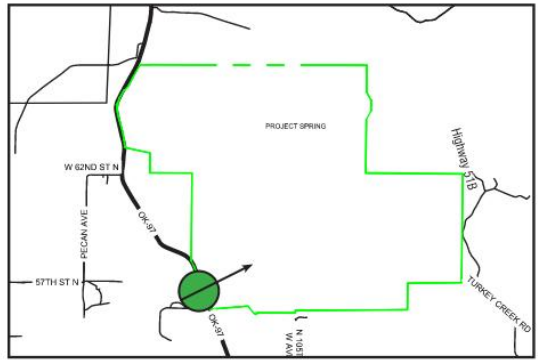
Vicinity Map



View from Highway 97 | Site Entrance

Note – Renderings do not show:

- Turn lanes
- Landscape Buffer
- Existing tree coverage along Hwy-97



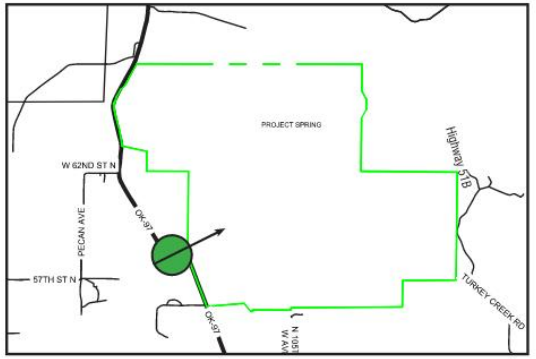
Vicinity Map



View from Highway 97

Note – Renderings do not show:

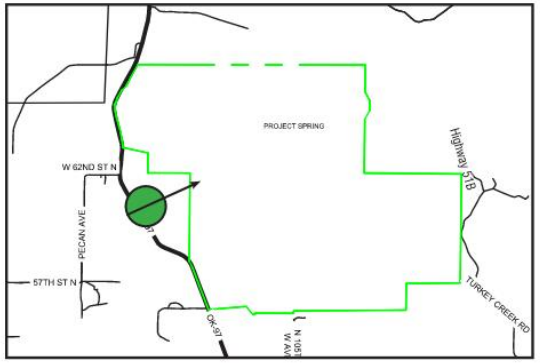
- Landscape buffer and berm subject to easement



Vicinity Map



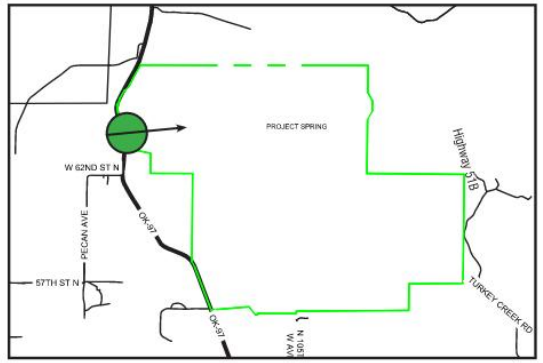
View from Highway 97



Vicinity Map



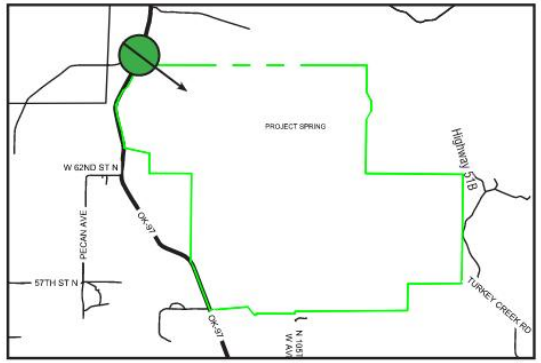
View from Highway 97



Vicinity Map



View from Highway 97

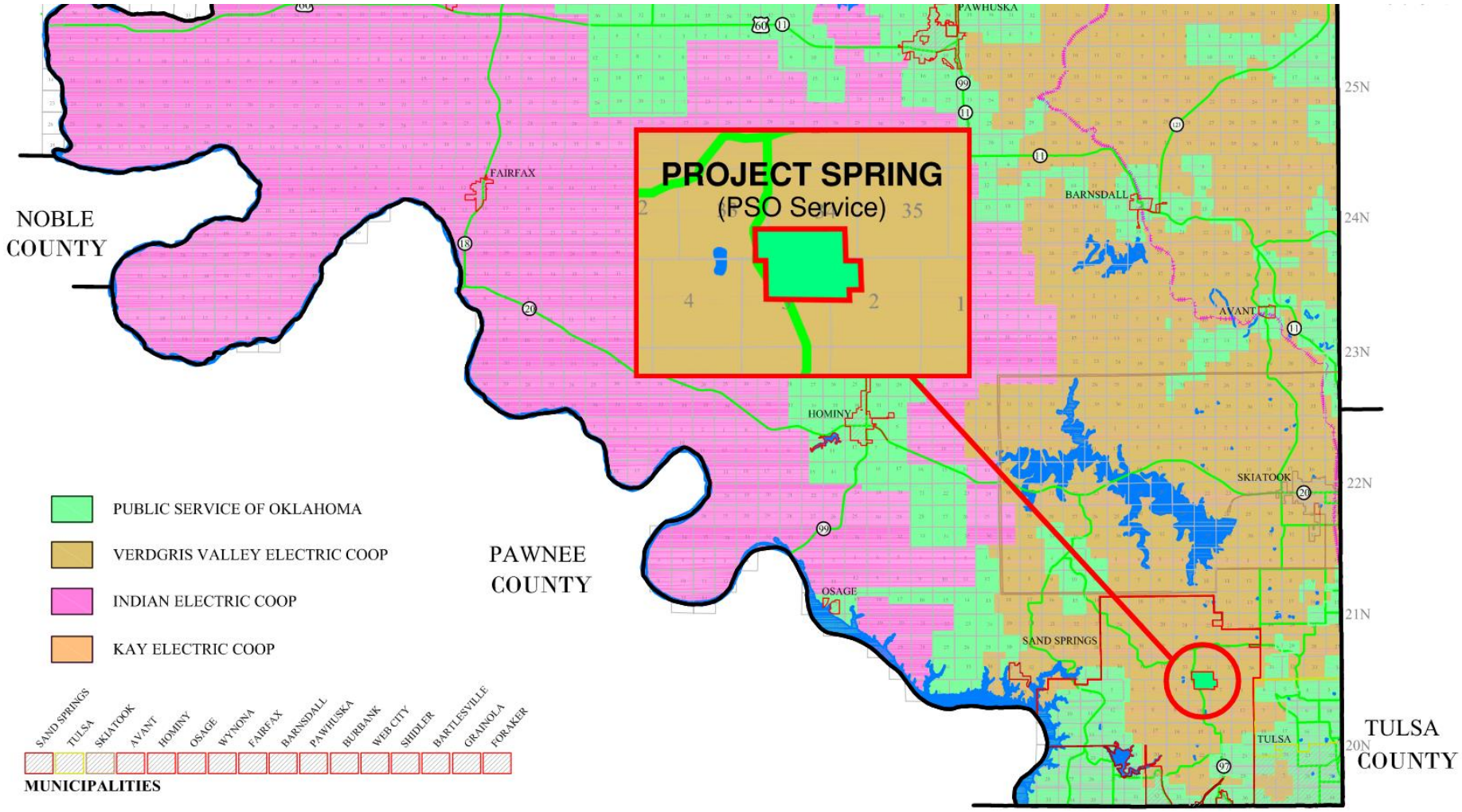


Vicinity Map

Summary of PUD Changes

	Initial Submission (Nov-25)	Current (Jan-26)
Maximum FAR	0.75	0.20
Minimum Building Setbacks	200 feet	300 feet
Landscape Buffer Berms	-	Inclusion of additional berms where existing vegetation is sparse
Intensified Landscape Buffer	Single row deciduous & evergreen trees	Double row evergreen trees & 8’ berm as needed to create continuous visual barrier of 8’
Backup Generator Setback	-	700 feet from existing residential structures
Building Façade	-	Inclusion of high-grade exterior façade building materials
Security Fencing	-	Minimum 200’ setback
Lighting	-	New requirements for light spillover prevention to neighboring properties, no light above horizontal plane, and limitation to warm-spectrum LEDs
Noise	-	Added limitation for generator testing to daytime hours only Added requirements for noise monitoring by City
Ground-Mounted Mechanical Equipment Screening	-	Added requirement to screen ground-mounted equipment by use of walls, vegetation, or combination at least as tall as tallest part of equipment

Electrical Service Territory Map



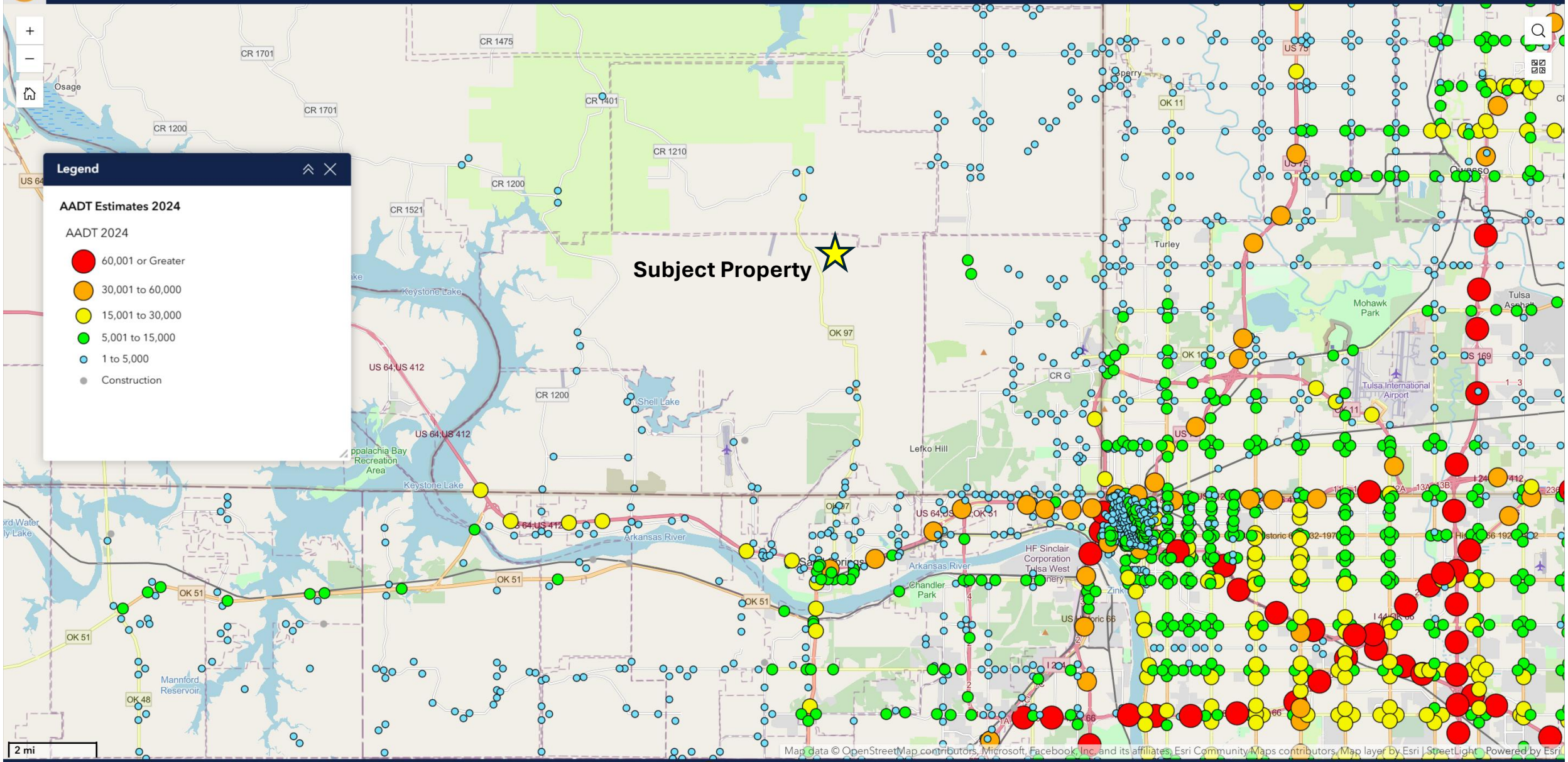
AEP PUBLIC SERVICE COMPANY OF OKLAHOMA

"Certified Territories do not exist within any municipal boundaries. Areas of Retail Electric Supplier shown within the boundaries of a Municipality only represent areas which may have previously been Certified Territory, or areas served as a result of a franchise. Other Retail Suppliers may or may not be authorized to provide electric service within these areas."

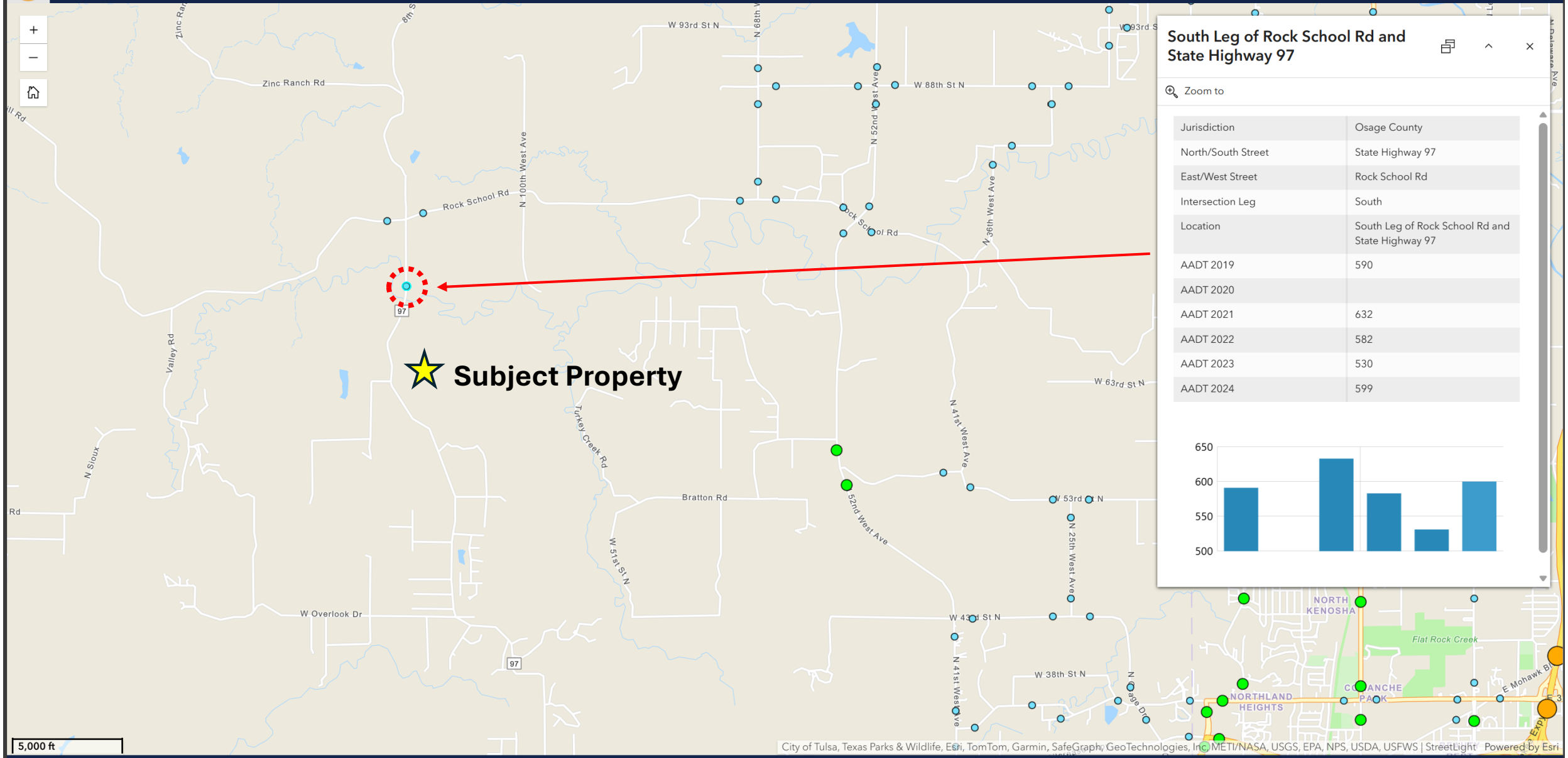
REVISED 1/12/09

Tulsa Area Traffic Counts (AADT Estimates)

Date: 01/29/2026 Page: 40



Tulsa Area Traffic Counts (AADT Estimates)

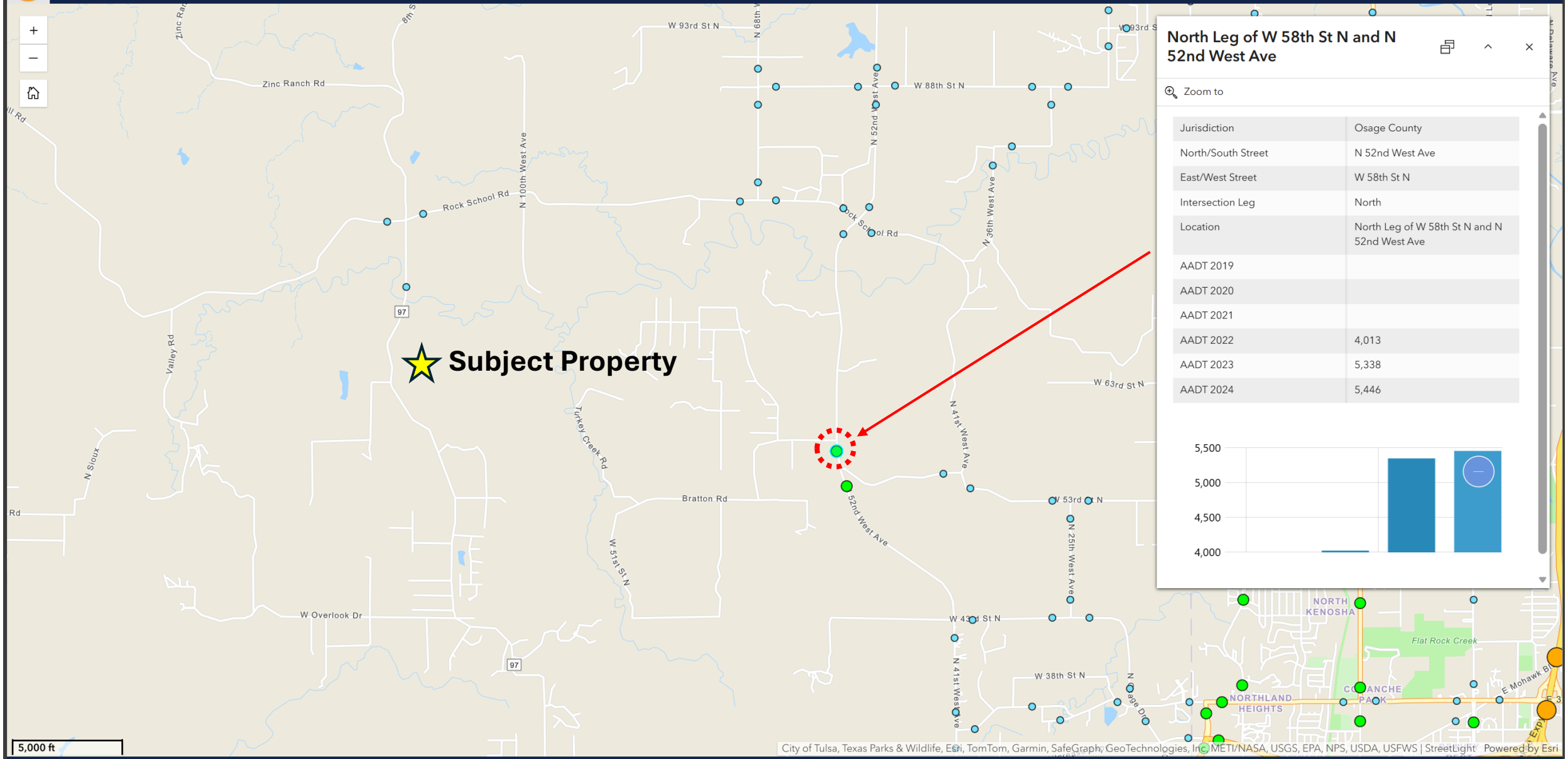


South Leg of Rock School Rd and State Highway 97

Zoom to

Jurisdiction	Osage County
North/South Street	State Highway 97
East/West Street	Rock School Rd
Intersection Leg	South
Location	South Leg of Rock School Rd and State Highway 97
AADT 2019	590
AADT 2020	
AADT 2021	632
AADT 2022	582
AADT 2023	530
AADT 2024	599

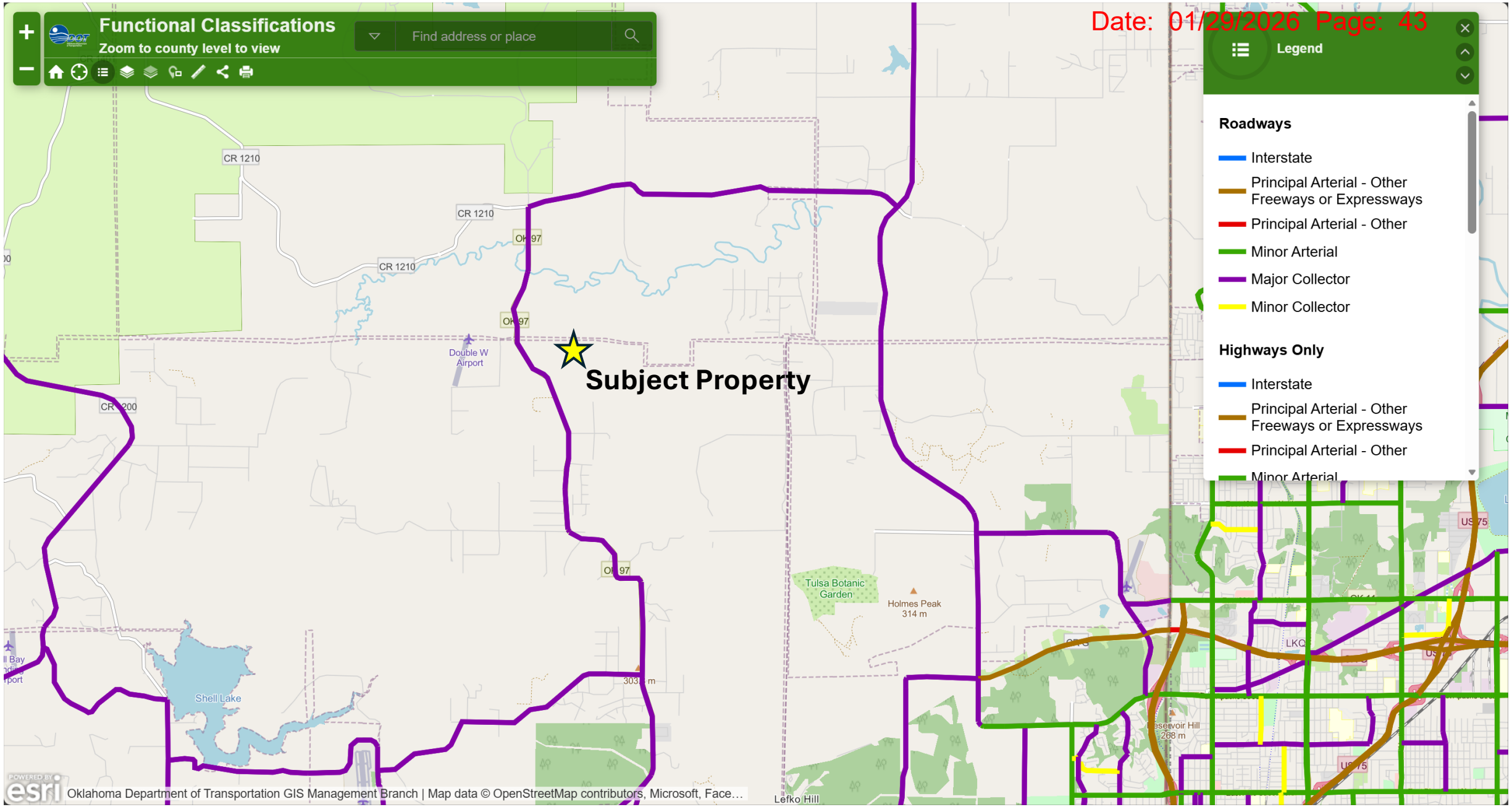
Tulsa Area Traffic Counts (AADT Estimates)



North Leg of W 58th St N and N 52nd West Ave

Zoom to

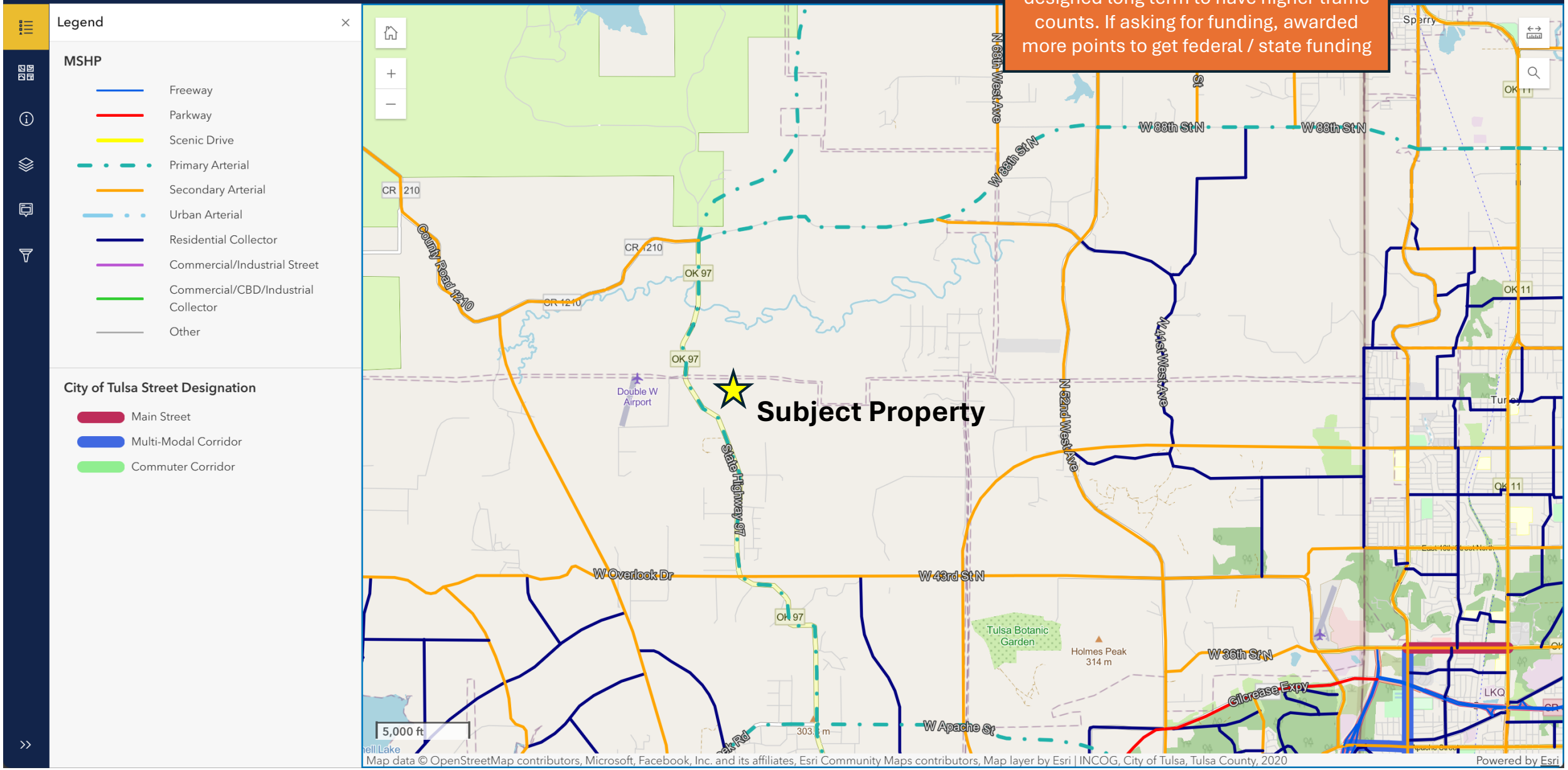
Jurisdiction	Osage County
North/South Street	N 52nd West Ave
East/West Street	W 58th St N
Intersection Leg	North
Location	North Leg of W 58th St N and N 52nd West Ave
AADT 2019	
AADT 2020	
AADT 2021	
AADT 2022	4,013
AADT 2023	5,338
AADT 2024	5,446



Source: [OK DOT Functional Classification Map]

Major Street and Highway Plan

Primary Arterial – higher designation designed long term to have higher traffic counts. If asking for funding, awarded more points to get federal / state funding



Source: TMAPC - Major Street & Highway Plan Map

OKR10 Construction Stormwater Permit

E. Sequence and Estimated Schedule of Construction Activities
The SWP3 must include a description of the intended sequence of major construction activities, including a schedule of the estimated start dates and the duration of the activity, for the following:
1. Installation of stormwater control measures, and when they will be made operational, including an explanation of how the sequence and schedule for installation of stormwater control measures complies with Part 4 and of any departures from manufacturer specifications.
2. Commencement and duration of earth-disturbing activities in each portion of the site, including clearing and grubbing, mass grading, site preparation (i.e., excavating, cutting and filling), final grading, and creation of soil and vegetation stockpiles requiring stabilization.
3. Temporary or permanent cessation of construction activities in each portion of the site.
4. Temporary or final stabilization of disturbed areas for each portion of the site.
5. Removal of temporary stormwater control measures and construction equipment or vehicles, and the cessation of construction-related pollutant-generating activities.

F. Site Map
Include a legible map, or series of maps, showing the following features of your site:
1. Boundaries of the property.
2. Locations where construction activities will occur, including
   a. locations where earth-disturbing activities will occur, noting any phasing of construction activities;
   b. approximate slopes, noting areas of steep slopes (i.e., greater than 40 percent), before and after major grading activities;
   c. locations where sediment, soil, or other construction materials will be stockpiled;
   d. locations of crossings of any waters of the state;
   e. designated points where vehicles will exit onto paved roads;
   f. locations of structures and other impervious surfaces upon completion of construction;
   g. locations of on-site or off-site construction support activity covered by this permit; and
   h. locations where polymers, flocculants, or other treatment chemicals will be used and stored.
3. Locations of all waters of the state within one mile of the site, including wetlands that exist within or in the immediate vicinity of the site. Indicate which waterbodies are listed as impaired, which lie within a watershed with an approved TMDL, and which are identified by the state as ARC or ORW.
4. Type and extent of pre-construction cover on the site (e.g., vegetative cover, forest, pasture, pavement, and structures).
5. Drainage pattern(s) of stormwater run-on or runoff and authorized non-stormwater before and after major grading activities.
6. Stormwater and allowable non-stormwater discharge point locations, including
   a. locations where stormwater and/or allowable non-stormwater will be discharged to storm drain inlets on the site and in the immediate vicinity of the site; and
   b. locations where stormwater or allowable non-stormwater will be discharged directly to waters of the state on or near the site.
7. Locations of all potential pollutant-generating activities identified in Part 5.3.G.
8. Locations of stormwater control measures, including natural buffer areas required by Parts 4.2.B and/or 4.6.
9. If your site will utilize construction support activities (e.g., concrete or asphalt batch plants, etc.), you must also specify the boundaries of these activities, significant structures and impervious area, and the location of visual monitoring location(s). Indicate which visual monitoring locations are considered "substantially identical," if any. If applicable, specify the location of numeric effluent limitations monitoring ("NELM") sampling location(s).

G. Summary of Potential Pollutant Sources
Identify and list all pollutants and all pollutant-generating activities associated with those pollutants. You must take into account where potential spills and leaks could occur that would contribute pollutants to stormwater discharges, and any known hazardous or toxic substances, such as PCBs and asbestos, which will be disturbed or removed during construction. If your site will utilize construction support activities (e.g., concrete or asphalt batch plants), you must also document the area at your facility where industrial materials or activities are exposed to stormwater. Industrial materials or activities include, but are not limited to, material handling equipment or activities, industrial machinery, raw materials, intermediate products, by products, final products, or waste products. Material handling activities include the storage, loading and unloading, transportation, or conveyance of any raw material, intermediate product, final product or waste product.

H. A Copy of Permit Requirements
Include a copy of this permit (an electronic copy easily available to the stormwater team is also acceptable) and signed NOI in your SWP3.

I. Measures to Protect High Priority Sites
If you discharge to a high priority site, you must describe and implement any measures necessary to meet the requirements of Part 4.6. You must also include the following documentation as applicable:

K. Stormwater Control Description
Include a description of all control measures required in Part 4. The description and implementation of control measures must include the following:
1. Erosion and Sediment Controls
   a. Utilize EPA's national BMP menu and/or other references to select appropriate control measures and provide the descriptions of the selected control measures for your site. The selected control measures must meet the following requirements, as well as being in compliance with state and local regulations for your site, including:
      i. The construction-phase erosion and sediment controls should be designed to retain sediment on site to the extent practicable;
      ii. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the permittee must replace or modify the control for site situations;
      iii. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impact (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets);
      iv. Sediment must be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%;
      v. Litter, construction debris, and construction chemicals (e.g., fuel, hydraulic fluids, etc.) exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., by screening outfalls or picking up daily);
      vi. Off-site construction storage areas (also including overburden and stockpiles of dirt, borrow areas, etc.) used solely by the permitted project are considered a part of the project and shall be addressed in the SWP3; and
      vii. Many applications of straw and hay bales for erosion and sediment control have proven ineffective, maintenance-intensive and expensive. Therefore, straw or hay bales as BMP controls within the state are not allowed. Alternatives to straw or hay bales can be silt fence, rock check dams, fiber rolls, geotextiles, compost blankets, filter fabric, gravel bags and other designs.
   b. Include natural buffers and/or equivalent sediment controls required in Parts 4.2.B or 4.6.
   c. Describe the specific vegetative and/or non-vegetative stabilization practices that will be used to achieve temporary and final stabilization on the exposed portions of your site as required in Part

Link: OKR10-permit

EPA Stationary Engine Regulations

Link: Understanding the Stationary Engines Rules | US EPA

How does EPA regulate stationary engines?

EPA air quality requirements for stationary engines differ according to:

- whether the engine is **new** or **existing**, and
- whether the engine is located at an area source or major source and whether the engine is a compression ignition or a spark ignition engine. "Spark ignition" engines are further subdivided by power cycle - i.e., two vs. four stroke, and whether the engine is "rich burn" (burning with a higher amount of fuel as compared to air) or "lean burn" (less fuel compared to air) engine.

Several regulations have expanded the number and type of stationary RICE that must comply with federal requirements. These include:

- **National Emission Standard for Hazardous Air Pollutants (NESHAP)** for Reciprocating Internal Combustion Engines (RICE) – 40 Code of Federal Regulations Part 63, Subpart ZZZZ ("the RICE rule")
- **New Source Performance Standards (NSPS)** - Standards of Performance for Stationary Spark Ignition Internal Combustion Engines (40 CFR Part 60 Subpart JJJJ – Scroll to reach the Subpart – "the Spark Ignition NSPS rule"
- **Standards of Performance for Stationary Compression Ignition Internal Combustion Engines** (40 CFR Part 60 Subpart IIII – Scroll to reach the Subpart) – "the Compression Ignition NSPS rule"

Existing emergency engines located at residential, institutional, or commercial area sources and not used for local reliability. Engine must meet Subpart ZZZZ emergency engine operational requirements:

- Unlimited use for emergencies (e.g., power outage, fire, flood)
- Emergency engines may operate for 100 hr/yr for maintenance/testing
- 50 hr/yr of the 100 hr/yr allocation can be used for:
  a. non-emergency situations if no financial arrangement
  b. local reliability as part of a financial arrangement with another entity if specific criteria met (existing RICE at area sources of HAP only).

Economic Impact (cont.)

Manufacturers and contractors that have already been positively impacted by the data center industry in NE Oklahoma:

- **Kelvion** – 85+ employees; recently expanded from the Port of Catoosa into Tulsa Commerce Park to meet increased demand for aerospace/heat exchangers.
- **Crusoe** – has already hired about 150 employees within the past year and plans to add up to 200 more; manufactures switchgear and other electrical components for data centers.
- **Fab Technologies** – 400 employees; provides electrical installation, engineering, critical-power solutions, and systems integration, with data centers as a major customer.
- **Fleming Construction** – 90 employees; construction company active in multiple data-center projects.
- **Manhattan Construction** – 115 employees; likewise busy with large-scale data-center construction.
- **Greenheck** – 750+ employees; manufactures a wide range of air-movement, control, and conditioning products used by data centers.
- **AAON** – 2,550 employees; major HVAC and air-movement equipment manufacturer serving data centers.
- **Hayden Industrial** – 80 employees; builds heat exchangers and is growing alongside the data-center industry.
- **Webco** –

Project Spring

City of Sand Springs Planning Commission

January 27, 2026

Project Spring

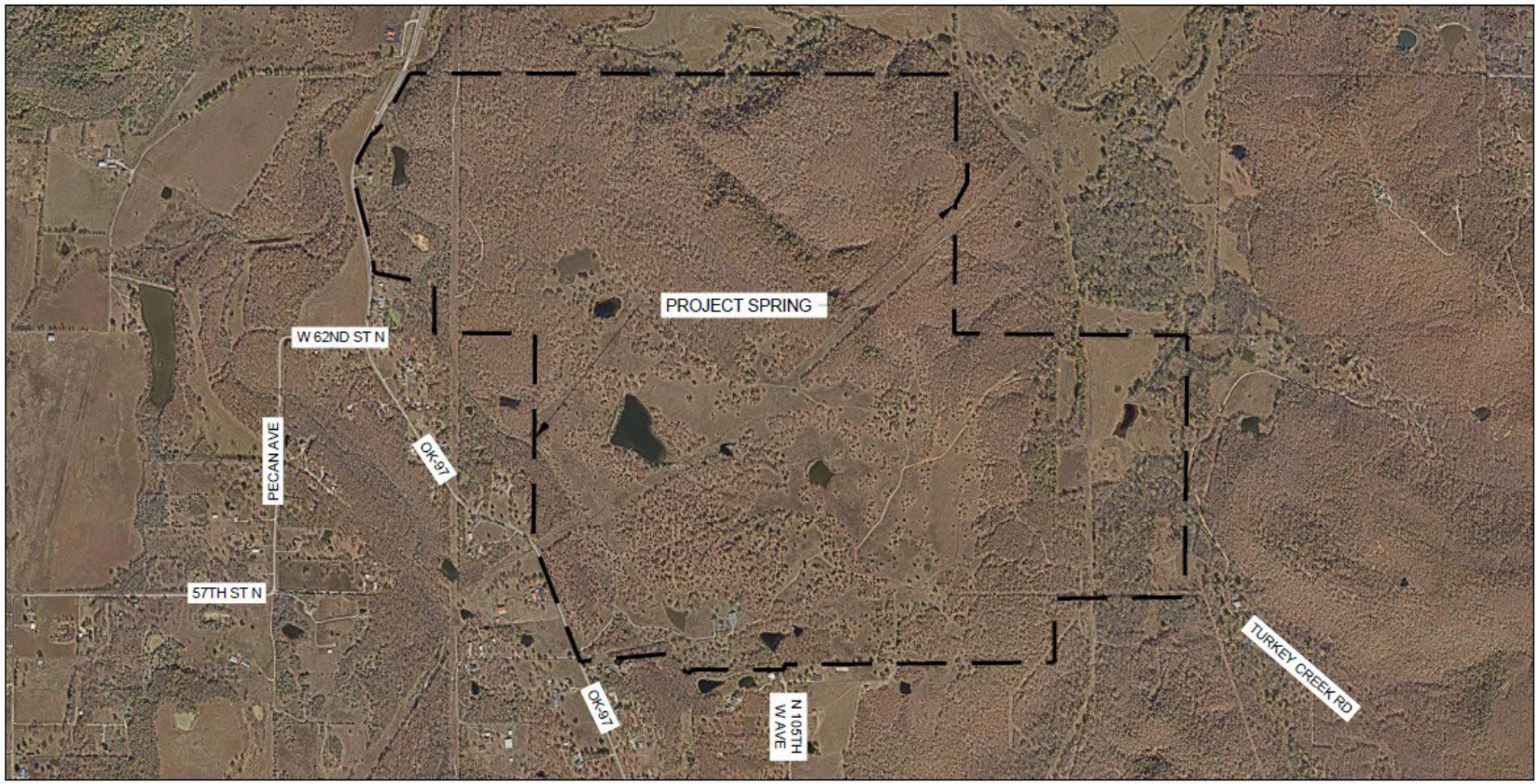
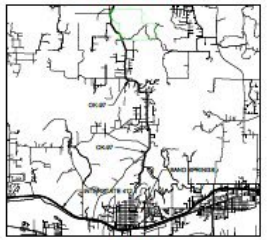


EXHIBIT A:
AERIAL IMAGE

VICINITY MAP



NTS

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

Kimley»Horn

Project Spring - Existing utilities

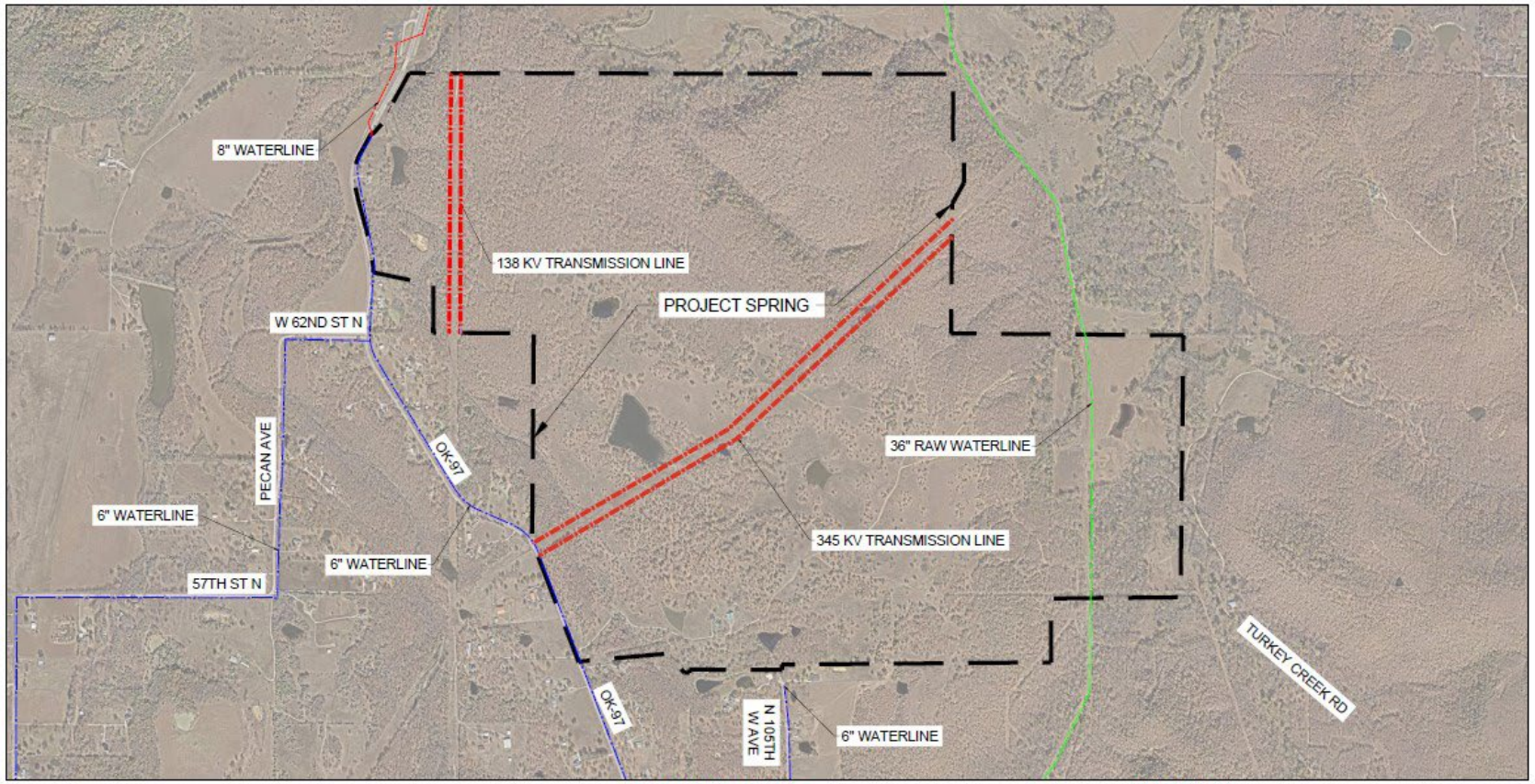
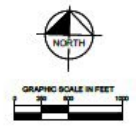


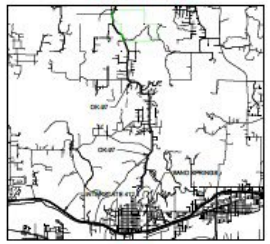
EXHIBIT G:
EXISTING UTILITIES



LEGEND

- 6" WATERLINE
- 8" WATERLINE
- 36" RAW WATERLINE
- EXISTING POWER EASEMENT

VICINITY MAP



NTS

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

Kimley»Horn

Project Spring - Development Area

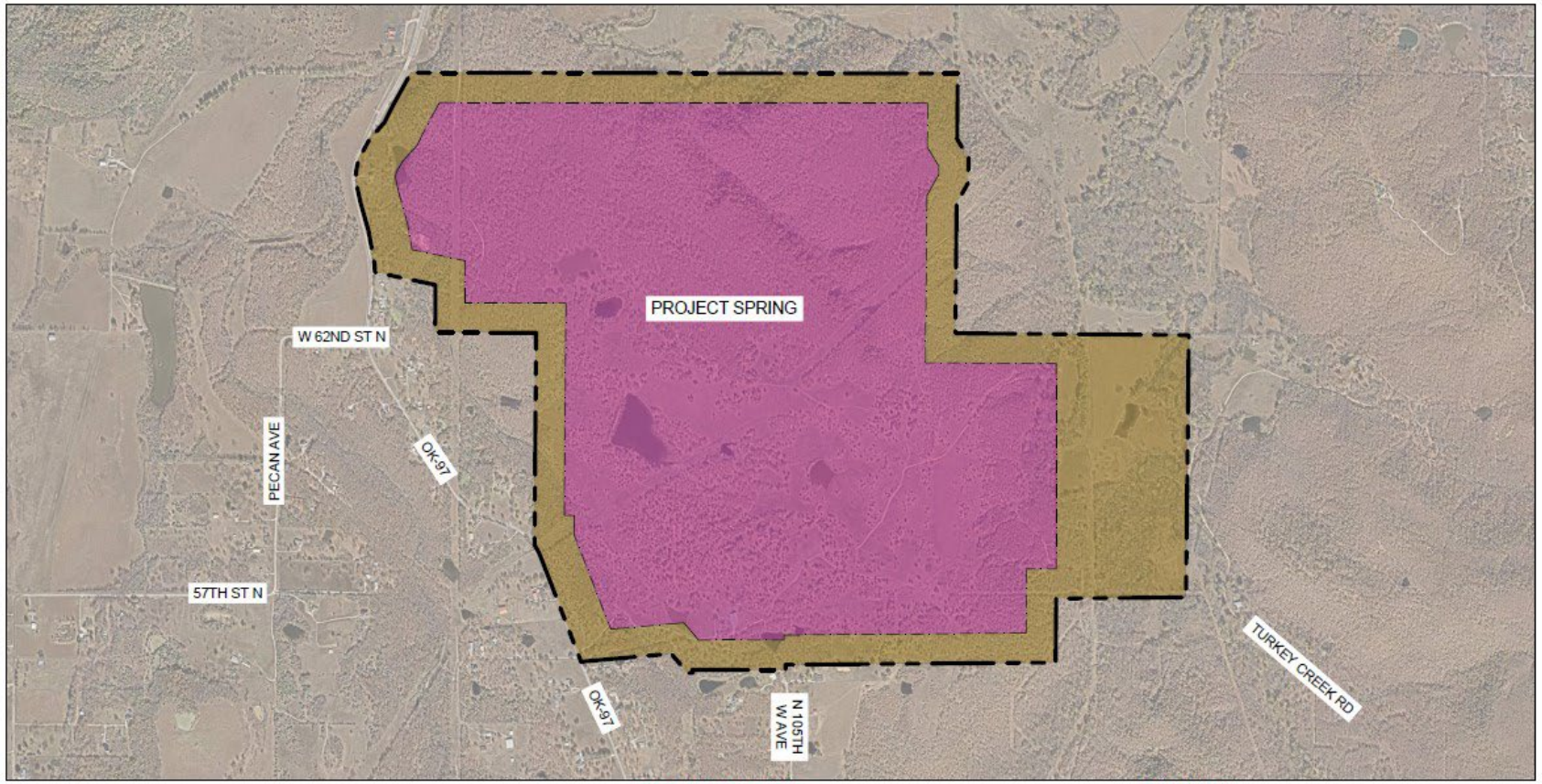


EXHIBIT D:
DEVELOPMENT AREA

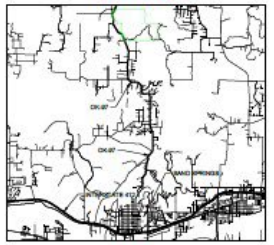
NORTH

GRAPHIC SCALE IN FEET

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
JANUARY 2026

Kimley»Horn

Project Spring - Site setbacks and landscape buffers

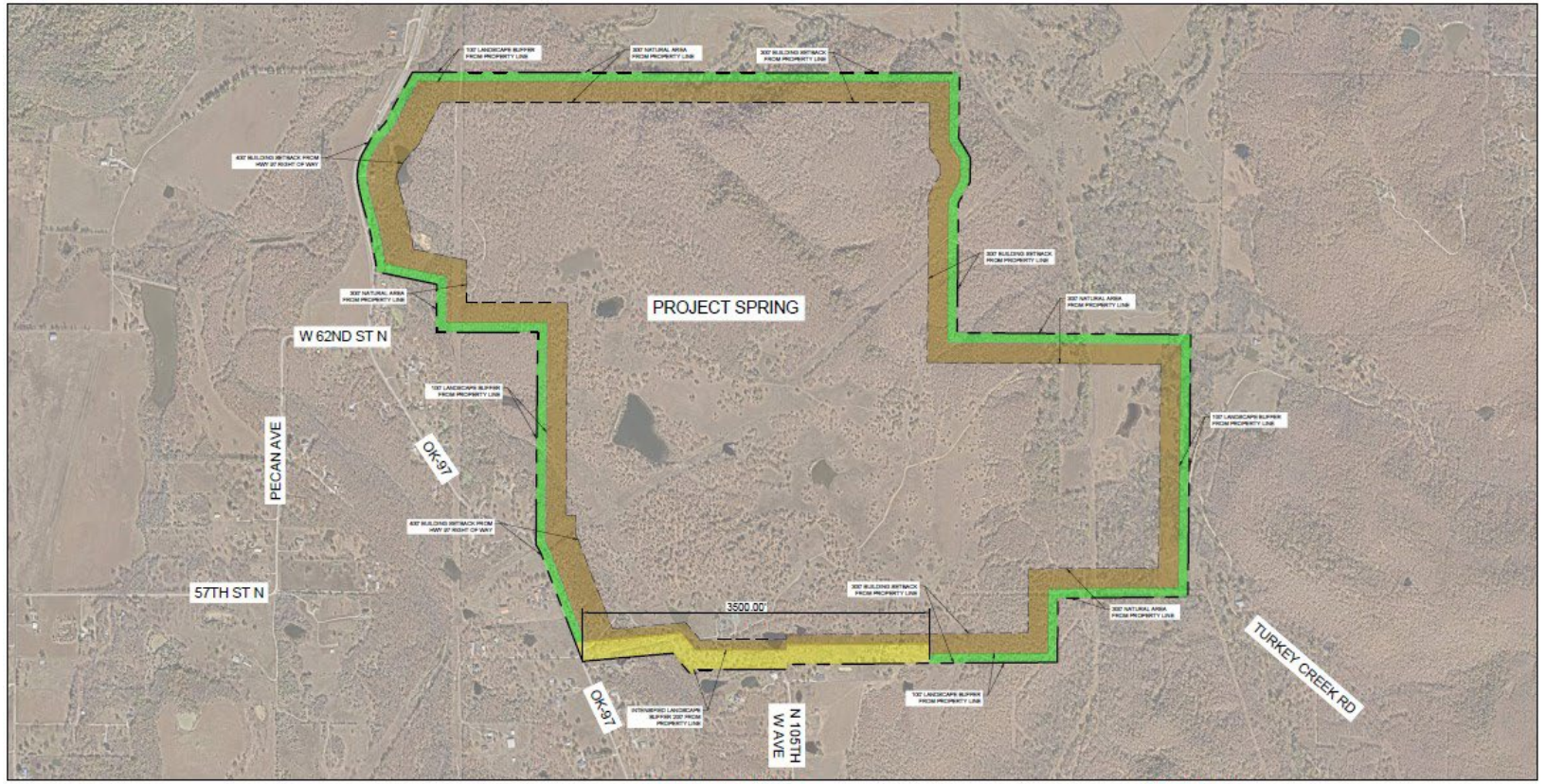


EXHIBIT E:
SETBACK AND LANDSCAPE BUFFER

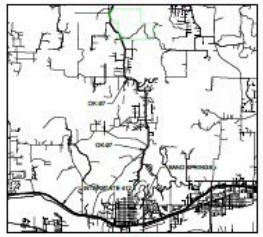
NORTH

GRAPHIC SCALE IN FEET

LEGEND

- LANDSCAPE BUFFER
- NATURAL AREA
- INTENSIFIED LANDSCAPE BUFFER
- BUILDING SETBACK

VICINITY MAP



NTS

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

Kimley»Horn

Project Spring – Combined Constraints

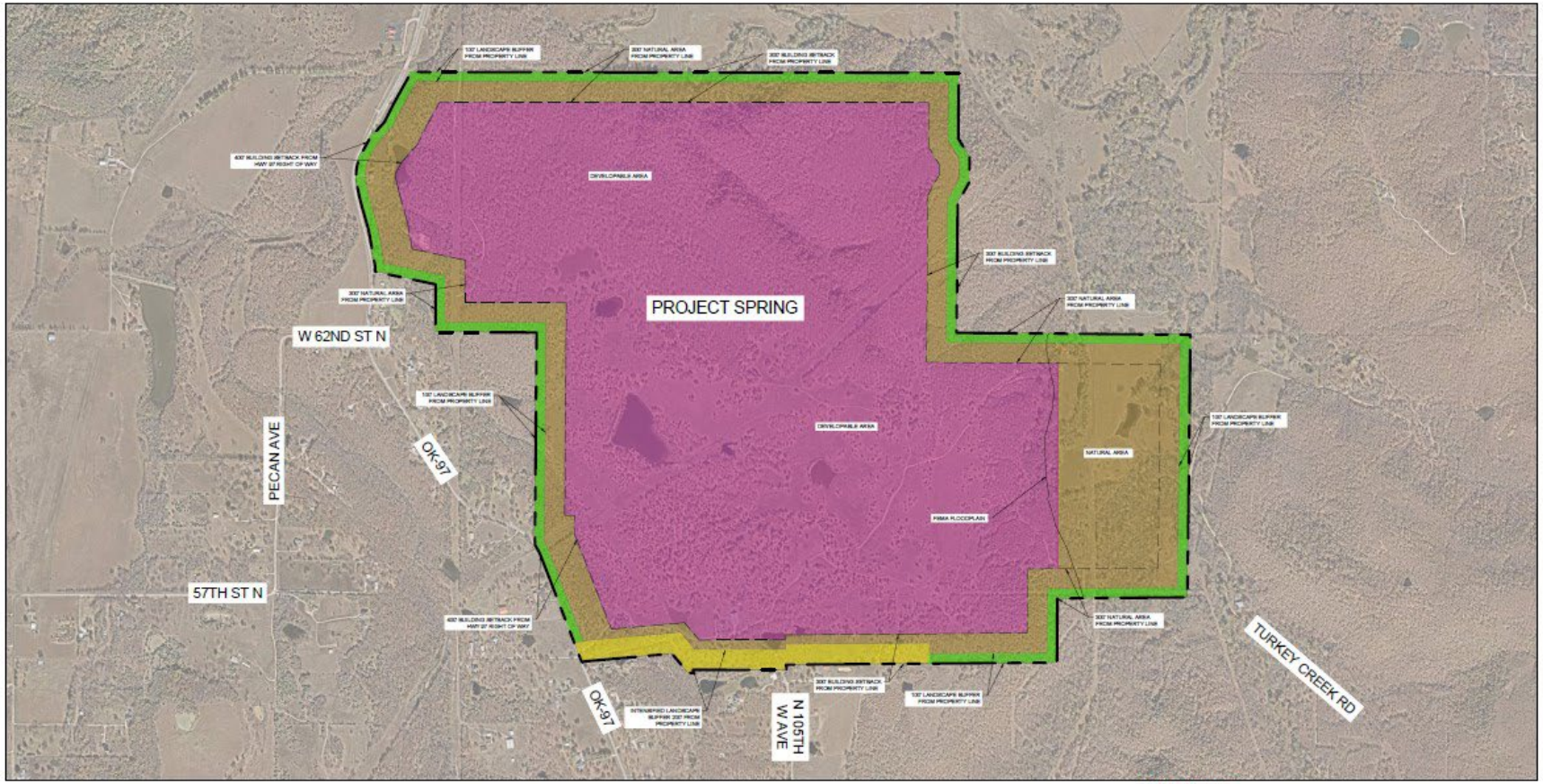
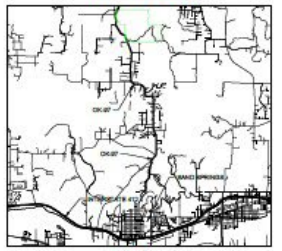


EXHIBIT H: COMBINED CONSTRAINTS

LEGEND

- DEVELOPMENT AREA
- LANDSCAPE BUFFER
- NATURAL AREA
- INTENSIFIED LANDSCAPE BUFFER
- BUILDING SETBACK
- PROPERTY LINE

VICINITY MAP



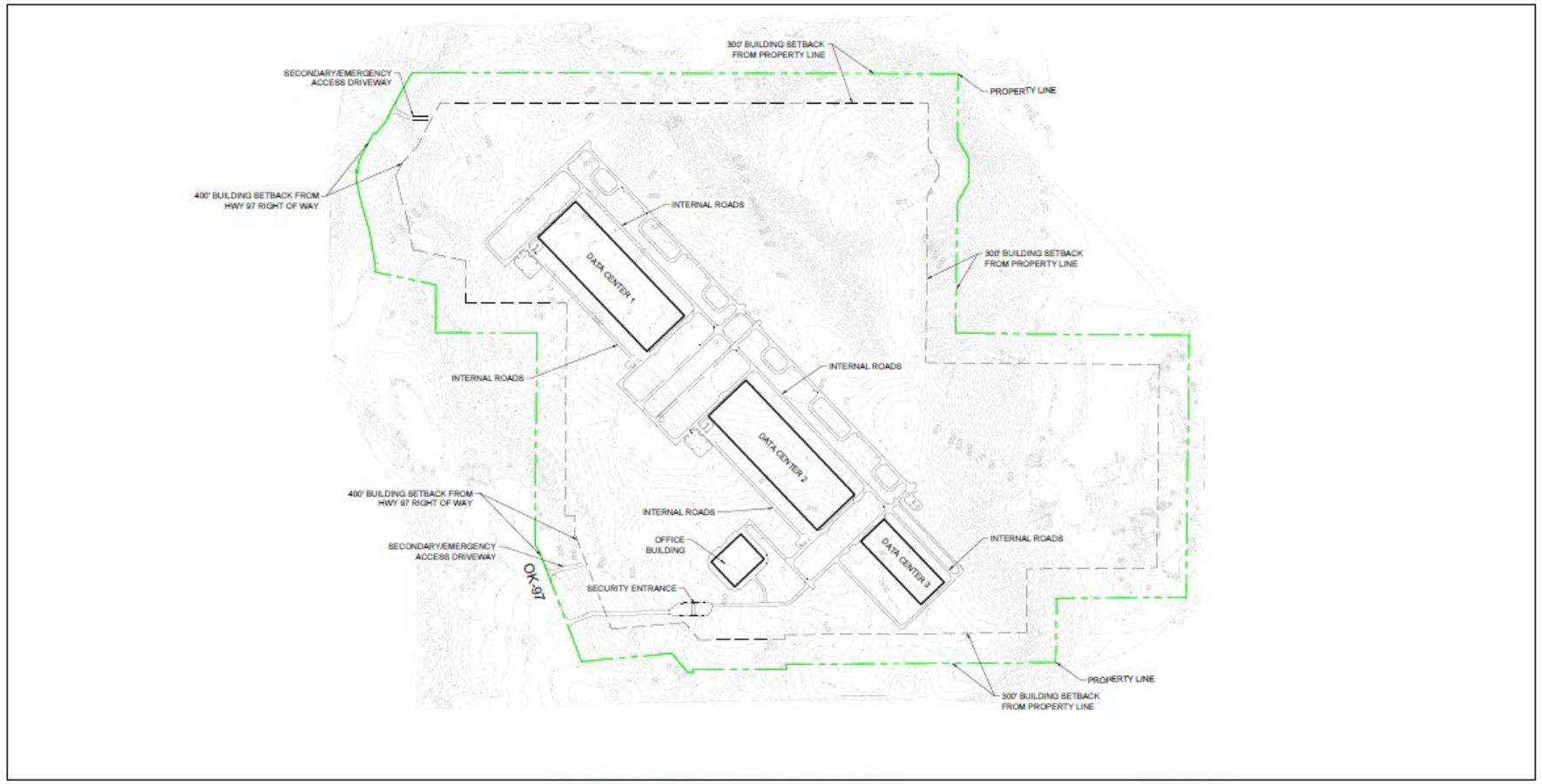
NTS

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

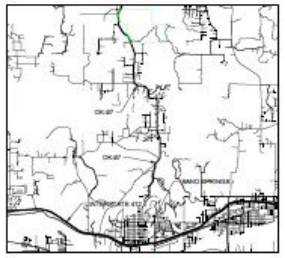
Kimley»Horn

Project Spring - Conceptual Site Plan



CONCEPT SITE PLAN

VICINITY MAP



NTS

NORTH

GRAPHIC SCALE IN FEET

LEGEND

PROPERTY LINE

BUILDING SETBACK

EXISTING MAJOR CONTOUR (25' INTERVAL)

PROJECT SPRING

CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

Kimley»Horn

Project Spring
Additional & Modified PUD restrictions

- PUD-39
  - Additional and modified restrictions in PUD based on public engagement and input.

Project Spring

Additional PUD restrictions – Reduced Impervious Surfaces (Floor Area Ratio (FAR) & Parking)

- Floor Area Ratio reduced
  - Originally 0.75
  - Currently 0.20
- Parking lot size reduced
  - Originally 1 space/1,000 sq. ft. of Data Center
  - Currently 1 space/20,000 sq. ft. of Data Center

Project Spring
Additional PUD restrictions - Setbacks

- Increased building setbacks from Project boundaries
  - Increased from 200’ to 300’
- Security Fencing
  - Must be at least 200’ from Project boundaries
  - Located on the interior (facility) side of landscape buffers

Project Spring

Additional PUD restrictions – Equipment Screening & Setbacks

- Added screening requirements for mechanical equipment
  - Must be screened so as not to be visible from any Project boundary
  - Screening must be as tall as tallest part of equipment
- Added setback for backup generators
  - Seven hundred feet (700’) from existing residences

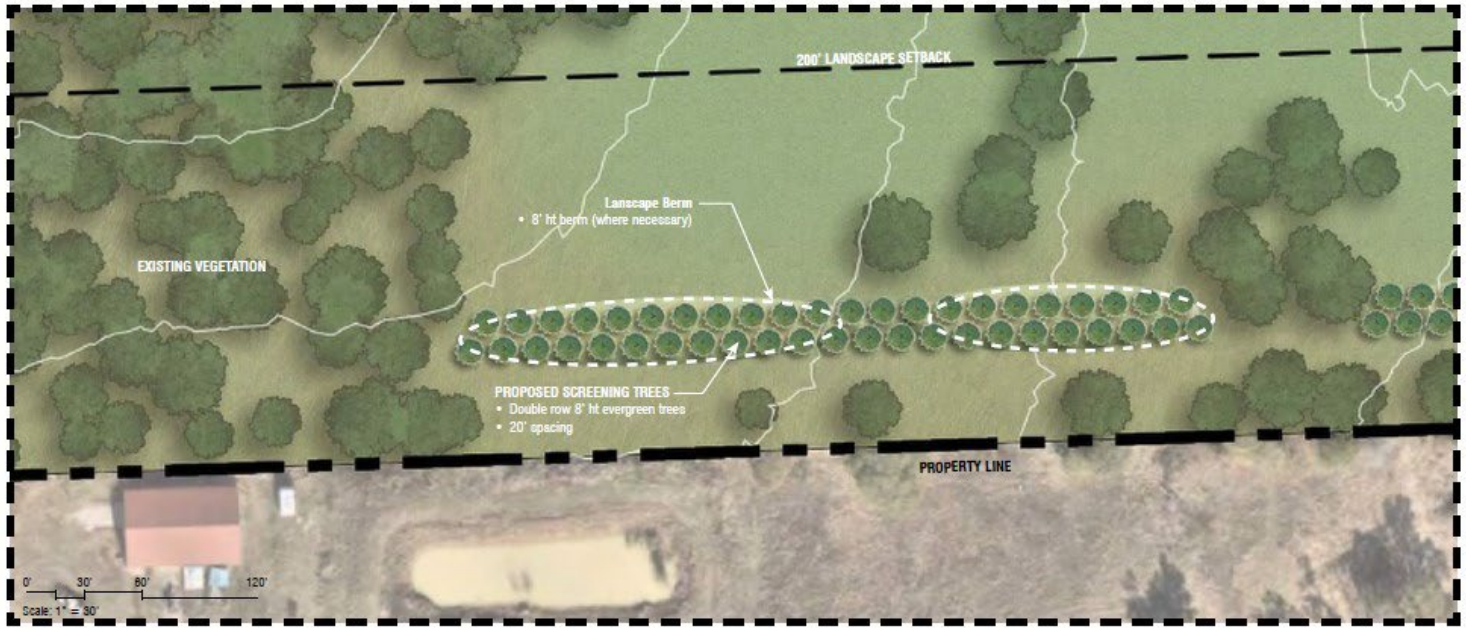
Project Spring
Additional PUD restrictions – Landscape Buffers

- Natural Areas
  - Increased to 300’ around entire Project perimeter
- Landscape Buffer
  - Added tree height requirement of at least 8’ tall
- Intensified landscaping buffer along south boundary
  - Existing vegetation preserved
  - Eight foot (8’) tall supplemental evergreen trees
  - Eight foot (8’) earthen berm where existing canopy is sparse
  - Must provide 8’ tall continuous visual barrier within 3 years of installation
  - Required tree-types added

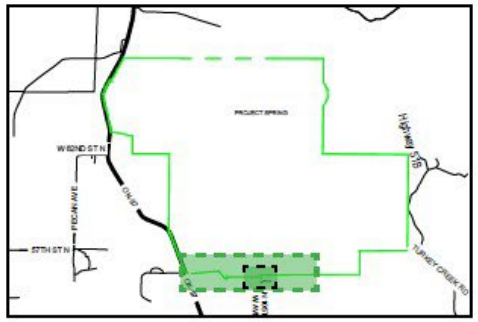
Project Spring - Intensified landscaping buffer



Intensified 200' Landscape Buffer



Intensified 200' Landscape Buffer Enlargement



Vicinity Map

Project Spring
Additional PUD restrictions – Lighting

- Lighting standards added to ensure no light spillage beyond Project boundaries
  - Hooded and directed downward
  - No light above horizontal plane
  - Warm-spectrum LEDs with Correlated Color Temperature of 3000K or less

Project Spring
Additional PUD restrictions - Noise

- Required noise studies and sound monitoring
  - 65 decibel (dBA) maximum at Project boundaries
  - Generator testing limited to daytime hours only
  - Post-construction noise study required
  - Annual sound monitoring and noise study required for three years
  - Noise study may be requested by City at any time
  - Penalty for non-compliance

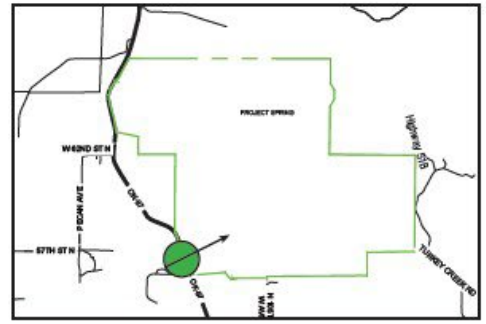
Project Spring
Additional PUD restrictions - Stormwater

- Stormwater Pollution Prevention Plan (SWPPP) must be approved by the City prior to the issuance of any permit
- SWPPP must comply with ODEQ requirements

Project Spring



View from Highway 97 | Site Entrance

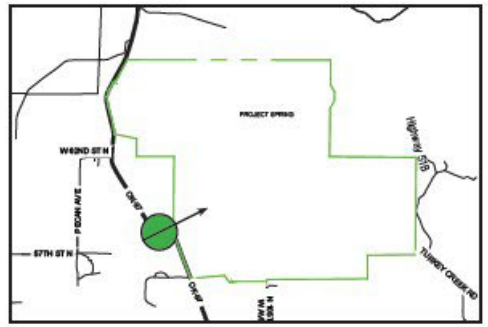


Vicinity Map

Project Spring



View from Highway 97

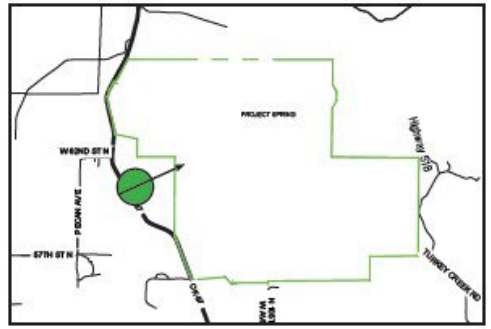


Vicinity Map

Project Spring



View from Highway 97

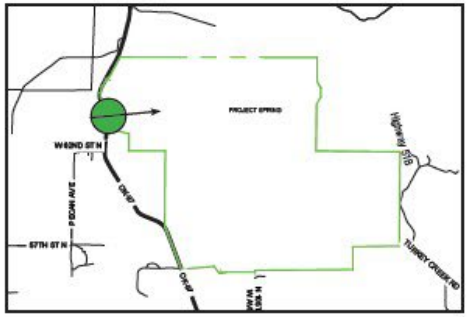


Vicinity Map

Project Spring



View from Highway 97

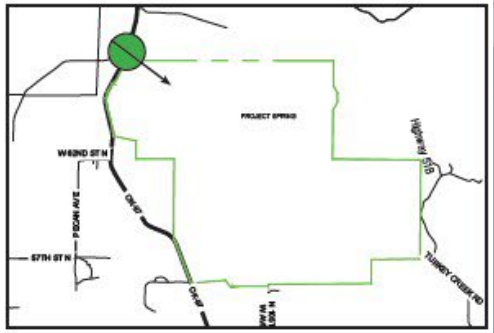


Vicinity Map

Project Spring



View from Highway 97



Vicinity Map

Data center

1-27-26 planning commission

I'm Brenda Barozinski, I don't live north of SS. I live in Prattville, so I'm a citizen that lives in city limits and I am a voter.
Im here to night to asked this planning commission to deny this request for over 800 acres of ranching land and farm land to light industrial land. Approving this will destroy the 800 acres as well as land around it. It will destroy in some cases people's livelihood as well. We are NOT JUST talking about just one building because they dont need 800 acres for one building. We know the end result is multiple buildings. (just like Pryor complex is now 9.

What is even worse is the city government moving on this under the shield of secrecy from the annexation to even this point. This secrecy was done in TOTAL disregard of the citizens living north of city. We know this was done because they wanted no opposition to develop. They have mislead ALL SAND SPRINGS CITIZENS with these under the table negotiations from day one.
We ALL know the real issues of water capacity, electric capacity and pollution. We also that citizens around data centers have seen water rates increased and shortages, seen electric rates increased and wastewater runoff problems. Mr Carter in his letter mention water sources Shell creek during drought you can almost walk across the lake, Tulsa water which means SS will buy water from tulsa(it won't be free and probably very costive) guess who will pay fir this purchase, every citizen who pays a SS water bill. Mr Carter mentioned runoff waste water into two creeks. Turley and Deliware so destroying two creeks.
So please vote against this proposal.

Thank you
Brenda Barozinski.
1-27-26

January 27, 2026

RE: Re-zoning of Agricultural Land to Industrial for Project Spring development of Data Center

Dear Planning Commission and City Council members:

I understand the importance of economic growth, and I am not anti-data center. However, the Project Spring development raises serious concerns regarding long-term impacts on our community, as so many have voiced. Rather than dwell on the same financial and environmental concerns that I also share, I'm writing today to point out the facts on how this proposed development goes against your own Comprehensive Plan and PUD Zoning Codes.

Why does the City of Sand Springs have a Zoning Code?

> According to the FAQ's on the city website: "The goal of the Zoning Code is to create a diverse community with **compatible** land uses that safeguard the public's health, safety, peace, morals, comfort, convenience, prosperity, order, and general welfare."

The Sand Springs 2030 Land Use Master Pan or the City of Sand Springs Comprehensive Plan was prepared by the City Planning Department and adopted by Council June 26, 2017, and is found on the City of Sand Springs website. The people who contributed to the process of developing the Sand Springs 2030 Plan and are still serving in office or employment are Mike Carter, Brad Bates, Jim Spoon, David Weatherford, Mike Burdge, Beau Wilson, Brian Jackson, Thomas Askew, Paul Shindel, and Harold Neal. At one time all these men participated in creating a policy document to (I quote) ***"provide guidance to City officials as they develop future budgets, plan for expansion of infrastructure and other services, and make important land use decision such as re-zoning requests"***. I have included a copy of the Land Use Designation Map which shows the proposed land, the Land Use Evaluation Matrix and Land Use Evaluation Matrix Table which **clearly indicates that the re-zoning to Industrial district is *"INAPPROPRIATE"* for Agriculture land**.

I understand this plan is not a firm or inflexible document as very deliberately stated but I think we can all agree that as outlined in the City of Sand Springs Zoning Code regulations, Chapter 12 Planned Unit Development (PUD), SECTION 12.07, D-2 (See Page 138 of the SS Zoning Codes). The Planning Commission shall conduct the public hearing and shall determine:

A. Whether the PUD is consistent with the Comprehensive Plan.
   1. As previously stated, the Comprehensive Plan clearly indicates that it would be "INAPPROPRIATE" to rezone Agriculture land to Industrial. Therefore, it is NOT consistent with the Comprehensive Plan.

B. Whether the PUD harmonizes with the existing and expected development of the surrounding area.
   1. This PUD, rezoning, or data center is SIGNIFICANTLY different from the nearby and surrounding properties.
   2. The expected development once again does not align with the long-term vision of the comprehensive plan.
   3. The proposed project will cause "significant adverse effects" on nearby properties, such as:
      a. Diminish the value and usability of adjacent land causing a negative economic impact often seen by proximity to industrial or high traffic projects.
      b. Risk of physical damage and structural integrity to surrounding homes during the blasting that would no doubt occur.

c. Diminish Livability & Use by reducing quality of life due to CONSTANT increased noise, CONSTANT light pollution, increased traffic on inadequate roads, and loss of privacy and peace for the residents in the surrounding area that invested in rural homes for that intent and purpose, for privacy, peace and quiet.
d. The introduction of a data center or rezoning to industrial would create atmospheric elements that are out of character with the surrounding environment causing visual and aesthetic degradation.
e. Lastly, Environmental & Health Hazards from air pollution, noise pollution, potential odor pollution, and groundwater contamination that could be detrimental to area homesteaders that grow their own food, the many livestock producers in the area that not only feed themselves, but also America, and fish and wildlife.

Based on these facts, this PUD does NOT harmonize with the existing and expected development of the surrounding areas.

C. Whether the PUD is a unified treatment of the development possibilities of the project site.
This PUD is **NOT** a unified treatment of the development possibilities of the project site.
1. It does not cohesively integrate all aspects such as homes, open space, farming, nature, or infrastructure into a single, well planned **whole**; because once again as indicated in your comprehensive plan and I think the ONLY thing that WE THE PEOPLE agree with you on and that is, IT IS INAPPROPRIATE TO RE-ZONE AGRICULTURE LAND TO INDUSTRIAL.

D. Whether the PUD is consistent with the stated purposes and standards of this chapter.
1. Comprehensive Plan Consistency: This PUD does not adhere to the city's overall development goals, policies and land use plans. As stated, several times, it is "INAPPROPRIATE" to re-zone agriculture land to industrial.
2. Purpose Alignment/Standards/Compatibility: This PUD does not harmonize with the existing and expected development of the surrounding areas and is not compatible with adjacent properties in terms of design, landscape, intensity, traffic generation, and infrastructure. Lastly, area roads that are not maintained by the City of Sand Springs can not support the proposed development.
3. Unified Treatment: This PUD does not demonstrate it is a "unified treatment of the development possibilities of the project site". It is impossible to cohesively integrate any industrial zoned industry with homes, farm and ranch lands, nature, or open natural space.

My intent in this letter is to remind you what the vision of Sand Spring is based on the comprehensive plan, that it is in fact a policy in place to serve as a guide when your vision has been clouded. I urge you to seek the depths of your souls, and ask yourselves – Would you want this in your back yard? If the answer is no, then your vote should also be no, and I am trusting you to do the right thing and oppose this project and advocate instead for a development that is transparent and beneficial to ALL of Sand Springs, not the select few.

If Sand Springs MUST have a data center, might I suggest transparency, consideration of the residents, and APPROPRIATE location selection in an existing industrial area like the superfund site off Morrow Rd that is 200+ acres of INDUSTRIAL zoned property. See attached for site information.

Thank you for your time and consideration,

Julana Compton-Bennett
4th Generation of 5, Beef Producers near the proposed development
3 Generations of Sandites

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.

Table - Land Use Evaluation Matrix

Base Zoning Districts	Land Use Districts						
	Parks and Recreational	Public/ Institutional/ Quasi-Public	Residential	Transitional	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)	Allowed	Allowed	Allowed				
Residential Estate (RE)	Allowed	Allowed	Allowed				
Residential Single Family (RS-1)	Allowed	Allowed	Allowed				
Residential Single Family (RS-2)	Allowed	Allowed	Allowed				
Residential Single Family (RS-3)	Allowed	Allowed	Allowed				Allowed
Residential Duplex (RD)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Townhome (RTH)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Multi-Family (RM)	Allowed	Allowed	Allowed	Allowed	Allowed		Allowed
Office Light (OL)	Allowed	Allowed		Allowed	Allowed		Allowed
Office Medium (OM)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial Shopping (CS)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial General (CG)	Allowed	Allowed			Allowed	Allowed	
Commercial High Intensity (CH)	Allowed	Allowed			Allowed	Allowed	
Industrial Light (IL)	Allowed	Allowed			Allowed	Allowed	
Industrial Medium (IM)	Allowed	Allowed				Allowed	
Industrial Heavy (IH)	Allowed	Allowed				Allowed	

Allowed – The zoning district is appropriate within the land use district.
Blank Cell – The zoning district is inappropriate for the land use district indicated.

Date: 01/29/2026 Page: 5

 Sarah Gray

Chair and members of the Planning Commission,

My name is Sarah Gray, and I'm speaking on behalf of a local workforce coalition representing electricians, elevators, iron workers, laborers, operators, and plumbers and pipefitters.

We are here because decisions made in this room shape how development affects working families and neighborhoods in Sand Springs for years to come. This is the stage where land use, impacts, and long-term expectations should be discussed clearly and honestly.

First, we want to be clear about who we represent.

Across our unions, we represent **more than 100 working members who live in Sand Springs**, along with many retirees. These are skilled tradespeople who already call this city home. They are parents, caregivers, and neighbors. They have kids in Sand Springs schools. They care for aging family members. They shop here and pay taxes here.

When we talk about local hiring, we are talking about people who already have roots in this community.

We also want to share some perspective based on experience.

Over the last ten years alone, our members have worked on large data center projects in Oklahoma, including the Google facilities in Pryor. During that time, our unions filled thousands of job assignments on those sites.

It's important to explain what that means.

Those were not thousands of different people. Many of those assignments were the same workers returning over multiple phases. What that shows is steady, long-term work for Oklahoma tradespeople, not short-term or out-of-state labor coming and going.

From a workforce standpoint, that matters. Phased development creates stability for families and training opportunities for apprentices, and it allows projects to become part of the local economy instead of just passing through.

As a coalition, our priorities are straightforward:

We want to see
- Local workers prioritized for construction and long-term maintenance
- Strong safety standards on the jobsite
- Good wages and benefits
- And clear expectations set early, while this project is still in the planning stage

We understand this Commission's role is to look at land use and long-term impacts.

From a workforce perspective, zoning and planning decisions shape how a site will function for decades — how it is built, how it operates, and how it fits with surrounding property. The Industrial Light designation and the Planned Unit Development overlay matter because they set clear limits and expectations up front.

Clear standards make for safer jobs and fewer problems later for workers and for nearby neighbors.

At the end of the day, this is about whether development in Sand Springs creates real opportunity for people who already live here. It's the kind of work that lets someone raise a family, stay close to home, and build a future in this town.

We appreciate the opportunity to be part of this conversation, and we thank you for considering the workforce and community impact as you review this project.

Thank you for your time.

Dustin Phelan, Business Manager of IBEW Local 584

Aaron Moore, Business Manager of IUEC Local 83

Eric Lemley, Business Manager of Iron Workers Local 584

Arturo Delgado, Business Manager of LiUNA Local 107

Mike Stark, Business Manager of IUOE Local 627

Mike Skinner, Business Manager of UA Local 430

Curtis Chambers, Executive Director of Oklahoma Building and Construction Trades Council

Jordan Green
13421 Overlook Drive
Sand Springs, OK 74063

"I, Jordan Green, residing at 12421 Overlook Drive, Sand Springs, authorize my mother, Julie Dunbar, to speak and read this statement on my behalf at the January 27th meeting regarding the proposed data center near my home."

Jordan Green
Signature

1/27/25
Date

Good evening. I'm reading the statement from my daughter, Jordan Green, who lives near the proposed site and could not be here tonight.

I live near the proposed site and want my comments to focus on process, specifically whether this rezoning decision is being made with the level of analysis, transparency, and care that a change of this magnitude requires.

Rezoning more than 826 acres from Agriculture to Industrial Light is not routine. It is a permanent land-use change with long-term implications for infrastructure, traffic, environmental systems, public services, and nearby property owners.

Yet it remains unclear what independent analyses have been conducted to evaluate those impacts. I am not referring to studies paid for by the developer. Those show feasibility, they do not assess public risk.

Independent, third-party analyses are standard planning tools when impacts involve traffic safety, utilities, emergency services, and land-use compatibility. At this time, no independent traffic study, environmental or stormwater assessment, infrastructure capacity analysis, or compatibility review has been released for public review.

The City has also indicated it may amend the Comprehensive Plan to allow this rezoning, yet the amendment language and justification have not been made available to the public.

A Comprehensive Plan amendment reshapes the City's long-term growth vision. It requires transparency, time, and rigor, not acceleration to accommodate a single proposal.

Making an irreversible zoning decision without this information shifts the burden of uncertainty from the applicant to the public.

I respectfully ask this Commission to consider whether sufficient independent data, transparency, and procedural rigor exist to support approval, or whether this rezoning should be denied because those standards have not been met and because it is inconsistent with the Comprehensive Plan you are charged with upholding.

Thank you.

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:

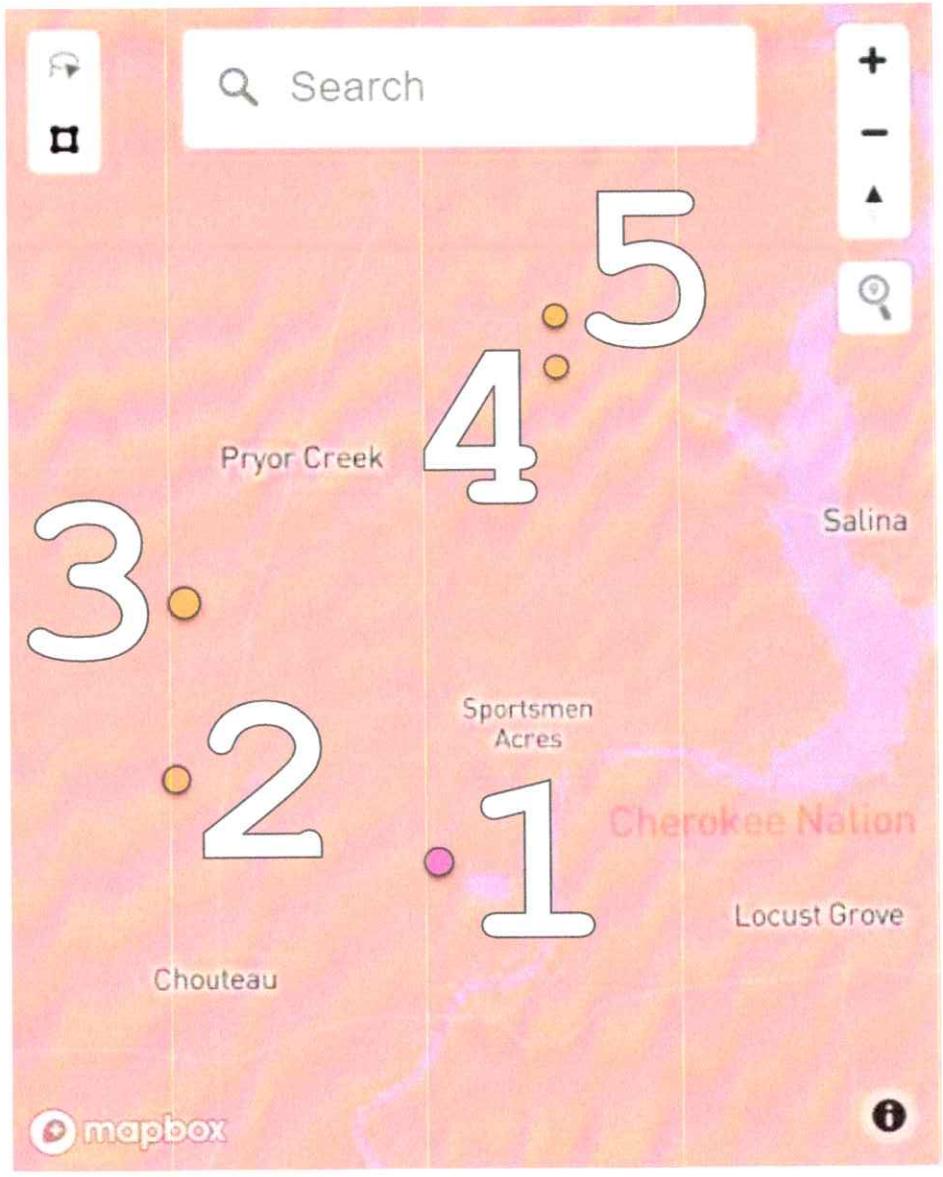
No Building Permit will be issued for any building within Project Spring until a Detail Site Plan for the lot or parcel has been submitted to the City of Sand Springs and administratively approved as being in compliance with the approved PUD Development Standards.

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.



Date: 01/29/2026 Page: 11

Search
11
Adair
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Pryor Creek
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Sportsmen Acres
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Chouteau
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mapbox

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 overlayed 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

https://tulsaworld.com/news/local/business/article_dbde137a-b934-4fec-aab2-71099701fd52.html

TOP STORY | SPOTLIGHT

Homeowners association sues Google over planned data center in Stillwater

Aug 25, 2025



This undated "after" image shows a lake in the Park View Estates neighborhood in Stillwater, just west of where a pr

Courtesy, Doris Al-Harake

By Michael Dekker

Tulsa World Business Reporter

Michael Dekker

A longtime neighborhood association in Stillwater is suing Tulsa construction companies and Google over the tech giant's plans to build a new multibillion-dollar data center next door.

The lawsuit — filed in Payne County District Court by the **Park View Estates** Homeowners Association — seeks remediation and undisclosed financial compensation for damaging its ponds, waterways and wildlife.

"While the construction of the Google Data Center promises significant benefits for Stillwater and Payne County, that progress has come at a devastating cost to this long-established neighborhood — located directly next to the construction site," the suit states.

People are also reading...

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3 **Bill Haisten: The mayor's son makes a big difference at Bishop Kelley**

4 **Oklahoma Watch: Stillwater teen's sex assault case leaves victims' families outraged**

"For over 50 years, Park View Estates was known for its pristine blue ponds, winding creeks, abundant wildlife, and outdoor recreational opportunities. Today, those same waters have been transformed into muddy, red, stagnant pools filled with dead and decaying fish," the suit says.

"The once-thriving wildlife has vanished, replaced only by scavenging turkey vultures. The natural beauty and outdoor enjoyment that defined the neighborhood are gone.

"This destruction is the direct result of the defendants' decision to begin mass grading of the future Google site without first implementing adequate stormwater pollution prevention measures. Their failure to properly plan and protect against runoff foreseeably led to a torrent of red mud and silt flowing into Park View Estates."

The neighborhood is located on the north side of Stillwater, along Perkins Road (U.S. 177). The new data center is planned directly east across the road.

On Aug. 13, Google **held a news conference** announcing it was investing $9 billion over the next several years — the largest private investment in state history — for a new data center in Stillwater and to expand its existing data center at MidAmerica Industrial Park in Pryor, which it opened in 2007.

More than 100 people attended the event in Pryor. Speakers included **Ruth Porat**, president and chief investment officer for Alphabet, Google's parent company; Gov. Kevin Stitt; and Stillwater Mayor Will Joyce.

The Park View Estates' lawsuit names Google, Manhattan Construction Co., Olsson Inc. — both of Tulsa — and Emery Sapp & Sons Inc., of Bentonville, Arkansas. The homeowners association's law firm is **Holladay, Chilton & Erwin** of Oklahoma City.

"I've heard it's like David and Goliath, but I'm going to see their Goliath and take them down," said Doris Al-Harake, who has been president of the Park View Estates Homeowners Association for the past 10 years and has lived in the neighborhood with her family for 40 years.

There are 252 homes in the neighborhood, she said.

"I understand progress," she said. "My issue is we are in a beautiful part of Stillwater. The City Council could have (identified) any other land. We have land out by the dump."

The issue began in March, Al-Harake said, and within less than a couple of weeks, the clear pond that was a highlight of the neighborhood became a "red mess."

She said streams in the neighborhood have also turned red along with runoff from the pond, which eventually goes into Boomer Lake to the south.

She said Google owns the land.

"What I don't understand is that Google is all about protecting land. Why didn't they protect our neighborhood?"



Al-Harake

Courtesy

She expressed more frustration with city leaders and construction companies than with the tech giant itself.

"Who's at fault? I don't know. We'll see what's going to happen."

Al-Harake declined to say how much the neighborhood association is seeking in monetary damages but said even with remediation of the area, it may never be the same again.

"I think we need to set a precedent," she said. "I don't want them to do this to anyone else."

Google could not immediately be reached for comment. A spokeswoman for **Manhattan** did not immediately respond to inquires from the Tulsa World.

Oklahoma City's KFOR TV **reported** a statement from the City of Stillwater in May: "The contractor has taken proactive steps to expedite the placement of a solid surface over exposed dirtwork to further reduce runoff and protect surrounding areas."

KFOR also quoted City of Stillwater Chief Public Affairs Officer Dawn Dodson **in April**: "Some of the things we've done is installation of additional silt fencing. Developing an earthen berm on that east of the silt fence to act as additional containment. We definitely believe that it will improve," the TV station reported.

business@tulsaworld.com

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Young Female Border Collie

PETFINDER A. | sellwild.com



Beats Solo 4 Wireless

$130

BARGAINHUNTER | sellwild.com



Pretty pink/blue purse w/ change

$30

KIM M. | sellwild.com



Men's Cleveland Browns Baker

$15

JEANETTE S. | sellwild.com

Is the property designated for Industrial use on the Future Land Use Map?

|

|— NO → Rezoning conflicts with adopted land-use policy

|

YES

|

Does the Future Development Plan support industrial intensity at this location?

|

|— NO → Rezoning violates land-use intensity framework

|

YES

|

Does the zoning or PUD expressly permit the proposed uses?

|

|— NO → Use is prohibited, not implied

|

YES

|

Does the PUD authorize energy infrastructure (BESS / generation) by name?

|

|— NO → Approval exceeds lawful PUD authority

|

YES

|

Proceed to technical site review

Dear City Councilor,

First, thank you for your service to the city of Sand Springs and the residents whom you represent. I appreciate your dedication to service and your perseverance in the face of the burdens it has placed on you, especially recently. I write to you today because I believe that you may not be entirely aware of the circumstances or details which have brought us to this point. I urge you not to take what others may have told or explained to you but to read the texts objectively and come to your own conclusion.

The Supreme Court of Oklahoma decided in 2004 in very clear language, "***The Annexation of Disconnected Tracts of Land By A Connecting Strip That Serves No Municipal Purpose Other Than To Establish Statutory Contiguity Constitutes An Impermissible Exercise of State-Delegated Annexation Power By A Municipality***". This makes no reference to when the strip was annexed or any other such exception. The language is clear and unambiguous. I have included links to the entire relevant documents on the next page and implore you to read them in their entirety so you may be fully informed.

On this basis alone, I believe the city will lose in its defense of the annexation, notwithstanding the other arguments made in the petition concerning the validity of the section of fenceline the city has claimed as valid for meeting the contiguity requirement for annexation. Spending vast sums of the city's dollars to defend an action that will certainly be overturned is both unwise and a direct breach of your fiduciary duty. Not only will the city continue to incur costs for their own defense but upon losing the presiding judge may order the city to pay the plaintiffs' attorney fees and costs as well.

This issue has already destroyed friendships and driven a wedge between communities that I fear may take generations for this city to recover from. Please, for the sake of your community, read through all the details for yourself with an open and unbiased mind and form your own opinion. I believe you will see the right course of action and endeavor to uphold the duty with which you have been entrusted and swore to uphold. If, after reviewing the facts and relevant case law, you come to the same conclusion as I have, then you must put a stop to this and repeal Ordinance 1434.

Warmest Regards,

REFERENCES

OK Supreme Court Decision 2004
IN RE: DE-ANNEXATION OF CERTAIN REAL PROPERTY FROM THE CITY OF SEMINOLE
https://law.justia.com/cases/oklahoma/supreme-court/2004/439869.html

Full Petition Pending Against the City
https://img1.wsimg.com/blobby/go/849402af-7459-4204-8ad8-daec25fad6c2/00%20-%20Protect%20Sand%20Springs%20Alliance%20Petition.PDF

Annexation – An Overview: Oklahoma Municipal League
https://static1.squarespace.com/static/59bba641cd39c38913f702a0/t/5fca921dee0d180abe7ef586/1607111198885/Section+E+-+Municipal+Powers.pdf

Mike Carter, City Manager
Jim Spoon, Mayor
City of Sand Springs
100 E. Broadway St.
Sand Springs, OK 74063

May 5, 2025

Subject: Request for Annexation of Ringle Ranch – 826 Acres in Osage County

Dear Mr. Carter and Mayor Spoon,

I hope this letter finds you both well. On behalf of my wife Susan, myself, and Ringle Development LLC, I am writing to formally request the annexation of our 826-acre property, the Ringle Ranch, into the city limits of Sand Springs.

The Ringle Ranch is located in Osage County, Oklahoma, and encompasses portions of Sections 2 and 3, T20N R11E, and Sections 33, 34, and 35, T21N R11E. For your reference, I have attached the Ringle Ranch Description Exhibit, which provides a detailed map and legal description of the property. As you may recall from prior correspondence, a portion of the ranch was annexed into Sand Springs under Ordinance #204 in 1966, with the city limits running through the property as shown on the Exhibit. This request seeks to annex the 826-acre property to the City of Sand Springs.

We believe annexation will benefit both our family and the city by facilitating planned development. As the owners, Alan and Susan Ringle, and with Ringle Development LLC, we fully consent to this annexation and look forward to collaborating with the city.

I'd be grateful for the opportunity to meet with you—virtually or in person—to discuss this request and specific details further. I'm available at your earliest convenience and can be reached at 918-637-2452 or tulsarancher@gmail.com. Thank you for considering our request.

We look forward to working together to make this a mutually beneficial endeavor for Sand Springs and our family.

Sincerely,

Alan Ringle, owner
Ringle Development LLC, manager

Susan Ringle, owner
Ringle Development LLC, manager

Alan and Susan Ringle
Ringle Development LLC
5615 N State Hwy 97
Sand Springs, OK 74063
tulsarancher@gmail.com
918-637-2452

Attachment: Ringle Ranch Description Exhibit

Sand Springs
OKLAHOMA

CITY OF SAND SPRINGS

REZONING APPLICATION

SSZ 517
STR 2,3-20N-11E
33,34,35-21N-1

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

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)

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: _____ **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: 10/3/2025 **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. _____

EXHIBIT 13 - 001

Planning Commission: The City of Sand Springs Planning Commission.

Planned Unit Development (PUD): A discretionary type of development for a tract of land under single ownership or control, based upon an approved development plan permitting flexibility of principal land uses, lot sizes, and accessory uses not otherwise available under conventional development standards.

Pole Barn: An accessory agricultural building which may be enclosed on not more than three (3) sides used for the storage of farm machinery and implements, feed or such agricultural materials and supplies.

Principal Use Restaurant: An eating establishment which employs at least one full-time cook, has a menu, a fully equipped kitchen for cooking and preparation of meals and which eating establishment, including the kitchen area but excluding the bar area, occupies at least 75% of the total floor area of the business.

Private Club: A private commercial establishment open to members and their guests only and not open to the general public which is operated for profit and which sells and serves intoxicating and/or low-point beer for consumption on the premises. Reference is hereby made to that section of the Municipal Code of the City of Sand Springs defining "Private Club".

Recreational Vehicle (RV): A trailer, boat trailer, travel trailer, camping trailer, truck camper, camper shell, motor home, tent trailer, boat, houseboat, or similar vehicle or unit. Camper shells which are attached to a pickup truck are not considered a recreational vehicle.

Residential Treatment Center: A facility providing diagnostic or therapeutic services, counseling, or treatment and long-term room and board in a highly structured environment for its residents for substance abuse or dependency, or behavioral disorders.

Rest Home: See Care Home.

Rooming and Boarding House: A facility wherein congregate meals and lodging are provided for its residents limited to a maximum of six (6) or fewer guests are provided overnight accommodations and meals excluding such supervised living or residential care facilities as elsewhere defined (e.g. Nursing Homes, Group Homes, Transitional Living Center, Residential Treatment Center, etc.), and exclusive of a hotel or motel.

Sanitarium: An institution providing health facilities for inpatient medical treatment or treatment and recuperation using natural therapeutic agents.

Service Organizations, Clubs or Lodges: Organizations, clubs or lodges wherein the chief activity is providing a service and which is not operated as a business for profit, and which holds and maintains an income tax exempt status.

Setback: A horizontal distance determining the location of a building with respect to a street, use district boundary line, or another use. Where the term "setback" is used in conjunction with a modifying word or words such as "parking area", the setback shall in its application include, but not be limited to buildings.

Dancing Crane Acupuncture & Wellness
2202 E 49th Street, Suite 520
Tulsa, OK 74105

January 27, 2026

re. Chandra Ingram

To Whom it May Concern

I have been asked by Ms. Ingram to share my perspective on her health at the time we began treatment and her progress along the course of treatment.

I initially saw Ms. Ingram November 19, 2025. At that time she presented with high generalized anxiety and debilitating body tremors that were most prominent in her left shoulder. These tremors would come and go throughout the day and would result in neck/shoulder tightness and pain by the end of the day and would most often be accompanied by either unilateral or bilateral temporal headache. She also reported insomnia and would often get as little as one hour of sleep per night.

Ms. Ingram stated these symptoms began shortly after the news of a data center coming near or adjacent to her property and the circumstances surrounding the process. Discussion of these events with Ms. Ingram triggered a tremor event in my office.

It is my professional opinion that Ms. Ingram's symptoms were an acute trauma response to circumstances beyond her control. In short, she was stuck in 'fight or flight' response.

Ms. Ingram responded very well with our first session. She stated feeling exhausted for the rest of the day and slept that night more than she had in weeks. Her tremors became less intense and less frequent after the first session. The treatment strategy was designed to down-regulate her nervous system, activate the parasympathetic nervous system and get her out of hypervigilant fight or flight.

I saw Ms. Ingram for a total of five sessions with the consistent treatment strategy of both down-regulating her nervous system and simultaneously fortifying the systems that had been affected by the overactive fight or flight response. Her tremor symptoms continued to improve, nearly disappearing, and her sleep continued to regulate.

If you have any further questions of me, please feel free to contact me directly.

Respectfully,

Andrew Buckner
Dancing Crane Acupuncture & Wellness

From: Cathie Miller
To: Planning; Councilor - Ward 3; Councilor - At Large; Councilor - Ward 1; Councilor - Ward 2; Councilor - Ward 4; Councilor - Ward 5; Councilor - Ward 6; sherry.durkee@sandites.org
Subject: Tonight"s meeting - NO to the Data Center - Ward 3 Resident
Date: Tuesday, January 27, 2026 3:15:06 PM
Attachments: Burdge.png

Caution! This message was sent from outside your organization. Allow sender | Block sender

Good afternoon Planning Commission, Council, and Superintendent Durkee,

Since the city is moving forward with tonight's meeting even though residents may be unable to attend (or at risk if they choose to) due to the weather, I am emailing my comments. Although I planned to attend tonight's meeting, I am stuck out of town due to weather).

I am a resident of Ward 3 and urge you to vote NO on tonight's rezoning. This is a completely inappropriate area for a "light industrial" development, the project that is driving this rezoning effort should not even be considered "light industrial", and none of this has been done transparently or with the proper research. It expressly goes against the comprehensive plan - though it appears that you will change that to justify this. That action would set an unimaginable precedent for utilizing agricultural land for industrial projects and the damage done to open land in our community will be irreversible. This land will be ruined for agricultural use for generations (if not forever). We have plenty of industrial land that needs rehabbing and if we tell google no on this land, as we should, they will review other sites.

To vote on rezoning or approval of this project with NO site plans or building renderings, NO information regarding the amount of electricity that will be used, NO impact studies (especially one not funded by the developer/end user), NO details regarding the infrastructure required or the impact/damage that will cause to many more residents, and NO transparency is irresponsible at best and a selling out our community at worst. If this project is a great idea for our community and specifically, for this space, then impact studies should show that. A project of this size should be considered carefully and transparently - the lack of enforceable agreements, firm plans, details regarding infrastructure requirement and the damage that will be caused by those, and any type of agreed upon scope for the project all demonstrate that this is not the case. All that was presented were some vague promises at the community meeting. If this is such a wonderful project, then the research should be done and hard data, not just vague outlines and numbers, should be presented.

When asked at the informational meeting what research the council had done, we were told that "some" have visited the Pryor site. "SOME", not all, just some. The Pryor site is located in an industrial park and construction has been ongoing for a decade. If that is the protoype for this project, then all assurances that the ranches and neighbors will not be affected as they fear are patently false. You cannot have heavy construction for that long and not have it affect your property value, your peace, your livestock, your air quality, and the flora and fauna of the area.

I am honestly ashamed that our city government would even consider approving a project of this scope, that affects this many lives and that is irreversible, without fully researching the consequences and inviting community input. We were told multiple times in a condescending tone that last week's meeting wasn't "required", because apparently listening to the residents you represent is optional. Not a single person that was not on the panel spoke in favor of this project. Not one. Our community has very clearly told you what we think of this project and that we do not want it at this site. Being told we're wrong with no verifiable rebuttal is ridiculous. Until the city can answer questions and show that there is a plan to vote on, no vote should be held.

I am a Sandite by choice. I moved here as a single woman in 2001 when I was 23 yrs old because I fell in love with this town and a bungalow home along McKinley Ave. I loved the community and the small town feel, and although I originally planned for it to be a starter home, I stayed to raise my son here (CPHS Class of 2021). This is NOT the Sand Springs I have grown to love and not how I expect for our

community to be treated. My home is now 101 yrs old and I am investing heavily this year in repairs and replacements that a home of that age requires. Investments that I am now hesitant to move forward with as I have significant concerns about traffic down my street. Even if most construction traffic eventually utilizes 97T, I would expect other traffic to increase on McKinley to avoid the construction vehicles. McKinley is not able to support that and my home, basement, foundation, windows, etc would be significantly damaged should McKinley need widening.

I have reached out to all council members. Not one has been able to reassure me that this would not happen (an impact study might help with that...) My councilor, Mr. Burdge, sent back the attached "we're looking into it" response and then has been silent. Councilor Barnett did respond multiple times (I've included that correspondence below), but does not actually address my concerns and actually provided false and misleading information regarding the timeline for this project. Mayor Spoon advised me to come to the meeting for answers to my questions. At this meeting, as I've mentioned, no additional information was provided - just more vague "initial plans" and more refusal to provide actual answers to questions such as the tax and financial promises made to google. We were told that they had asked for questions in advance so answers could be provided, but when this question was brought up multiple times, only a vague "payment in lieu of taxes" answer was provided and the numbers of around $100M over the next 25 yrs were thrown out again, with Supt Durkee mentioning a $1.1M per year increase to the schools. That number to the schools is incredibly low considering the scope of this project, the value of this project to google, the taxes that SHOULD be paid, and the costs to residents - both through covering google's taxes, damage to property, and loss of livelihood for those near the project, the highway, or areas where you'd like to run sewer lines (rather than dump it in the creek as originally proposed).

I urge you to vote no on the rezoning request tonight. This is not the right choice for this land, this community, or this project.

Kind regards,
Cathie

----- Forwarded Message -----
From: Cathie Miller <cathie.miller@yahoo.com>
To: Councilor - At Large <councilor.atlarge@sandspringsok.gov>
Sent: Friday, January 16, 2026 at 04:58:11 PM CST
Subject: Re: NO to the Data Center - Ward 3 Resident

I do plan to be at that meeting, but the current answers provided are vague and not helpful. If the answers to these questions are currently available, I do not understand why they are not available, in writing, now so they can be reviewed by concerned citizens.

On Friday, January 16, 2026 at 04:48:46 PM CST, Councilor - At Large <councilor.atlarge@sandspringsok.gov> wrote:

Cathie,
Plan to attend the meeting on 1/20/26. I'm certain you will get answers to your questions. A representative from Google will be present to give actual information about the proposed Project Spring. We will be able to fully engage with the public at that meeting.

Jim Spoon

Get Outlook for iOS

From: Cathie Miller <cathie.miller@yahoo.com>
Sent: Friday, January 16, 2026 2:01:29 PM
To: Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 3 <Councilor.Ward3@sandspringsok.gov>
Subject: Fw: NO to the Data Center - Ward 3 Resident
Below is my communication with Mr. Barnett that I referenced in response to your recent email.

----- Forwarded Message -----
From: Cathie Miller <cathie.miller@yahoo.com>
To: Councilor - Ward 2 <councilor.ward2@sandspringsok.gov>
Sent: Friday, January 16, 2026 at 01:59:07 PM CST
Subject: Re: NO to the Data Center - Ward 3 Resident

Hi Matt,

It appears that you were VERY "mistaken" about the timeline given the documents that have recently been made public. I would like to think that you, as a pastor, would be honest, but sadly I do not trust that at this time. The documents that have been released make it clear that he was working with a data center and that the council knew about this then (or Mike Carter was intentionally keeping information from you prior to a vote?). A letter of support was also issued on city letterhead in August. Why would the city write a letter of support for a project they had JUST found out about and had done NO research on? Either the council has not competently performed their duties, or you are all outright lying to your residents. Neither are good options and the trust and confidence in the ability of the council to make decisions that represent their residents is broken. (Documents attached)

I have received the promotional cards and listened to the State of the City - $100M over 25 yrs (ish) is not enough to justify the damage that this center will do to our residents. And, I can't even seem to get an answer on what tax exemptions have been promised to the user. If it is anything like other projects, and I assume it is since nobody wants to talk about it, those tax dollars don't come from the user - they are simply OUR tax dollars rearranged in a big shell game and taken from other areas. The assurances that the "initial" project will not use water, cause issues, etc, are empty given that the "initial" project utilizes only 10% of the land and after it is rezoned they will be able to do much more with it.The information being provided is incredibly misleading and does nothing to restore trust in the leaders of our community.

I will be at all of the meeting pertaining to this project. This project should be stopped immediately. If the council believes that a data center is of benefit to the town, then that process should be started again with full transparency and with a location that is already zoned for industrial and has infrastructure in place that will not require destroying more homeowners' properties. I'm sure you can find some industrial area that is currently a blight and not in use and actually NEEDS to be developed - much better than destroying open land and polluting it. I do not want to hear that it's fine because the developer/user will pay for infrastructure upgrades when those upgrades are likely to destroy my and/or my neighbors' homes.

No resident I have spoken with is supportive of this project. Nobody except the council and the developers want this project in this location. If your job is to represent us, then you need to vote no. If you job is to profit off of residents and ignore the public's voice, then I'm sure you'll vote however suits you best.

Thank you,
Cathie

On Sunday, December 21, 2025 at 04:42:25 PM CST, Cathie Miller <cathie.miller@yahoo.com> wrote:

Matt,

If you are saying that White Rose Partners was not included in that request, then the Project Spring website cannot be trusted to provide valid information and it seems like a very deceptive practice to keep that hidden - perhaps their info should not be trusted when they make promises about how unobtrusive and environmentally friendly this project will be??

You should definitely remember if you were told about a data center in the initial information. That is a huge detail to be 'mistaken' about. If not, and the info was there, then it seems like the council was not paying enough attention or doing proper research at the time. Hopefully you're giving this more attention now.

These explanations are in direct contradiction to each other - which means someone is not giving honest information. Either the website is misleading or your timeline is wrong. Until residents are able to determine who that is, I hope you can understand that is difficult to trust the info provided from either the council or the developer.

Again, regardless of the timeline, residents of this area do not want a data center here. The Executive Order signed last week will make local or state regulations for these types of centers basically worthless (unless those states are willing to challenge any threats of funding loss - and we all know that OK will not). Any promises made will not be enforceable and there will be very little that can be done to control it once it's there. The only way to ensure protection of our city, farmland, rivers, and lakes is to keep them out of those areas.

Thank you,
Cathie

On Saturday, December 20, 2025 at 06:28:49 PM CST, Councilor - Ward 2 <councilor.ward2@sandspringsok.gov> wrote:

The land was annexed by Alan Ringle, who owns the property. The city is pro annexation so that would be why we did an annexation, nothing was given to us about a data center in the initial annexation as I recall, but could be mistaken.

From: Cathie Miller <cathie.miller@yahoo.com>
Sent: 20 December 2025 08:50
To: Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>
Subject: Re: NO to the Data Center - Ward 3 Resident

And as a follow up, surely you can see how this seems like an odd response when the developer, known for developing data centers, clearly states that the annexation was done at their request in June. Why exactly did you think they were making that request and why was it not more fully investigated at that time before approving

annexation? While I do appreciate that you are responding (since my councilman is not), this explanation does not fit the developer's details and doesn't inspire confidence in the transparency/accuracy of information or the process.

"Yes, in June 2025, City of Sand Springs annexed the property at the request of the landowner and White Rose Partners to allow Public Service Oklahoma (PSO), whose transmission lines already cross the property, to provide electric service to the property under Sand Springs' franchise agreement with PSO. While the site is in Verdigris Valley Electric Cooperative (VVEC) territory, VVEC will not be supplying electric service to the Project's data center buildings."

On Saturday, December 20, 2025 at 08:17:06 AM CST, Cathie Miller <cathie.miller@yahoo.com> wrote:

If this did not come to you until Aug-Sep, why was the land annexed? What was the original plan for annexing such a large parcel of land outside city limits?

On Friday, December 19, 2025 at 11:04:47 PM CST, Councilor - Ward 2 <councilor.ward2@sandspringsok.gov> wrote:

I think it is important to note that the city does economic development we have went out looking for business, Olive Garden, Chili's things like that. This is not one of those things, this came to us and pretty quickly. We annexed in June, and then talk of Data Centers came into play in August - September, but everyone is afforded their right to the process. I think again, you can look at us asking for a delay of vote because we are trying to gather the info.

We are working with the end user to get more information out there for us, and the public, and we will do a full town hall meeting when we finally have some concrete answers.

From: Cathie Miller <cathie.miller@yahoo.com>
Sent: 19 December 2025 18:00
To: Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>
Subject: Re: NO to the Data Center - Ward 3 Resident
Hi Matt,

I appreciate the response, but I am far from the only resident who feels this way, and you seemed pretty dismissive at the parade (unless I completely misidentified you - if that is the case I apologize). A good number of residents don't even understand how this works and think they'll get to vote before this is approved. I'm not saying that is the council's fault as people are responsible for educating themselves, but trying to push this through before residents understand and can respond is not right.

We are not receiving good information or anything that shows that this has been fully thought out or is transparent to residents. Actions don't seem to appear in council minutes, the NDA prevents sharing this info, and even the developers don't seem to have answers (at least not honest ones that they'll share). The response I finally received from Mr. Burdge after my second email was that you "are presently looking to all the concerns of this issue and visiting sites where centers exist". With all due respect, that should have been done WAY before we got to this point. Those concerns, including the ones about McKinley Ave, should be addressed completely before any re-zoning vote is even scheduled. The fact

that this had to be delayed because nobody can seem to address these concerns adequately (including the developers) is especially frightening. And yes, I have checked out their website and don't see information that is verifiable or binding - just vague "promises". Waiting until the "site planning" stage to determine if "warranted road improvements" are required does nothing to allay my fear of a road taking up half of my front yard. Their website promises that there are no residual or continuous sounds seem to be blatantly false from all of the information I have read and seen about data centers. There are also no guarantees that once this land is re-zoned as industrial that other projects won't cause the same, or worse, issues that we are raising now.

The claims that this will generate jobs and income are vague also. How many years is this subsidized by the city and exempt from taxes? How many jobs exactly would come from our community and what will they pay? The data I have seen is not promising.

I will reiterate, this is NOT the right project for Sand Springs or our neighbors to the north. This project does NOT have the support of our community in any way and needs to be stopped now. If you truly believe a data center is right for Sand Springs then find an already industrial area to place it (though that does nothing to address the environmental impact). This land should stay agricultural.

Thank you,
Cathie

On Tuesday, December 16, 2025 at 12:51:31 PM CST, Councilor - Ward 2 <councilor.ward2@sandspringsok.gov> wrote:

Hi, Cathie! Sorry you feel that way. Feel free to call me at anytime. I would say I have heard their concern and have tried to respond to them. The issue is not a settled issue and I know there are concerns that we are still working out with the end user. I have concerns about construction on that road as well.
9189552031

From: Cathie Miller <cathie.miller@yahoo.com>
Sent: 15 December 2025 15:50
To: Councilor - Ward 3 <Councilor.Ward3@sandspringsok.gov>; Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 1 <Councilor.Ward1@sandspringsok.gov>; Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>; Councilor - Ward 4 <Councilor.Ward4@sandspringsok.gov>; Councilor - Ward 5 <Coiuncilor.Ward5@sandspringsok.gov>; Councilor - Ward 6 <Councilor.Ward6@sandspringsok.gov>
Subject: Re: NO to the Data Center - Ward 3 Resident
Good afternoon,

Since I have not received any acknowledgment of my previous email to my councilman, Mr. Burdge, I am not confident that my voice will be represented at meetings and am sending to the entire council to ensure it is recorded. I have had contact with or heard about several of you over the years (band boosters, XC, friends in Hillspring's youth group, etc) and you are men that I have trusted and respected in the past. That is being eroded with your current lack of transparency and refusal to listen to citizens. From the lack of response to the absence of reliable & verifiable information to the full dismissal when approached in a friendly manner with candy at the Christmas parade there is little to show that you are concerned with the opinions of the citizens of Sand Springs.

I could fill this email with the concerns that have already been raised (and mentioned in my original email below), but you know what those are and wouldn't read them anyway. The re-zoning of agricultural land for this project is not acceptable. Agricultural land in this community should be preserved as much as possible and should certainly not be polluted with these facilities. In addition, I am personally concerned about the construction traffic on McKinley. As a 24 yr resident of a 100 yr old home located on McKinley, I am well aware of the traffic along the road and have witnessed many accidents at the intersection of 6th & McKinley (often involving teenage drivers). My street cannot support the type of construction traffic required for this type of project and I would like straight answers regarding plans for the transportation infrastructure required to support this. Are you planning to utilize the easement and eminent domain to widen the street and place it directly at my doorstop? Should I just plan on constant noise and large trucks and vibration ruining my windows? Should I sell now before you have the opportunity to ruin my property value also?
I will end by saying that I am a resident of Ward 3 since that matters. However, the fact that you annexed a certain parcel of land but are then willing to sell out the residents around this facility by refusing to hear their concerns because they're not citizens may be legal, but it is certainly not right and is definitely not a Christian-like action (since that should matter to most of you). They are members of the Sand Springs Community who contribute greatly to our city and this facility will make many of their lives miserable and make their property almost worthless. I highly doubt ANY of you would be willing to take over their property and live in proximity to this facility. Even IF state or local regulations can be passed that may reduce the impact this has on everyone's lives, the recent executive orders issued by Trump will help developers to circumvent those.

We DO NOT WANT this data center in Sand Springs. Represent us and stop this project. Is this really want your legacy to be?

Regards,
Cathie Miller
602 N McKinley Ave

On Friday, December 5, 2025 at 05:05:15 PM CST, Cathie Miller <cathie.miller@yahoo.com> wrote:

Mr. Burdge (Coach Burdge),

I could fill this email with all of the reasons we do NOT want the data center in Sand Springs - noise pollution, light pollution, increases in electric and water prices and other costs to cover the "breaks" that the business gets, etc - but you've already heard those so I'm going to make this as short and clear as I can.

We DO NOT WANT this data center in Sand Springs. Please speak up and stand up for your residents and help stop this project.

Thank you,
Cathie Miller
602 N McKinley Ave

From: Rogers County OK Land Heritage <rogerscountyoklandheritage@gmail.com>
Sent: Tuesday, January 27, 2026 1:51 PM
To: Planning
Subject: Planning Commission Meeting 01/27/2026

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Hello!

I am urging for the postponement of the Planning Commission Meeting schedule for 01/27/2026 at 6 pm that is to be held at the Sand Springs High School.

Due to road conditions the Sand Springs Public Schools have cancelled classes for 01/27/2026.

It will be of great endangered of the general public to get out in the icy roads and travel to the planning commission meeting.

For the safety of those in the community I urge you to postpone the planning commission meeting.

Sincerely,
Kelly Boegemann
Rogers County OK Land Heritage

From: Amber Robinson Rodriguez <amberrobinsonrodriguez@gmail.com>
Sent: Tuesday, January 27, 2026 12:39 PM
To: Planning
Subject: Endangering Families to Silence Public Dissent

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To Sand Springs Leadership,

Today, Sand Springs School made the responsible decision to close schools. They did this because the roads are dangerous, and the safety of our families, students, and staff is—or should be—the top priority.

Yet, in a move that can only be described as a calculated attempt to block public participation, you are choosing to move forward with a "Special Meeting" at a venue that is officially closed for safety reasons.

Let's call this what it is: a deliberate exclusion of the public.

You are asking me to choose between the physical safety of my family on icy roads and my right to protect our home from the industrial rezoning of Project Spring. By refusing to postpone this meeting, you are ensuring that the elderly, parents with children, and those without heavy-duty vehicles are effectively barred from the conversation.

I want to be very clear on two points:

Facility Misuse: It is the School Board that allows for the use of these facilities. For the City to insist on opening a closed school building for a political meeting while telling children it's too dangerous to attend class is a slap in the face to this community. It is an abuse of the "special exception" rules for facility use.

Silencing the Outcry: Moving a meeting to a larger venue means nothing if you hold it on a day when the public cannot safely travel. This isn't transparency; it's a "backdoor deal" happening in plain sight. You are banking on empty chairs so you can push through a developer's agenda without having to look your constituents in the eye.

I demand that you right this wrong immediately. Postpone tonight's meeting. If you proceed tonight, you are admitting on the record that a data center developer's timeline is more important than the lives and safety of Sand Springs families. We are watching, we are documenting this exclusion, and we will hold every single person who allows this meeting to proceed accountable for this blatant disregard for public safety.

Do the right thing. Reschedule this for a time when the entire community—not just those willing to risk a car accident—can attend.

Sincerely,
Amber Robinson Rodriguez
918-408-9499

From: Karen Cease <karen.cease@yahoo.com>
Sent: Tuesday, January 27, 2026 12:04 PM
To: Planning
Subject: rezoning of land on north 97

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I live south of the river and I'm against the rezoning of the 825 acre property north of town from ag to light industrial. These people whose livelihoods will be forever affected if this property is rezoned is in your hands. As leaders of our community, you should be doing everything to protect your citizens and to work for them, not for your own agenda. Please vote NO.
Karen Cease

January 27, 2026

RE: Re-zoning of Agricultural Land to Industrial for Project Spring development of Data Center

Dear Planning Commission and City Council members:

I understand the importance of economic growth, and I am not anti-data center. However, the Project Spring development raises serious concerns regarding long-term impacts on our community, as so many have voiced. Rather than dwell on the same financial and environmental concerns that I also share, I'm writing today to point out the facts on how this proposed development goes against your own Comprehensive Plan and PUD Zoning Codes.

Why does the City of Sand Springs have a Zoning Code?

> According to the FAQ's on the city website: "The goal of the Zoning Code is to create a diverse community with **compatible** land uses that safeguard the public's health, safety, peace, morals, comfort, convenience, prosperity, order, and general welfare."

The Sand Springs 2030 Land Use Master Pan or the City of Sand Springs Comprehensive Plan was prepared by the City Planning Department and adopted by Council June 26, 2017, and is found on the City of Sand Springs website. The people who contributed to the process of developing the Sand Springs 2030 Plan and are still serving in office or employment are Mike Carter, Brad Bates, Jim Spoon, David Weatherford, Mike Burdge, Beau Wilson, Brian Jackson, Thomas Askew, Paul Shindel, and Harold Neal. At one time all these men participated in creating a policy document to (I quote) ***"provide guidance to City officials as they develop future budgets, plan for expansion of infrastructure and other services, and make important land use decision such as re-zoning requests"***. I have included a copy of the Land Use Designation Map which shows the proposed land, the Land Use Evaluation Matrix and Land Use Evaluation Matrix Table which **clearly indicates that the re-zoning to Industrial district is *"INAPPROPRIATE"* for Agriculture land**.

I understand this plan is not a firm or inflexible document as very deliberately stated but I think we can all agree that as outlined in the City of Sand Springs Zoning Code regulations, Chapter 12 Planned Unit Development (PUD), SECTION 12.07, D-2 (See Page 138 of the SS Zoning Codes). The Planning Commission shall conduct the public hearing and shall determine:

A. Whether the PUD is consistent with the Comprehensive Plan.
   1. As previously stated, the Comprehensive Plan clearly indicates that it would be "INAPPROPRIATE" to rezone Agriculture land to Industrial. Therefore, it is NOT consistent with the Comprehensive Plan.

B. Whether the PUD harmonizes with the existing and expected development of the surrounding area.
   1. This PUD, rezoning, or data center is SIGNIFICANTLY different from the nearby and surrounding properties.
   2. The expected development once again does not align with the long-term vision of the comprehensive plan.
   3. The proposed project will cause "significant adverse effects" on nearby properties, such as:
      a. Diminish the value and usability of adjacent land causing a negative economic impact often seen by proximity to industrial or high traffic projects.
      b. Risk of physical damage and structural integrity to surrounding homes during the blasting that would no doubt occur.

c. Diminish Livability & Use by reducing quality of life due to CONSTANT increased noise, CONSTANT light pollution, increased traffic on inadequate roads, and loss of privacy and peace for the residents in the surrounding area that invested in rural homes for that intent and purpose, for privacy, peace and quiet.
d. The introduction of a data center or rezoning to industrial would create atmospheric elements that are out of character with the surrounding environment causing visual and aesthetic degradation.
e. Lastly, Environmental & Health Hazards from air pollution, noise pollution, potential odor pollution, and groundwater contamination that could be detrimental to area homesteaders that grow their own food, the many livestock producers in the area that not only feed themselves, but also America, and fish and wildlife.

Based on these facts, this PUD does NOT harmonize with the existing and expected development of the surrounding areas.

C. Whether the PUD is a unified treatment of the development possibilities of the project site.
This PUD is **NOT** a unified treatment of the development possibilities of the project site.
1. It does not cohesively integrate all aspects such as homes, open space, farming, nature, or infrastructure into a single, well planned **whole**; because once again as indicated in your comprehensive plan and I think the ONLY thing that WE THE PEOPLE agree with you on and that is, IT IS INAPPROPRIATE TO RE-ZONE AGRICULTURE LAND TO INDUSTRIAL.

D. Whether the PUD is consistent with the stated purposes and standards of this chapter.
1. Comprehensive Plan Consistency: This PUD does not adhere to the city's overall development goals, policies and land use plans. As stated, several times, it is "INAPPROPRIATE" to re-zone agriculture land to industrial.
2. Purpose Alignment/Standards/Compatibility: This PUD does not harmonize with the existing and expected development of the surrounding areas and is not compatible with adjacent properties in terms of design, landscape, intensity, traffic generation, and infrastructure. Lastly, area roads that are not maintained by the City of Sand Springs can not support the proposed development.
3. Unified Treatment: This PUD does not demonstrate it is a "unified treatment of the development possibilities of the project site". It is impossible to cohesively integrate any industrial zoned industry with homes, farm and ranch lands, nature, or open natural space.

My intent in this letter is to remind you what the vision of Sand Spring is based on the comprehensive plan, that it is in fact a policy in place to serve as a guide when your vision has been clouded. I urge you to seek the depths of your souls, and ask yourselves – Would you want this in your back yard if you were not reaping any benefits? If the answer is no, then your vote should also be no, and I am trusting you to do the right thing and oppose this project and advocate instead for a development that is transparent and beneficial to ALL of Sand Springs, not the select few.

If Sand Springs MUST have a data center, might I suggest transparency, consideration of the residents, and APPROPRIATE location selection in an existing industrial area like the superfund site off Morrow Rd that is 200+ acres of INDUSTRIAL zoned property. See attached for site information.

Thank you for your time and consideration,

Julana Compton-Bennett
4th Generation of 5, Beef Producers near the proposed development
3 Generations of Sandites

Table - Land Use Evaluation Matrix

Base Zoning Districts	Land Use Districts						
	Parks and Recreational	Public/ Institutional/ Quasi-Public	Residential	Transitional	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)	Allowed	Allowed	Allowed				
Residential Estate (RE)	Allowed	Allowed	Allowed				
Residential Single Family (RS-1)	Allowed	Allowed	Allowed				
Residential Single Family (RS-2)	Allowed	Allowed	Allowed				
Residential Single Family (RS-3)	Allowed	Allowed	Allowed				Allowed
Residential Duplex (RD)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Townhome (RTH)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Multi-Family (RM)	Allowed	Allowed	Allowed	Allowed	Allowed		Allowed
Office Light (OL)	Allowed	Allowed		Allowed	Allowed		Allowed
Office Medium (OM)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial Shopping (CS)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial General (CG)	Allowed	Allowed			Allowed	Allowed	
Commercial High Intensity (CH)	Allowed	Allowed			Allowed	Allowed	
Industrial Light (IL)	Allowed	Allowed			Allowed	Allowed	
Industrial Medium (IM)	Allowed	Allowed				Allowed	
Industrial Heavy (IH)	Allowed	Allowed				Allowed	

Allowed – The zoning district is appropriate within the land use district.
Blank Cell – The zoning district is inappropriate for the land use district indicated.

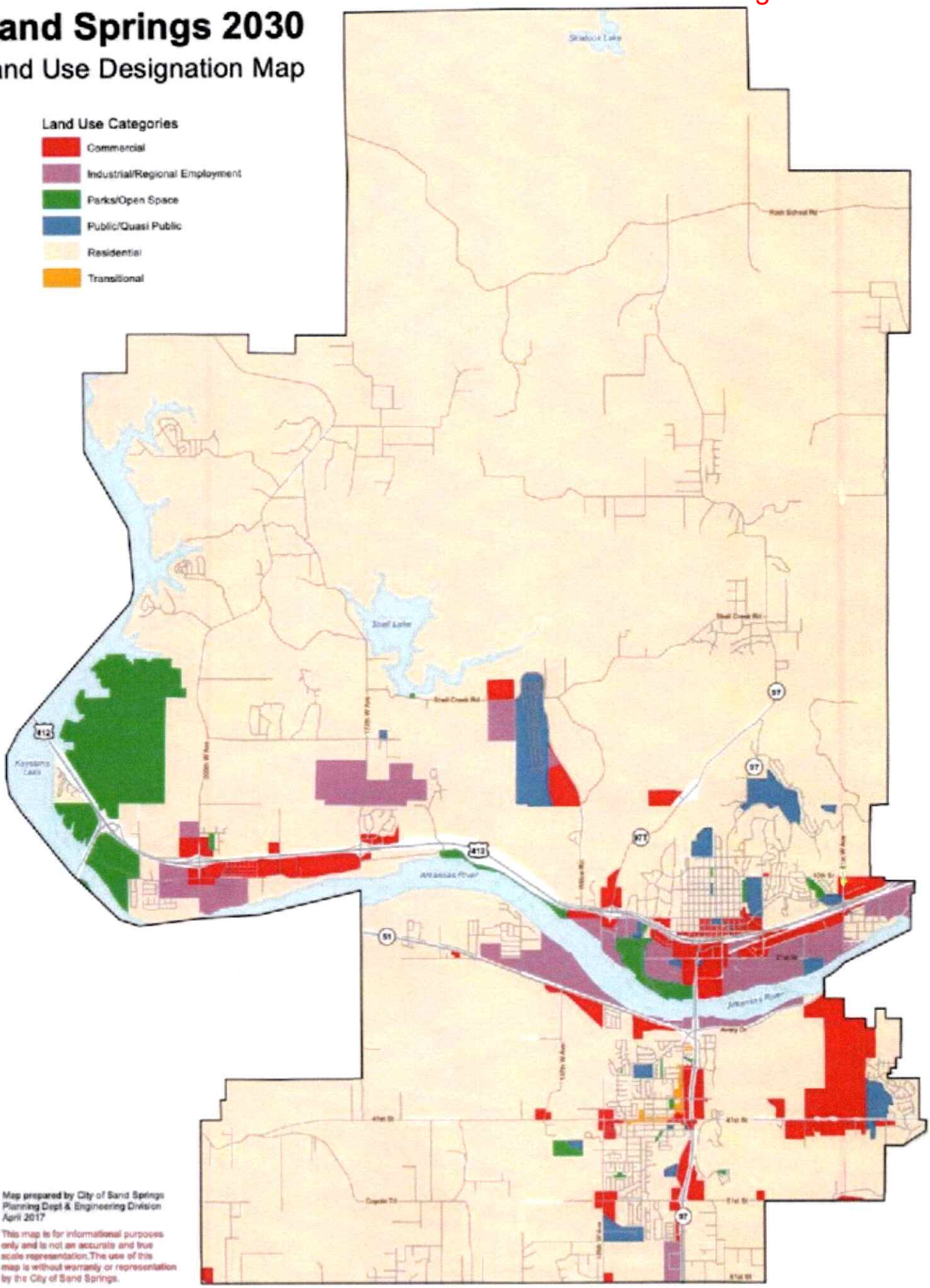
Land Use Evaluation Matrix

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.

Sand Springs 2030

Land Use Designation Map



Site Information

- **Location:** Sand Springs, Tulsa County, Oklahoma
- **Township and Range:** Section 13-14, Township 19N, Range 11E
- **Latitude/Longitude:** 36.13104600, -96.10323083
- **Site Type:** Refinery/Solvent Recycling
- **National Priorities List:** Final Listing Date - June 10, 1986
- **Area:** 0.37 square miles/235 acres
- **Current Status:** Cleanup complete



Contact Information

- **Cleanup Oversight Agencies:** EPA, DEQ, and Atlantic Richfield Company (ARCO)
- **Lead Agency:** EPA
- **Office:** DEQ, Land Protection Division, (405) 702-5100
- **DEQ Site Project Manager:** Makenna Hartman, (405) 702-5159
- **DEQ Press Contact:** Skylar McElhaney, (405) 702-7167

From: scott.troy@morelaw.com
Sent: Tuesday, January 27, 2026 1:39 PM
To: Planning
Subject: Data Center

Caution! This message was sent from outside your organization. Allow sender | Block sender

Dear Sir/madam: It is my sincere hope that you will reject the proposed Data center. These facilities have wreaked havoc in other areas of the country, and the full environmental impact has yet to be determined. Please resist the lure of money that may never be realized and the human cost of this massive facility. Should any elected official vote to approve this project, I assure you every legal means will be pursued to prevent it. Thank you, Scott Troy

From: Matt DeChaine <dechaine7@gmail.com>
Sent: Monday, January 26, 2026 6:08 PM
To: Planning

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Thank you for your hours devoted to the City of Sand Springs. I imagine that it can be a thankless job where the majority of feedback received is negative, but a lot of great things have been happening in our town as a direct result of your efforts. The road construction project has turned out incredibly, and we have more storefronts and restaurants than ever before. I can't think of enough good things to say about the teachers and staff in our school system, and our three children enjoy going to school and are excelling in class. The new school administration building looks great as does the triangle. If we had a Home Depot or a Lowes, I would never leave town! You are truly helping Sand Springs continue to be a great place to live.

I have had the opportunity to attend several meetings regarding Project Spring and I believe you might feel worked over after those.The people against the project can be emotional, but please don't hold that against them. They are scared of the potential changes to their way of life, and I am too. I have no direct bias against data centers and I acknowledge their value, but I do admit that online research combined with negative news articles from other parts of the country are concerning. I didn't know what a data center was until attending the meeting held at The Canyons, so I don't pretend to know much about them, but I do take a pause regarding one in the specific area proposed. I know that you must be doing extensive third party research, and that respondent fatigue can lead to both unconscious research biases and cognitive biases one way or another, so I commend your efforts to prioritize educated choices over potential dollar signs.

I wonder if you have addressed the following during your meetings: the effects of lights and noise on a rural environment. You probably already have so I'll be brief; please hear me out. A change in perspective may be needed for this consideration, as I am not simply addressing the data but also psychological effects of that data.

People who have chosen to live in agricultural areas have often done so, in no small part, to be able to experience less traffic, less noise, and fewer lights. This decision often requires more sacrifices than living in town, and some spend life savings to provide this lifestyle for their families. We did not make the decision flippantly. We have opted for longer driving times, higher mileage on our vehicles, higher fuel bills, and less convenience, to be able to stand on our property at night enjoying the stars and the quiet of the outdoors. The proposed decibel level of 60 or 65 decibels at the fence line is described as the sound of normal conversation, but consider how loud normal conversation would seem if you sacrificed for peace and quiet only to have your new neighbor move in and incessantly stand at your fenceline for business meetings. It is a silly example, but take time to really consider the effects of a situation like that.

If you had not yet considered this aspect of the project, studies on the effects of noise pollution on mental health are worth reviewing, as many can be directly applied to this situation.

Consider that it is so quiet out here, that on certain nights we can hear the train whistles as they travel down Charles Page Boulevard (for context, that is a 21 minute drive), and how 60 decibels might be perceived in an environment so quiet. Consider also that noises of 65 decibels and louder are considered noise pollution by the W.H.O. Consider that you are being given this decibel research by the people who will benefit most, and compare that to what independent studies show. We have all sat through sales calls, so I wonder how much their data is tweaked for positive slant. Additionally, the light pollution is concerning to some extent, but I am confident that it depends on the tree lines and structures at each project, as well as lighting units selected by engineers or contractors.

To conclude, data centers belong in an area already designed for industrial use, not rural pastures, so Project Spring is not the right method for increasing commerce in Sand Springs (if it would) at this point in time, but I fully believe that another opportunity will arise for us in short order that will allow our town to grow in a healthy way, that takes no ill effects on any of our neighbors. Thank you for taking the time to consider these points. Stay warm and safe this week!

Best Regards,
Matt DeChaine

From: Kyle <protectsandsprings@gmail.com>
Sent: Monday, January 26, 2026 5:35 PM
To: Pam Warren
Cc: Planning
Subject: Re: Follow-up on a physician's recommendation

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Thank you Pam and yes I did read the email and supporting documentation. It is all very helpful and just another reason why they should not be moving forward.

On Sat, Jan 24, 2026 at 3:02 PM Pam Warren <pwarren5375@gmail.com> wrote:

> I am reminding you to please read the email I sent on Thursday with facts provided by a physician concerning health risks associated with a data center. I am requesting that you stop any advancement of Project Spring until a comprehensive, independent environmental and health impact assessment is completed. I firmly believe that is vitally important for the Rock community and the entire population of our city of Sand Springs. Please represent the city and our rural community.
>
> Pam Warren

From: kizziajr@att.net
To: Councilor.word3@sanddpringsok.gov; Planning
Subject: Project Spring
Date: Tuesday, January 27, 2026 12:46:43 PM

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January 26th, 2025

Mr. Burdge,

My name is Charles Kizzia. I currently own and reside at 604 N. Roosevelt, Sand Springs, OK 74063, in Sand Springs Council District -Ward #3. I am writing to express my deep and sincere opposition to the Sand Springs Data Center.

I have attended community information sessions and have taken the time to listen to both sides regarding the issue at hand. I am impressed with the amount of information provided, but after reviewing it and doing my own research, I have some major concerns about this project.

My primary concern is the plan's lack of definitiveness. In absolutely no other setting would it be appropriate to make such a major decision with limited facts, specifics, and an immeasurable number of oral promises. If I have learned one thing in life, it is that if specifics are not in writing, included in the agreement, then it doesn't matter. Not only are the specifics unknown, but we also don't know the environmental impacts of data centers or the long-term impacts on human health.

Practically speaking, if the entities involved in this project do not hold up their end of the deal, what then? What average Sand Springs citizen has the financial resources to bring a legal action to enforce the promises that were made? Realistically, what are their chances of success? The answers to these questions are obvious; it is very unlikely anyone in Sand Springs will be able to hold the people making the oral promises accountable. The citizens of Sand Springs will have to live with the consequences of whatever happens.

It was mentioned several times in the public meeting that the Data Center would benefit Sand Springs in various ways, specifically by "bringing us up to the level of Owasso, Jenks, and Broken Arrow". The truth of the matter is that Sand Springs is a unique place, and I strongly oppose trying to make it into anything that resembles one of the communities that were mentioned.

I have served on various boards and have a clear understanding of the dynamics and pressures that come with making decisions that impact others. However, I would encourage you to listen to the people that you represent. Remember, a true leader has the confidence to stand alone, the courage to make tough decisions, and the compassion to listen to others' needs. If this is not something that you would build in your own backyard, then it is not something that

needs to be built in this community.

I truly believe this will be a catastrophic move for the City of Sand Springs. As a citizen of Sand Springs and Ward #3. I respectfully request that you oppose the continued development of Project Spring until the oral promises are addressed in writing and the environmental impacts have been relisted to the public.

Sincerely,

Charles Kizzia


Virus-free.www.avg.com

From: Pam Warren <pwarren5375@gmail.com>
Sent: Saturday, January 24, 2026 3:02 PM
To: Planning
Cc: protectsandsprings@gmail.com
Subject: Follow-up on a physician's recommendation

Caution! This message was sent from outside your organization.

I am reminding you to please read the email I sent on Thursday with facts provided by a physician concerning health risks associated with a data center. I am requesting that you stop any advancement of Project Spring until a comprehensive, independent environmental and health impact assessment is completed. I firmly believe that is vitally important for the Rock community and the entire population of our city of Sand Springs. Please represent the city and our rural community.

Pam Warren

From: Timbo Slice <timlewiskelly@gmail.com>
Sent: Saturday, January 24, 2026 12:49 PM
To: Planning
Subject: Concerning the zoning of Agriculture Land

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Hello, My name is Timothy Kelly. I live at 806 N Ash Ave in Sand Springs

We should protect our agricultural land and avoid air and light pollution in our beautiful Sand Springs.
I oppose the re-zoning of our land to light and industrial.

These tech giants are known to come into small communities
and have little regard for pollutants and the communities that they exploit.

For the sake of our community, and the health and well-being of our residents,
I would ask that you consider voting down this proposition.

Thank you,

A concerned citizen

From: Jenna Coons <coonsjenna@gmail.com>
Sent: Saturday, January 24, 2026 12:45 PM
To: Planning
Subject: Please vote against the rezoning and the data center

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Hello,

My name is Jenna Coons, I live with my husband at 806 N Ash Ave. in Sand Springs, and I would like to state my disapproval for both the rezoning of the land in northern Sand Springs, and the data center project.

I have several concerns with the project, but to name one which is at the top of my mind, I worry about what such a data center would do to our power grid. My understanding is that power outages could become more frequent, and that is no small inconvenience for us. It gets very hot in the summer, and my husband has an autoimmune disease which causes him pain and discomfort even in mildly warm conditions, so keeping the house cool is essential. Furthermore, losing power is a major disruptor for both of us as we both work on our computers, so power and internet access is a necessity.

I know that so many others would have exactly the same kinds of problems. People who are elderly, disabled, or don't have a strong support network all rely heavily on services to be uninterrupted.

Please vote against the rezoning and the data center project!

Thank you for taking the time to read my message.

- Jenna

From: Victor Wolf <leslyisacid@gmail.com>
Sent: Friday, January 23, 2026 9:35 PM
To: Planning
Subject: Statement of Opposition to Data Center from Resident

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My name is Victor Wolf. I live on 1317 N. Main St. near the northern edge of town. I spent a few hours writing this, and it would mean a lot to me if you'd read it through. If you don't, put me down in the "strongly oppose the data center" camp. I also implore you NOT to listen to what Google is telling the city about this specific project: that it won't pollute the water or air, etc. Instead, look at what has happened with other data centers. There is massive pollution from each one. The 9th biggest company on Earth will not treat us specially.

My wife and I moved here after 7 years of living near a refinery in a bad part of West Tulsa. I fear that proximity to industry has caused many of the health issues I now suffer from, including debilitating chronic migraines. I am terrified of what this data center, or any light/industrial project going in only five miles north of me, could do to our peace of mind and health. I strongly oppose the rezoning of that land, especially for a data center. Sand Springs is self-sufficient and vibrant without it. We as a community don't *have* to grow. Growth is good when it's healthy, cancerous when it's not.

This house and property are our paradise. It's only 1200 sq ft with a 1/3 acre lot, but we can smell the earth and the woods, and the stars are much less light-polluted. For the first year here I thought every day: I can't believe how lucky we are. I really did. I still do sometimes. But since learning about Project Spring, the dream became a nightmare—we fear skyrocketing electricity costs, water shortages, noise from construction vehicles (highway 97 runs right behind us), air pollution, and water pollution. I have suffered already from severely disrupted sleep and hemorrhoids due to my anxiety about this project. We never would have moved here if there was a data center, or if that land was used for any kind of industry.

Google has already confirmed diesel backup generators. Those put out *so* much more pollution than diesel powered vehicles. There are skyrocketing asthma and cancer rates near other data centers. The slightest north wind would send that particulate and stink to my home. Every single article I've read about people who live within ten miles of a data center speaks of how their air and water are polluted. The noise pollution reaches for miles. I've read that Amazon's older data centers are being linked to skyrocketing cancer rates for those who live nearby.

I'm so scared for the people who live right near the Project Spring site, who will quite literally have their lives ruined by such a rezoning. They have been lucky to live on such beautiful properties. That data center, or any industrial project, would tank the value of their land. No one will want to live there, so more industry will come—they'd be the only ones willing to buy those properties. That whole area could become just Zinc Ranch and a few thousand acres of smog-makers. The forests leveled, wildlife and migratory birds dead and gone. Why would we want this? Are the town's finances suffering so much we're willing to poison ourselves? North Sand Springs would become a polluted nightmare like the place

I lived in Tulsa, except now my wife and I and so many others would be trapped in a mortgage with sinking property value and rising costs of living.

Consider what this development is really for. There are, right now, enough data centers to run the internet, as is evidenced by the internet running just fine. Companies can start deleting Youtube videos and Tiktoks if we need more data storage, rather than covering the entire earth in warehouses of computer chips. These new data centers going in everywhere aren't even for use upload storage, they're for the *hope* these companies have that AI usage will skyrocket, since they've invested literally a trillion dollars combined in the technology. AI use dropped in 2025 for the first time since Chatgpt launched! If AI is a bubble and it bursts soon like some analysts predict, then we have 800 acres of forest zoned for light/industrial. There's no going back.

The night sky is, admittedly, a smaller thing, but the thought of no more stars makes both my wife and I feel sick to our stomachs. The back patio is her sanctuary in the summer when she gets off work late at night.

So I'm begging you to consider what kind of community we want to be. Do we want to expand relentlessly? Raze forests and habitat and wildlife to build an 800 acre parking lot and server farm that will poison us, all for a couple hundred jobs at most? Six years of noise polluting construction traffic? All so people can make AI deepfake videos and have the computer write emails for them? Or do we want to be a place where people want to live. A little suburban, close to Tulsa, but still at its heart a small town.

-Victor Wolf

Outlook

NO DATA CENTER

From Taylor Ashlock <taylor.ashlock@skylinerealtyok.com>

Date Thu 1/22/2026 8:22 PM

To Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 1 <Councilor.Ward1@sandspringsok.gov>; Councilor - Ward 2 <Councilor.Ward2@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>; Planning <Planning@sandspringsok.gov>

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Councilmen & Planning

Put the data center in an already industrialize area... not in agricultural land!

Working as a local real estate agent for 5 years and working with the Sand Springs Indian Education Department, I've learned a lot regarding myself, my Community, and the natives of our country. I have a drop of Cherokee which if you saw me… it's a drop. But one thing I've witnessed and learned is our natives have a very good understanding of respect. They embody respect. They respect the Creator, people, the land, the resources of the land… animals… water- the rivers, creeks, and streams and specifically to Osage County our sandstone rocks that many of the homes including mine are made from. In Osage County, the Osage tribe will not allow you to sell or remove the sandstone rocks without major repercussions and a sometimes a fine. The data center that Ringle is trying to put into our rock community doesn't show an ounce of respect to the surrounding, to the fellow neighbors who live nearby… he doesn't even live out here anymore as he sits in his new home off McKinley Ave and Osage Dr which happens to be within City of Sand Springs city limits…just south of the golf course. This project simply respects the pocketbooks of those involved in it and those who will benefit from the profit of the tax revenues from it as well. I understand the tax revenue will help with education and maybe other things for the City of Sand Springs however we CAN find other ways than the Data Center. The Rock Community which is not represented by this council if you just glance at the district maps…you can see that. This data center will directly hurt our property values because NO BODY WANTS TO LIVE NEXT OR NEAR A DATA CENTER, POWER PLANT OR ANY SIZE OF A FACTORY PLANT. We moved out here to enjoy the countryside, the peace and enjoyments of Mother Nature and breathe the fresh air without the pollution of town things. This Data Center is a direct threat to all that which Ringle conveniently doesn't have to drive by every day or look at it or see the repercussions of it like we WILL have too... potentially none of you do like we do. Ringle and you all (potentially) won't have it deal with the influx of construction vehicles and the breakdown of our roads which we already struggle with because we are county… the large blasts and diesel generators ... we -rock community- will have to deal with it.

We moved outside the city limits to get away from the town things, the businesses, people, lights and traffic… we enjoy our ranches and farms and open pastures were our horses, cattle and other livestock have area to roam as well as our children and where we drive down the road and appreciate our fellow neighbor's property and country side. We do not bother others so why is Ringle and the city- YOU- coming into our area and disturbing our peace? What did we do to deserve this? You have done a great job growing our city, giving us improvements where needed but THIS? Data Center by Google is NOT required to keep Sand Springs great. We do not want to be like Owasso or Broken Arrow. Many of our new neighbors are people from those areas escaping that chaos... why bring this into our town and ruin it? Are you ready to buy us out of our properties so we can relocate less where? There is a HUGE chance that if the center goes in up here, we will get a 1/3 of our property value at the time of sell IF WE CAN EVEN SELL THEM.

Please respect our wishes to deny this data center from entering our quaint community instead of respecting the wishes of the ones who will simply profit from this. Our 500 neighbors of Rock Community MATTER. There's more to life than money. Money doesn't make you happy… it's the root to all things evil and the Creator, our God, gave us the Earth to allow us to prosper and let it nurture our minds, body, and spirit and to appreciate what we have. He isn't making any more land… trust me, as a real estate agent that would make my life easier for clients. What we have today… is all we have, please do not waste it on this nonsense.

Local Real Estate Agent of Osage County, Rock Community, and Citizen of Sand Springs...

Taylor Ashlock

Get Outlook for iOS

From: Pam Warren <pwarren5375@gmail.com>
Sent: Thursday, January 22, 2026 8:49 PM
To: Councilor - Ward 3; Councilor - Ward 5; councilor.ward6@sandsprings.ok.gov; Councilor - Ward 4; Councilor - Ward 1; Planning; Councilor - Ward 2; Councilor - At Large
Cc: Sherry Durkee; protectsandsprings@gmail.com
Subject: Request to Deny or Delay Vote on Proposed Data Center – Public Safety and Community Risk - Facts provided by physician

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City Councilors and Planning Commission

I am writing to urge you to **deny, or at minimum, delay,** approval of the proposed data center planned near our agricultural community in Osage County.

This decision is not a short-term development choice. It is a **30-year industrial commitment** that permanently affects land use, water, power, and quality of life. Once approved and built, there is no meaningful way to reverse it if problems arise.

While potential revenue for the city and schools has been discussed, **no financial benefit justifies exposing residents to preventable risk**, particularly in a rural area where many families rely on private wells and already have limited access to healthcare. Economic development should not come at the cost of long-term public safety.

The concerns outlined below were provided to me by my daughter, **Dr. Nicole Warren**, an Emergency Medicine physician and faculty member at the University of Miami School of Medicine and a graduate of Charles Page High School. These points are based on established public health data, peer-reviewed medical research, and real-world clinical outcomes, not speculation or internet sources.

Documented risks relevant to this project include:

- **Power outages and generator use:** Published disaster reports from 1991–2009 show disaster-related carbon monoxide poisoning has caused nearly **1,900 reported cases and 75 deaths**, with backup generators identified as a leading cause. A 2025 Pediatrics study found that even **four hours without power in one day increased pediatric emergency visits for carbon monoxide poisoning by at least 50%.**
- **Diesel emissions:** The EPA confirms diesel exhaust worsens asthma, respiratory disease, and heart conditions, with children and older adults at higher risk. Medical literature links diesel emissions to both acute respiratory irritation and long-term particulate health harm.

- **Private well vulnerability:** CDC surveillance shows that drinking-water outbreaks between 2015–2020 caused over 2,100 illnesses, 563 hospitalizations, and 88 deaths, with private water systems involved in a significant portion. Unlike municipal systems, private wells are not regulated or continuously monitored.
- **Water contamination pathways:** The EPA warns that heavy metals and nitrates in drinking water can cause serious illness, organ damage, cancer risk, and infant methemoglobinemia ("blue baby syndrome"). Large industrial projects increase potential failure points including fuel storage, chemical storage, stormwater runoff, and wastewater handling.

History shows us that **environmental risks are often minimized at the time of approval and recognized only years later**, when the damage is already done. Lead in drinking water, MTBE gasoline additives, and diesel exhaust were all once considered acceptable. Today, we know better. PFAS is the most recent example of a risk that went largely unregulated for decades before its health impacts were fully acknowledged. Kate Franco from Google suggested no PFAS but do we have that in writing? How can we hold them to that? The simple truth is we cannot.

This community depends heavily on groundwater. **Water does not respect property lines.** Even when discharge is technically "contained," all runoff and subsurface flow ultimately enter the same watershed. Once a well is compromised, families bear the cost, not the developer.

It is also deeply concerning that all of the people most affected by this project **do not live within city limits and do not have a vote,** yet they will live with the consequences. That imbalance alone warrants caution.

For these reasons, I respectfully ask you to:

1. **Deny approval of this project,** or
2. **Delay any vote** until a comprehensive, independent environmental and health impact assessment is completed, specifically addressing:
- Water sourcing and drought contingency
- Private well monitoring and baseline testing
- Diesel generator testing schedules and emissions
- Air quality and noise impacts at the property line
- Long-term liability and enforcement mechanisms

A short delay to ensure due diligence is reasonable.
Approving a project that introduces permanent risk without full evaluation is not.

Please choose caution, transparency, and protection of the community you serve.

Thank you for your time and your responsibility to safeguard our residents and our land. And mostly our future generations. The economic positives DO NOT outweigh the risks.

Sincerely,
Pam Warren
Rock Community
Osage County, Oklahoma

Information reviewed with:
Nicole Warren, DO
Emergency Medicine Physician
Sepsis Quality & Safety Committee
Faculty, University of Miami Miller School

From: Brad T. Bates
To: Cynthia A Webster
Subject: Fw: Data Center Plans
Date: Thursday, January 22, 2026 1:07:53 PM
Attachments: Outlook-nnw2kfi5.png

Please include in the backup.

Brad Bates

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

Sand Springs
OKLAHOMA

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

Sand Springs
OKLAHOMA

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 Sandsprings, 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.

From: Brad T. Bates
To: Cynthia A Webster; Janice Almy; Dawn M. Gilmartin
Subject: Fw: Project Springs
Date: Wednesday, January 28, 2026 2:54:00 PM
Attachments: Outlook-1sxhwzcn.png

New Email

Brad Bates

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

Sand Springs
OKLAHOMA

From: Tyler Beck <tyler@primeopportunitiesllc.com>
Sent: Wednesday, January 28, 2026 11:18 AM
To: Brad T. Bates <Brad.Bates@sandspringsok.gov>
Subject: Project Springs

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Hello Brad,

I am reaching out today to voice my formal disappointment in your approval for this data center project. When you fail to listen and abuse the trust the citizens having entrusted you with, it should prompt a real reflection on your decisions. I encourage you to seek moral guidance.

I may not have a vote in your municipality, but unfortunately I have to share the same aquifer as you. Allowing IN WRITING, your letter of support to siphon off a minimum of 3 million gallons of water and up to an astounding 11 million gallons per day, shows you clearly only care about your pocket book.

My education is in Construction Management and my experience is in infrastructure and development. The White Rose Group is LYING to you.

This is going to be met with more resistance than you ever anticipated. I encourage you to reconsider this project where it will be detrimental to all your neighbors.

Thank you for your consideration. May God have mercy on your soul.

Sincerely,

Tyler Beck

office - (918) 992-SELL x1
cell - (913) 909-9230

C4

City of Sand Springs Agenda Form

Meeting Date: FEB 3, 2026 **Agenda:** City Council **Item:** Regular

Signature Items: Yes **Presented by:** Brad Bates, Asst. City Manager

Subject: Resolution 26-12 - Comprehensive Plan Amendment SSCPA-007

Item #: _____ **Cost:** _____ **Recommendation:** Approval

Finance Review: No **Legal Review:** Yes **Department Head Review:** No

Synopsis:

Requesting approval, denial, amendment, or revision of Resolution No. 26-12, a resolution to amend the Sand Springs Comprehensive Plan from a Residential Land Use Designation to an Industrial/Regional Employment Land Use Designation on 826+ acres, all located on lands in Sections 2 and 3, Township 20 North, Range 11 East and Sections 33, 34, and 35, Township 21 North, Range 11 East in Osage County, Oklahoma, commonly known as being at approximately 56th Street North and Highway 97 in Osage County, City of Sand Springs, Oklahoma.

Details:

City Council will review proposed Resolution 26-12 to amend the Sand Springs Comprehensive Plan from a Residential Land Use Designation to a Industrial/Regional Employment Land Use Designation.

An informational meeting was held on January 20, 2026 in the Charles Page High School Cafeteria. The Sand Springs Planning Commission at a Special Meeting on January 27, 2026. The Planning Commission heard comments from City Staff, the applicant, the Project Design Team and members of the public. The Planning Commission made a motion to recommend approval to City Council the requests by a vote of 6-1-0.

For an in-depth analysis of the Comprehensive Plan Amendment please reference the Planning Commission Staff Report provided.

Attachments:

Application, Case Maps, Comprehensive Plan Map, Letters of Support & Opposition, Staff Report, Supplemental Citizen Information, and other materials.

RESOLUTION 26-12

A RESOLUTION TO THE SAND SPRINGS COMPREHENSIVE PLAN LAND USE DESIGNATION MAP FROM RESIDENTIAL TO INDUSTRIAL/REGIONAL EMPLOYMENT LAND USE DESIGNATION, ON TRACTS OF LAND LOCATED IN SECTIONS 2 AND 3, TOWNSHIP 20 NORTH, RANGE 11 EAST, AND SECTIONS 33, 34, AND 35, TOWNSHIP 21 NORTH, RANGE 11 EAST, OSAGE COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED BELOW, REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH.

WHEREAS, the Sand Springs Planning Commission is required to prepare, adopt and amend, as needed, in whole or in part, an Official Comprehensive Plan, including the Land Use Designation Map, whose purpose is to guide the physical development of the City of Sand Springs Planning Area; and

WHEREAS, the Sand Springs Planning Commission held a Public Meeting on January 27, 2026 to hear and consider a Comprehensive Plan Land Use Designation Map Amendment from Residential to Industrial/Regional Employment Land Use Designation; and

WHEREAS, the Sand Springs Comprehensive Plan Land Use Designation Map Amendment shall apply to the following described tract of land 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

DRAFT

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.

WHEREAS, said Comprehensive Plan Land Use Designation Map change was found to be consistent with the goals and objectives of the plan, and in the best interest of the residents of the City of Sand Springs;

WHEREAS, the Sand Springs Planning Commission voted at their January 27, 2026, meeting to recommend approval to City Council of the Comprehensive Map Amendment;

WHEREAS, the City Council of the City of Sand Springs held a meeting which included an agenda item on the Comprehensive Plan Land Use Designation Map Amendment on February 3, 2026;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sand Springs, Oklahoma, that the Comprehensive Plan Land Use Designation Map Amendment (SSCPA-007) is hereby adopted as prepared and presented before the City Council for the City of Sand Springs, Oklahoma, and that resolutions or parts of resolutions in conflict herewith are repealed.

APPROVED, this 3rd day of February, 2026.

DRAFT

James O. Spoon, Mayor

ATTEST:

Janice L. Almy, City Clerk

APPROVED AS TO FORM:

David L. Weatherford, City Attorney

DRAFT

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 form 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.

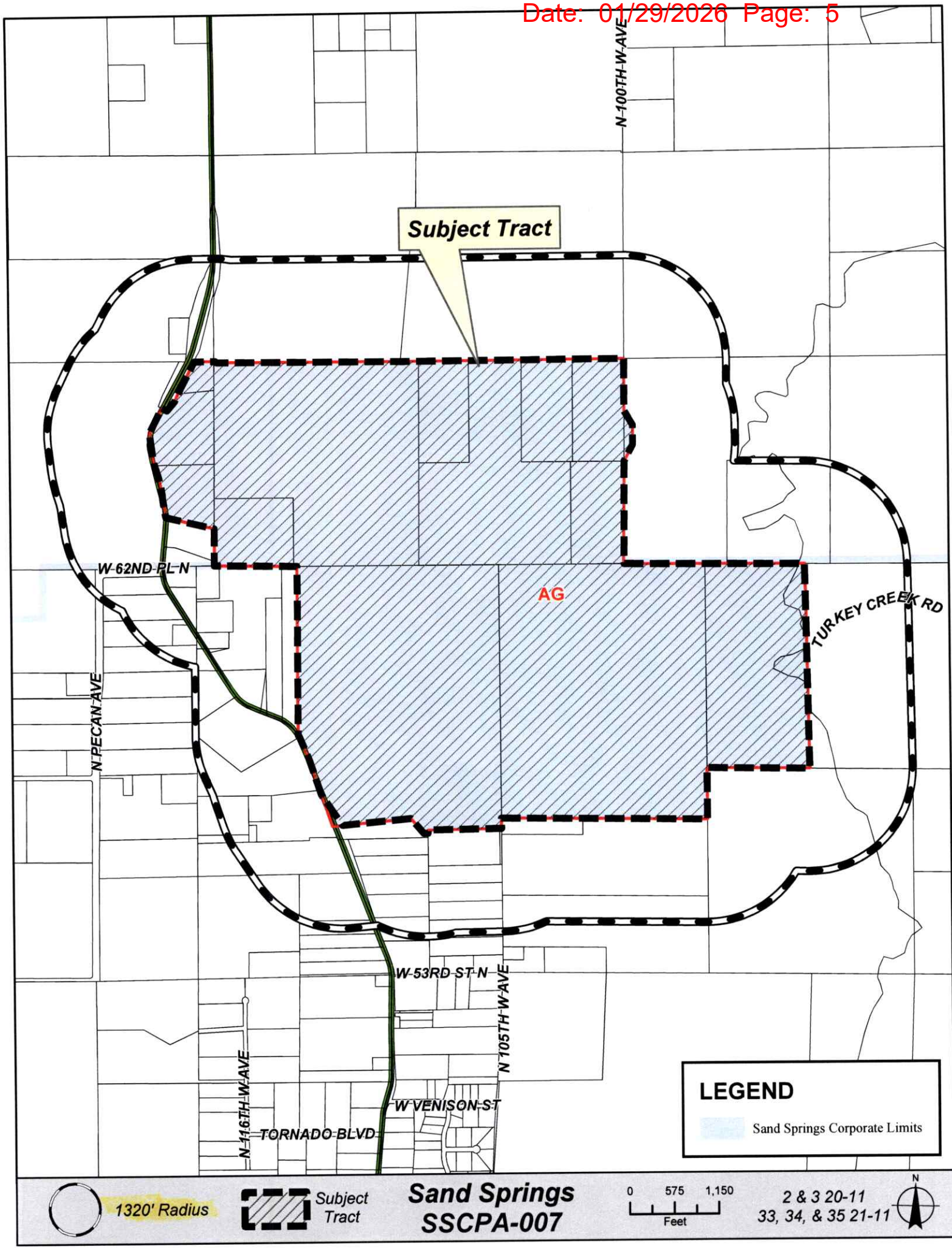
Industrial Heavy (IH)
1. PUD if abutting an area designated for residential or transitional uses; or abutting an area zoned for residential uses or being used for residential purposes.

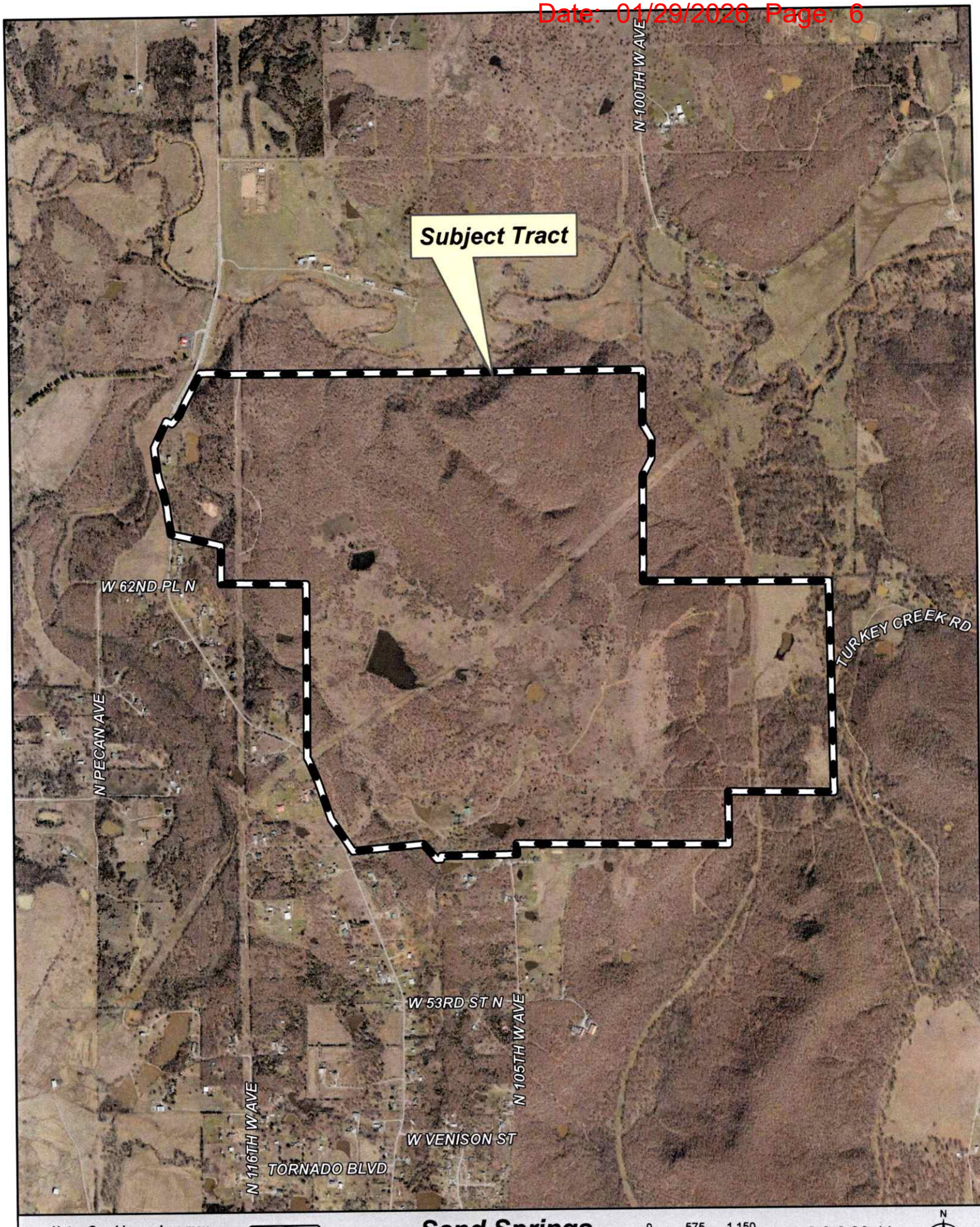
The applicant is requesting a change to the Sand Springs Comprehensive Plan from residential to industrial light. Simultaneously, the applicant is requesting to rezone the property from AG to IL with a Planned Unit Development (PUD) Overlay for development purposes. The Future Land Use section of the 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.


N-100TH-W-AVE
Subject Tract
W-62ND-PL-N
AG
TURKEY CREEK RD
N-PECAN-AVE
W-53RD-ST-N
N-105TH-W-AVE
N-116TH-W-AVE
W-VENISON-ST
TORNADO-BLVD
LEGEND
Sand Springs Corporate Limits
1320' Radius
Subject Tract
Sand Springs
SSCPA-007
0 575 1,150
Feet
2 & 3 20-11
33, 34, & 35 21-11
N



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025

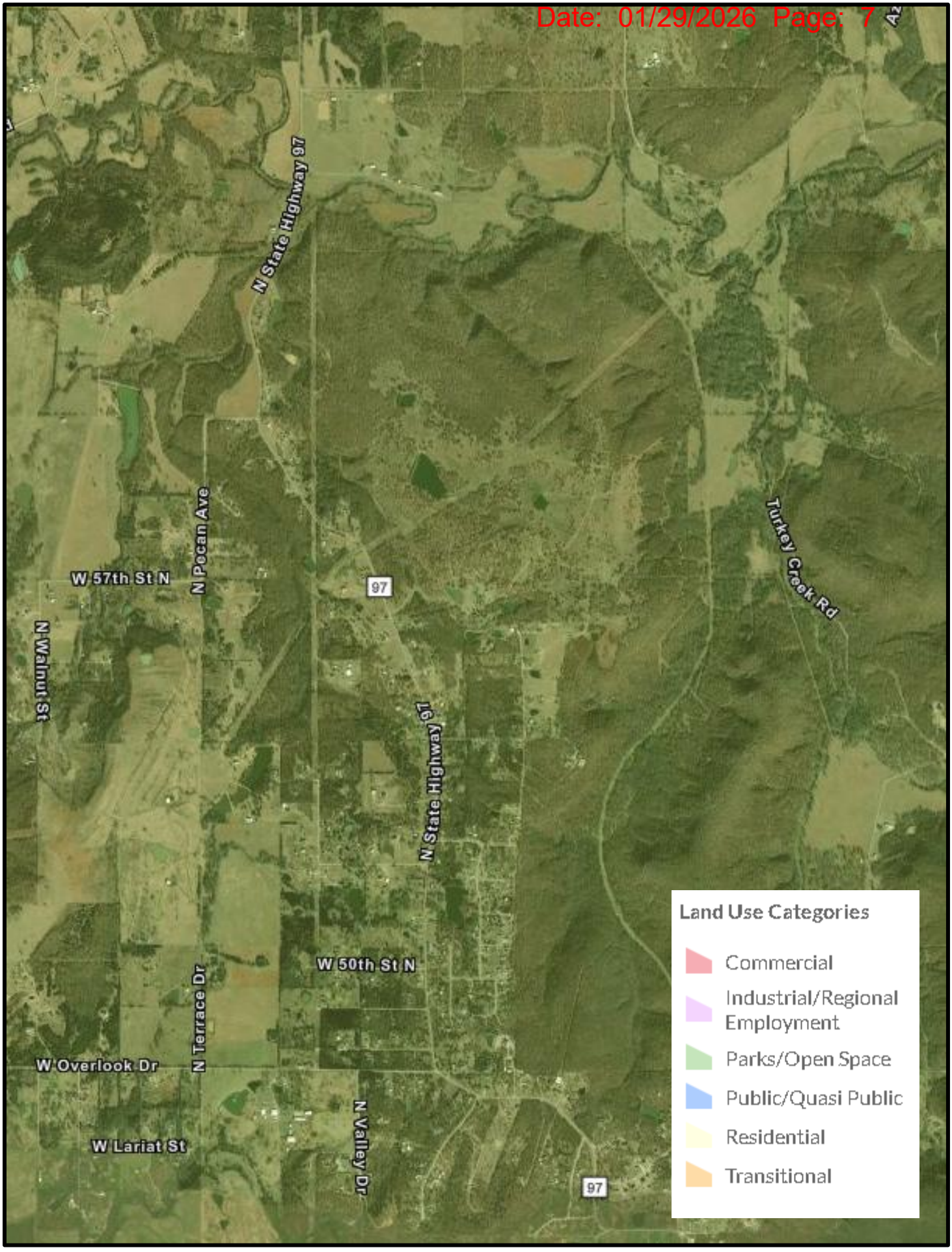
Subject Tract

Sand Springs
SSCPA-007

0 575 1,150
Feet

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

N


N State Highway 97
N Pecan Ave
W 57th St N
97
Turkey Creek Rd
N Walnut St
N State Highway 97
W 50th St N
N Terrace Dr
W Overlook Dr
N Valley Dr
W Lariat St
97
Land Use Categories
Commercial
Industrial/Regional Employment
Parks/Open Space
Public/Quasi Public
Residential
Transitional

SSCPA-007

CITY OF SAND SPRINGS

COMPREHENSIVE PLAN AMENDMENT APPLICATION

SSCPA-007

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

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: _____ **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: 12/15/2025 → 02/03/2026

CITY COUNCIL ACTION: _____ **VOTE:** _____

RESOLUTION NO. 2612

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

Sand Springs
OKLAHOMA

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 Sandsprings, 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

Recd
1-20-26

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

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 ~~property~~ 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

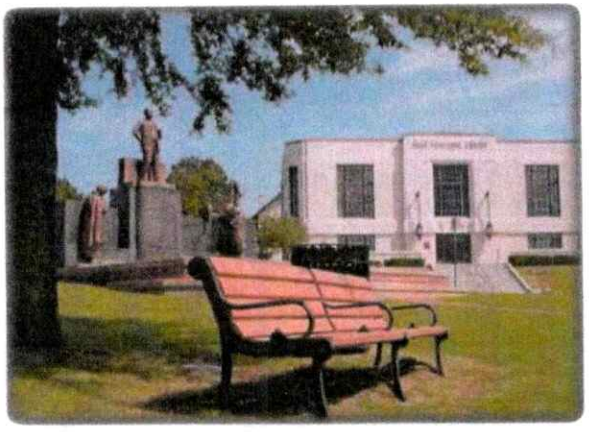
What actions will the City take, and what legal recourse is available to homeowners, when these commitments are not honored?

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

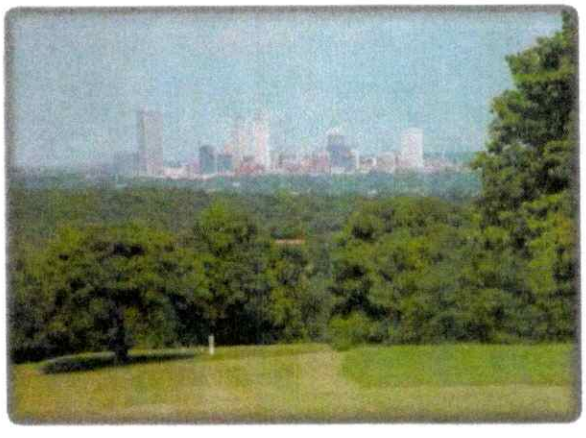
Why rezone 800 acres 10% for Data Center

How many employees ~~—~~ when complete

SAND SPRINGS 2030









City of Sand Springs, Oklahoma
Land Use Master Plan
Prepared by the City Planning Department
Adopted by Council, June26th, 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 1Councilor
*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
Comissioner 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

<u>Some questions that need answers:</u>

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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

Caution! This message was sent from outside your organization. Allow sender | Block sender

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 the 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. Allow sender | Block sender

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 CO_2, 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. Allow sender | Block sender

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. Allow sender | Block sender

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@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 contaminates 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?

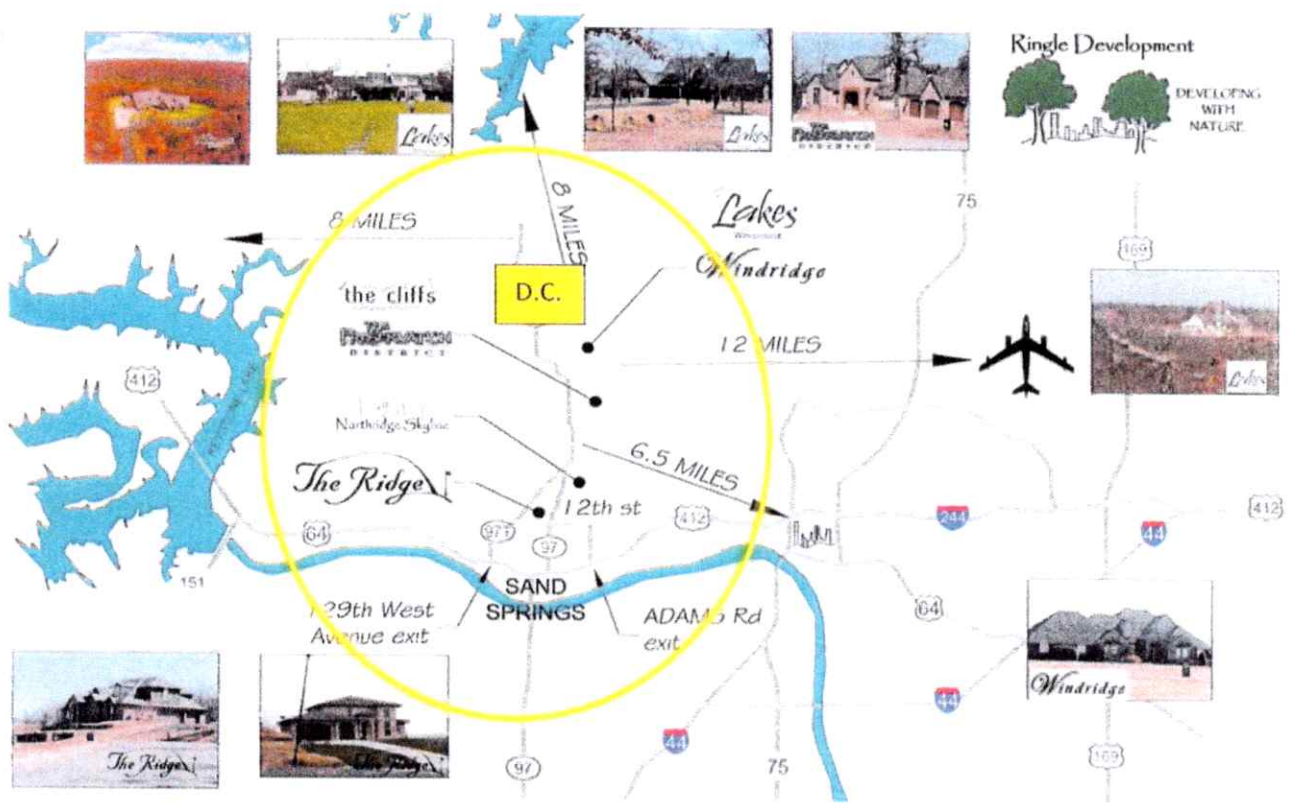
29. Many of the Data Centers have to rely on building their own additional power source on the property because of lack of availability as they grow the cluster of buildings. The most common method is modular gas-powered turbine units like what is used at Elon's Memphis xAI data center. What impacts 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; "

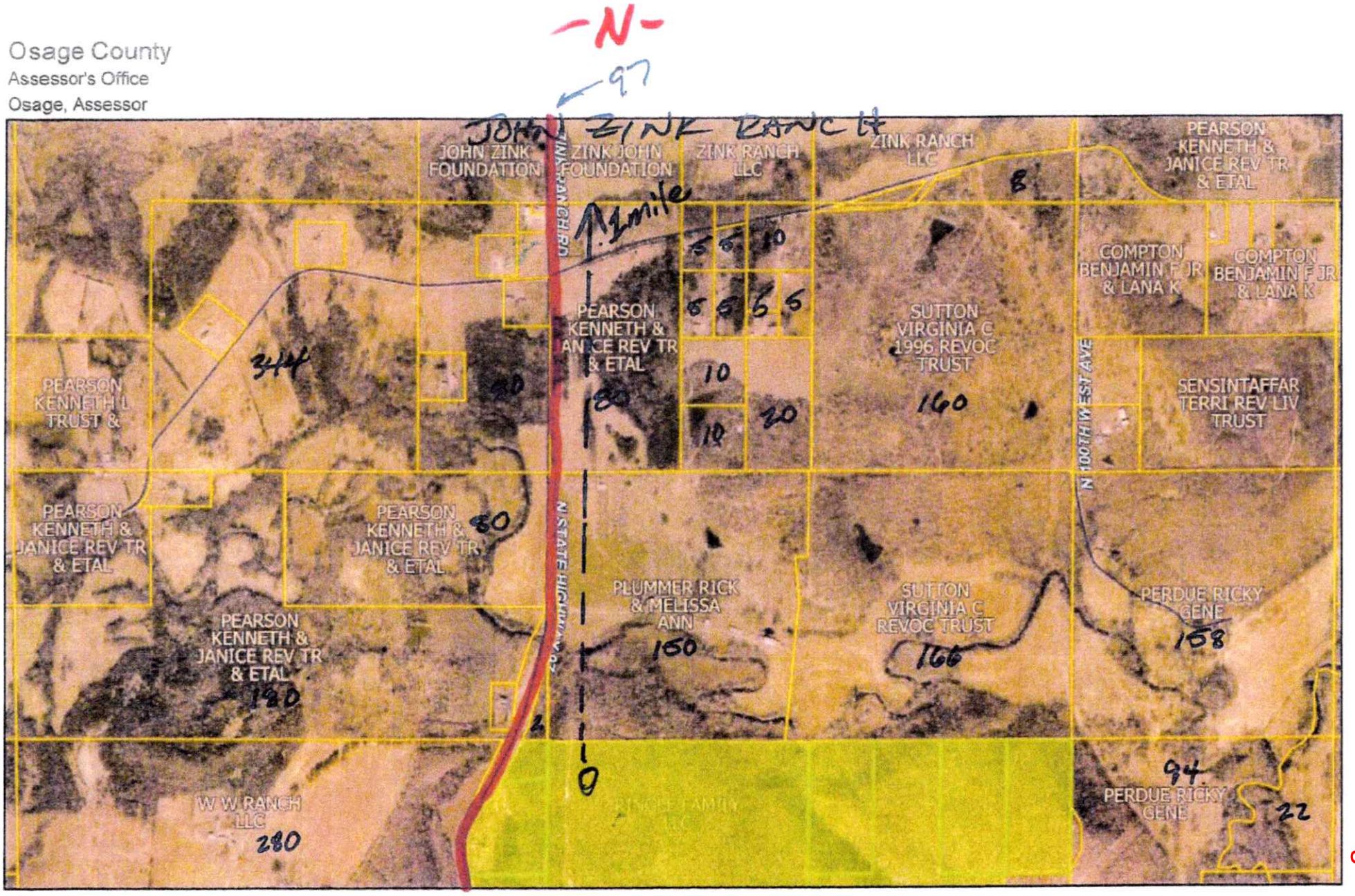
41. Should the marketing now also include, "Complete with a state of the art environmentally challenged xAI Data Center in your neighborhood that you can see, hear, smell and feel from your own backyard?"

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



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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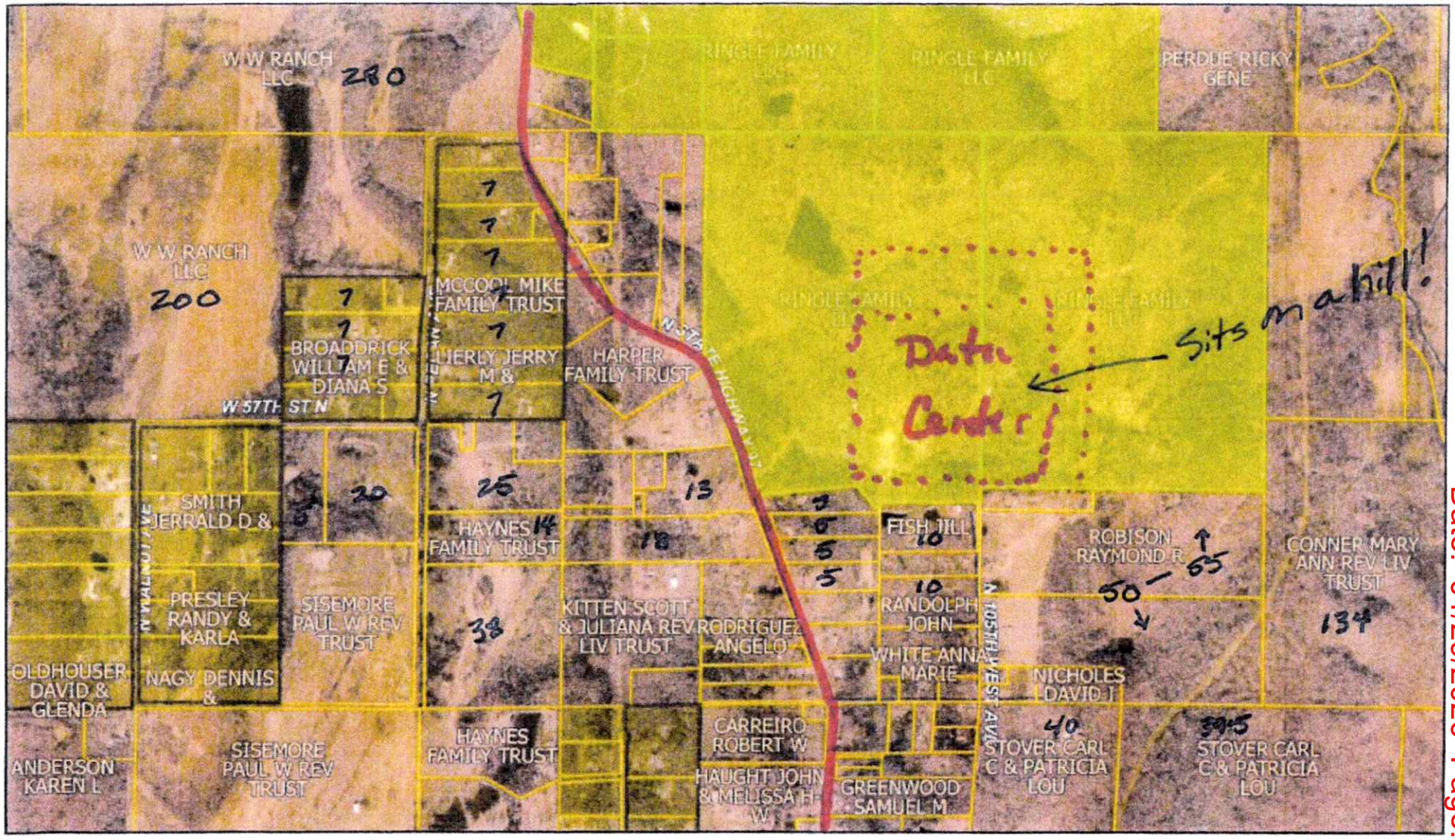
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Date: 01/29/2026 Page: 58

Osage County
Assessor's Office
Osage, Assessor



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Created By: anonymous

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

1 inch = 1273 feet

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-N-

Osage County
Assessor's Office
Osage, Assessor



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1 inch = 1153 feet

- 1 mile to a church called Victory Fellowship
- Look at all the neighborhoods

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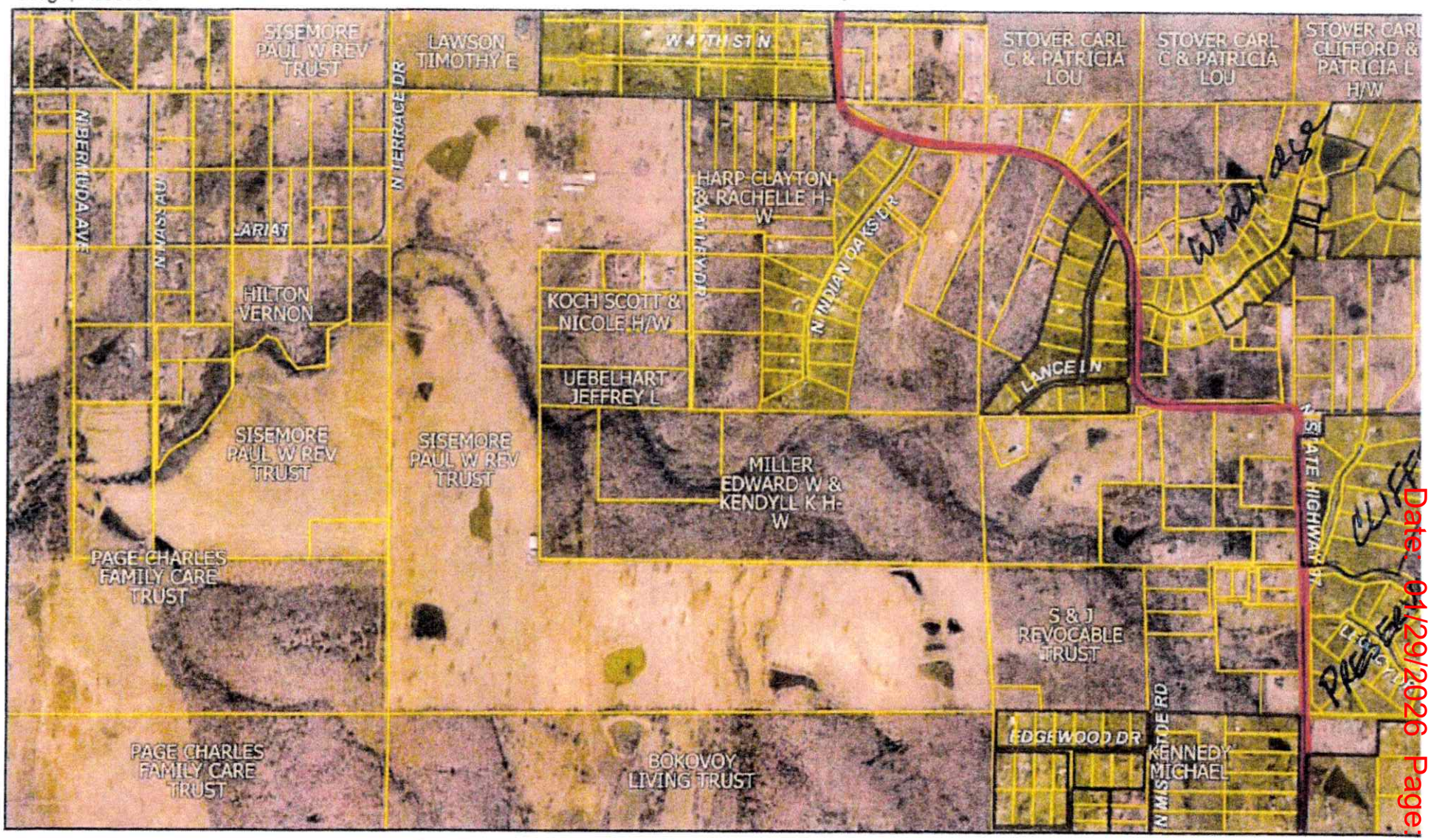
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Pg 3 of 6

Date: 01/29/2026 Page: 60

Osage County
Assessor's Office
Osage, Assessor

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Date Created: 11/21/2025
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- Windridge is 1.4mi away or less; look all all the neighborhoods!

1 inch = 1153 feet

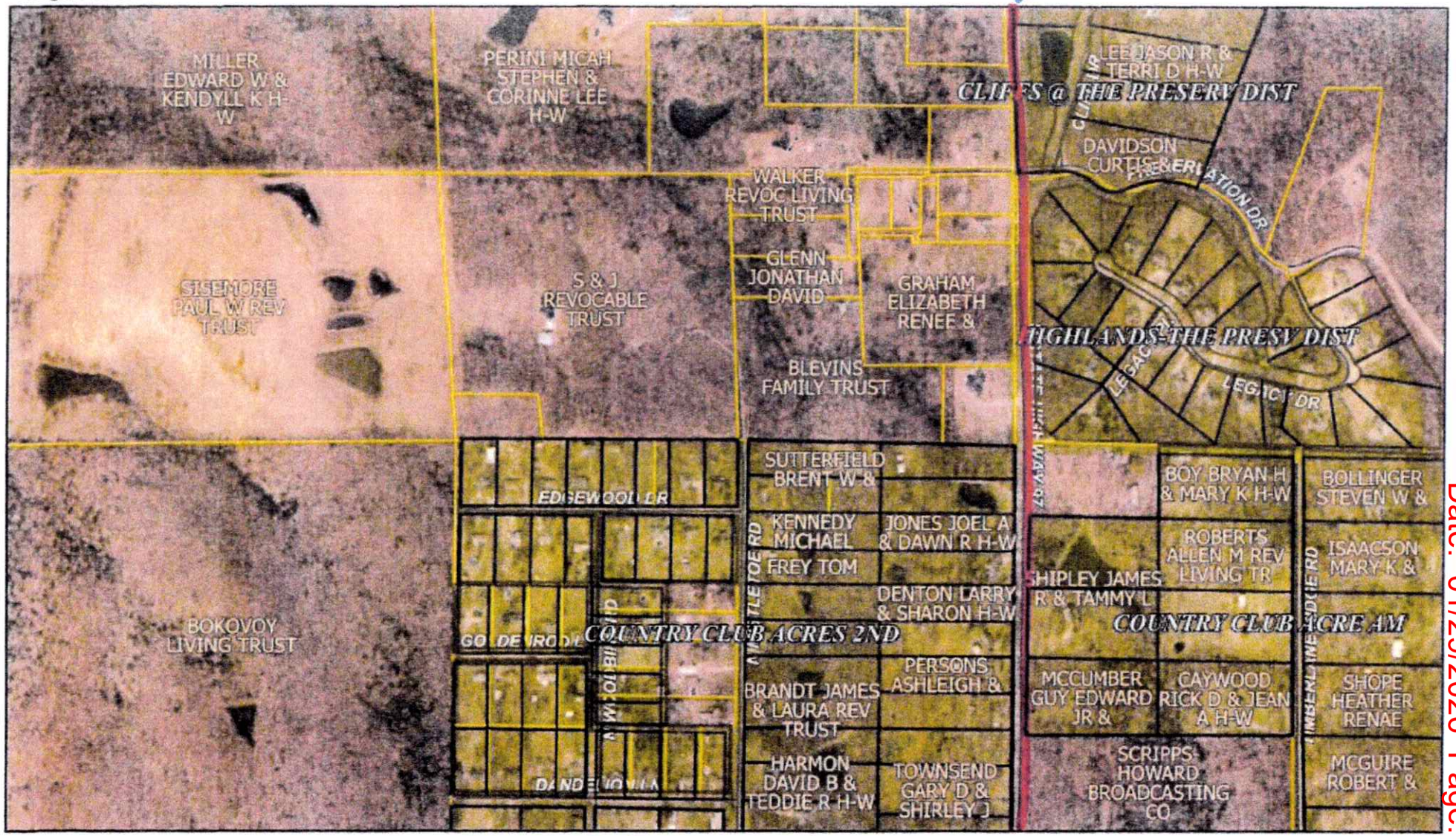
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Date: 01/29/2026 Page: 61

Osage County
Assessor's Office
Osage, Assessor

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

. About 2.8 mi away here

1 inch = 637 feet

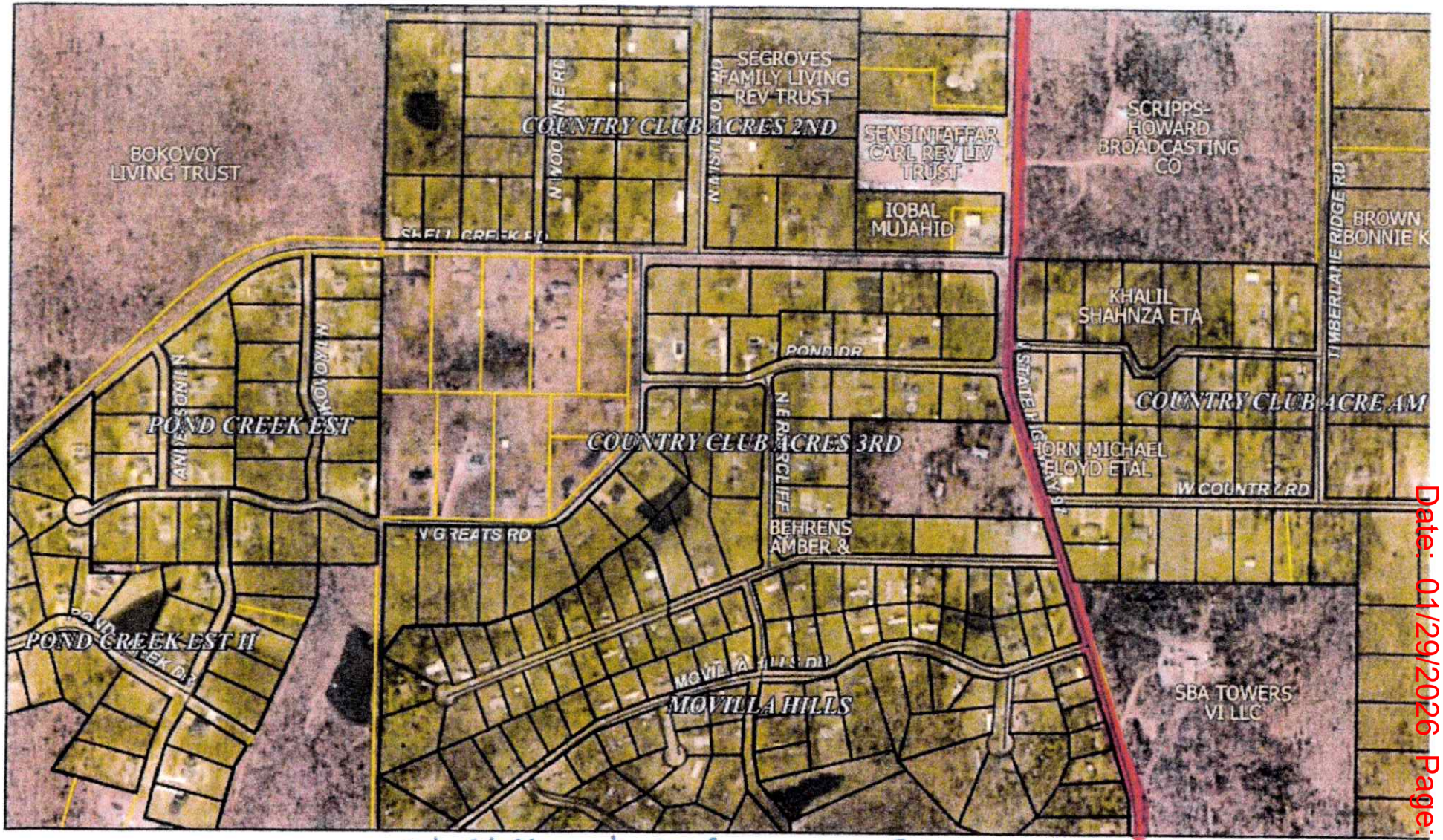
Date: 01/29/2026 Page: 62

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Osage County
Assessor's Office
Osage, Assessor

-N-

Hwy 97



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

• At Shellcreek road you are 3.2 mi away...

1 inch = 577 feet

Date: 01/29/2026 Page: 63

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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 to 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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Allow sender | Block sender

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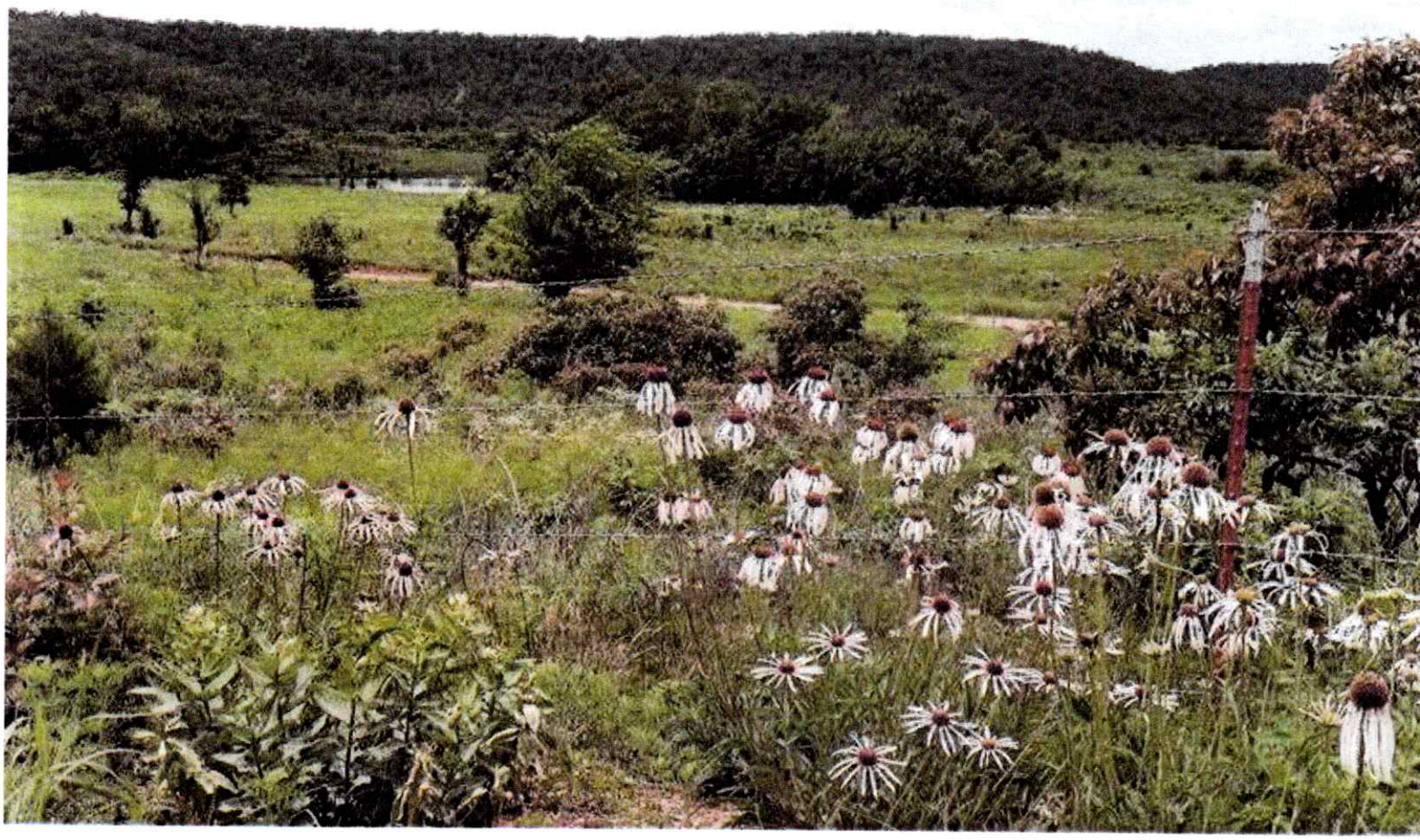
I am a 66-year-old Sand Springs resident who has lived here my whole life, as did my parents and my grandparents, and my great-grandparents lived here as well until they passed. My mom still lives on North highway 97 where I grew up.

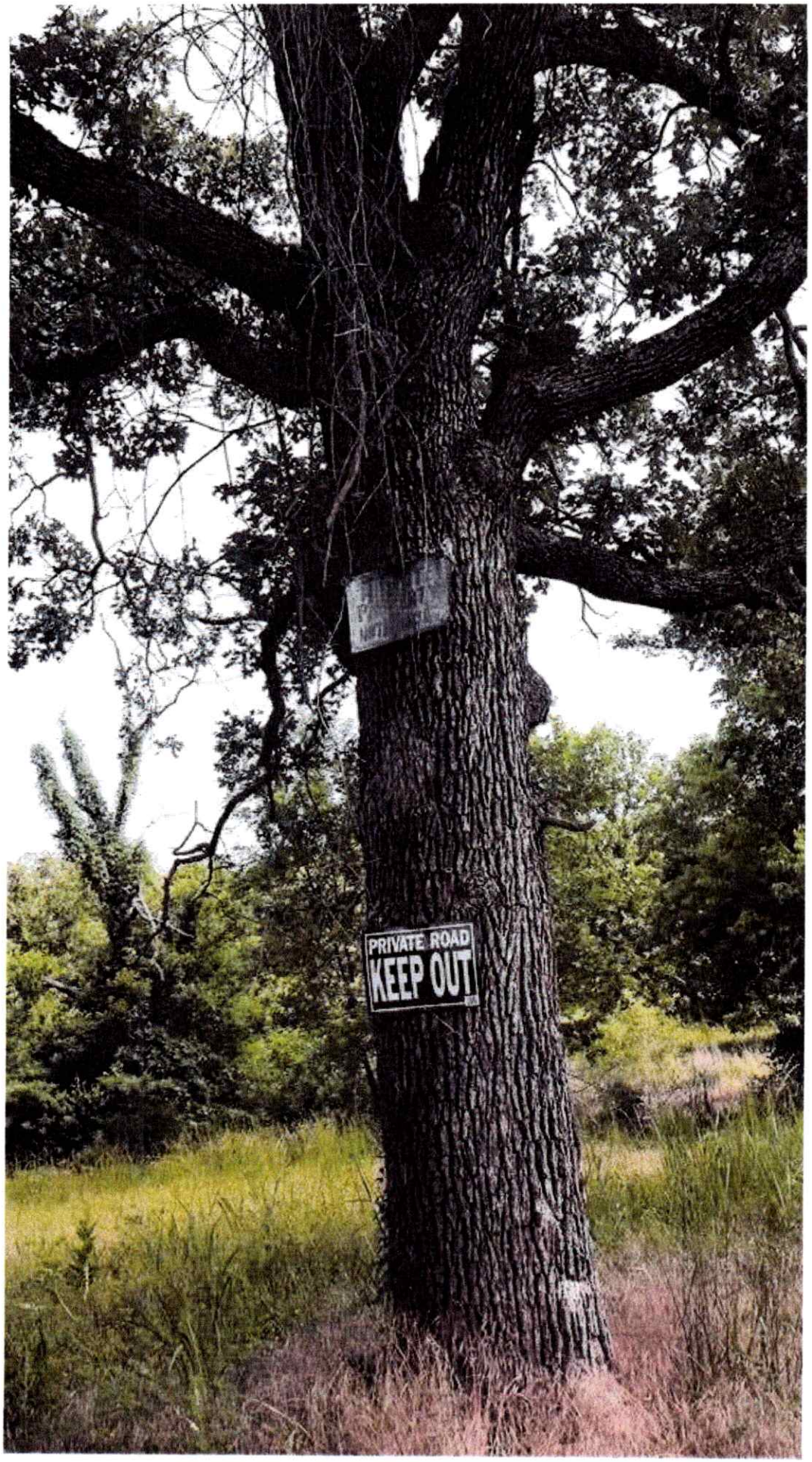
My mom and I are vehemently against rezoning our rural land for the data center. I could not care less how many jobs it brings because our property values will go down, and there is nothing that could be done that would ever make me accept the damage to our environment, the traffic, the noise, and the 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

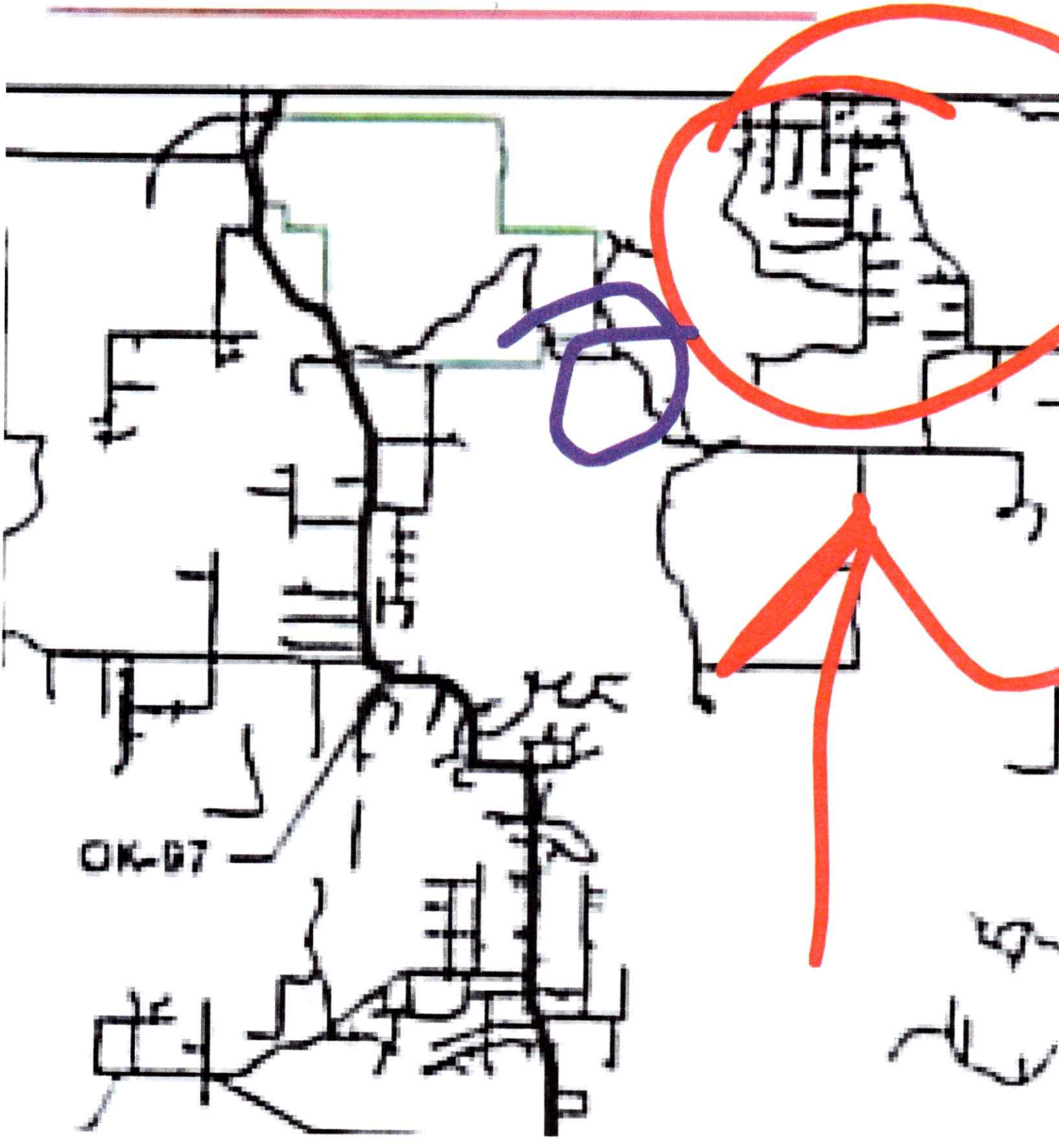
"Once in awhile you get shown the light in the strangest of places if you look at it right. " Robert Hunter






PRIVATE ROAD
KEEP OUT

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 Kristen 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. Allow sender | Block sender

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

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

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Mayor and Council Members,

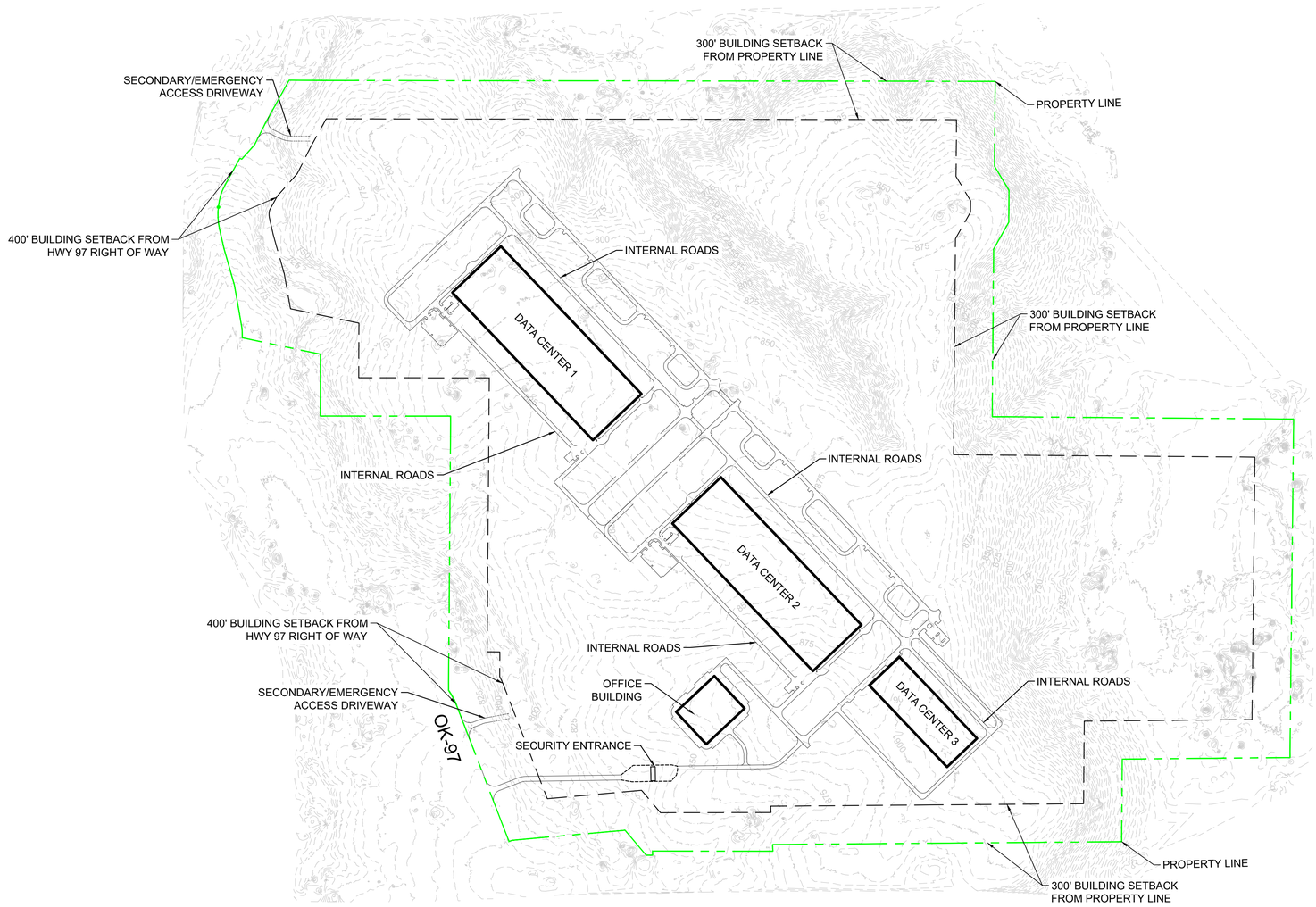
Attached is my letter regarding Project Spring. As a resident, I believe this project is essential to securing the economic future of Sand Springs and strengthening the broader foundation our country depends on. I respectfully ask that you give it your full support.

Thank you for your service to our community.

Debra Thompson

Dashleysdesk@outlook.com

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CONCEPT SITE PLAN

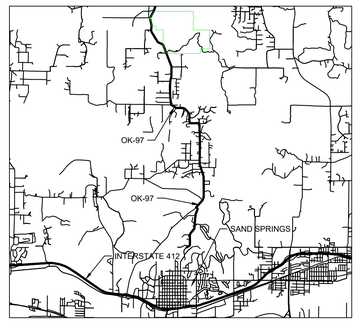
NORTH

GRAPHIC SCALE IN FEET
0 250 500 1000

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- 200 EXISTING MAJOR CONTOUR (25' INTERVAL)

VICINITY MAP



NTS

PROJECT SPRING

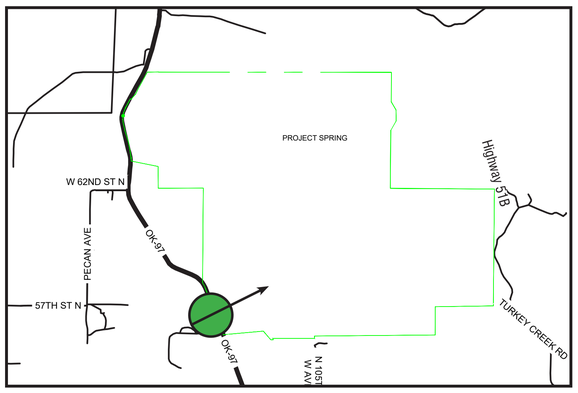
CITY OF SAND SPRINGS, OKLAHOMA
JANUARY 2026

Kimley»Horn
1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025



View from Highway 97 | Site Entrance



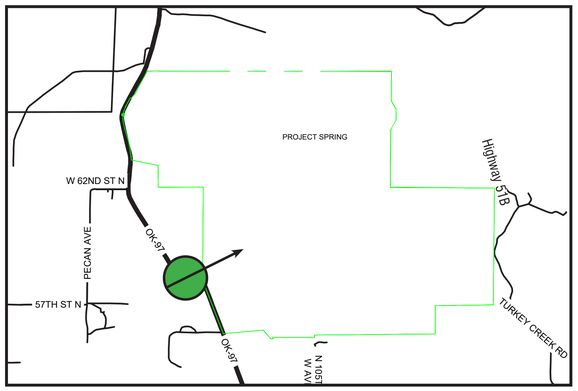
Vicinity Map

Project Spring | Conceptual Renderings

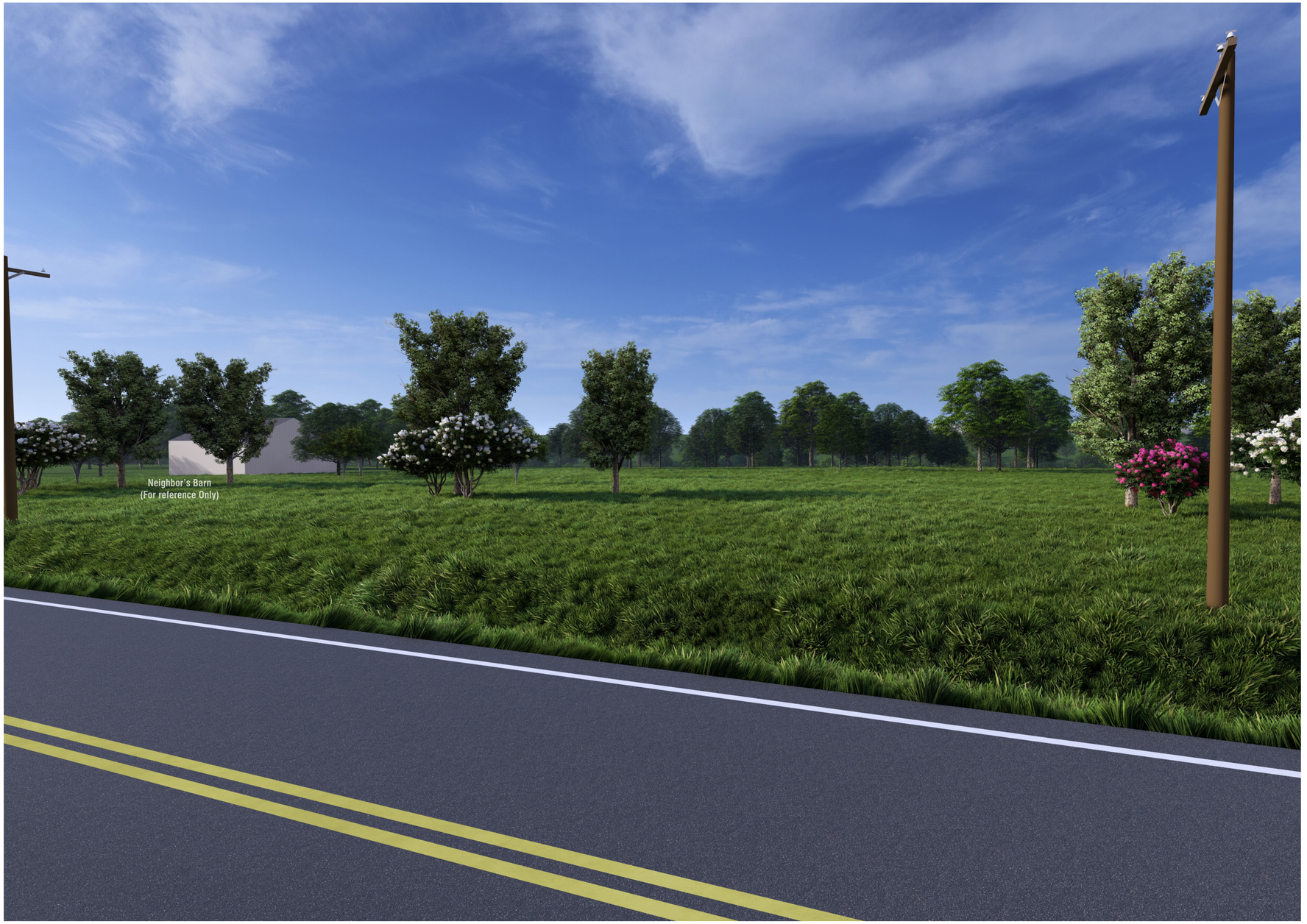
Kimley»Horn
11/17/2025



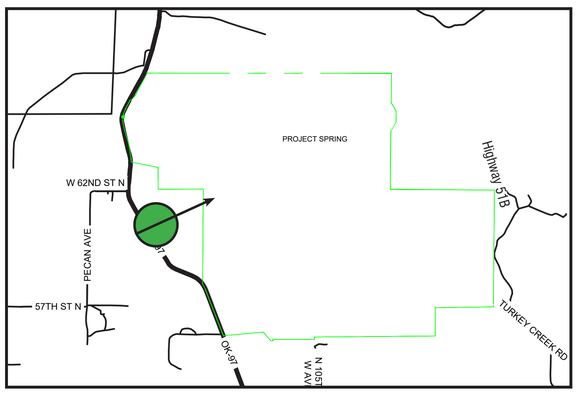
View from Highway 97



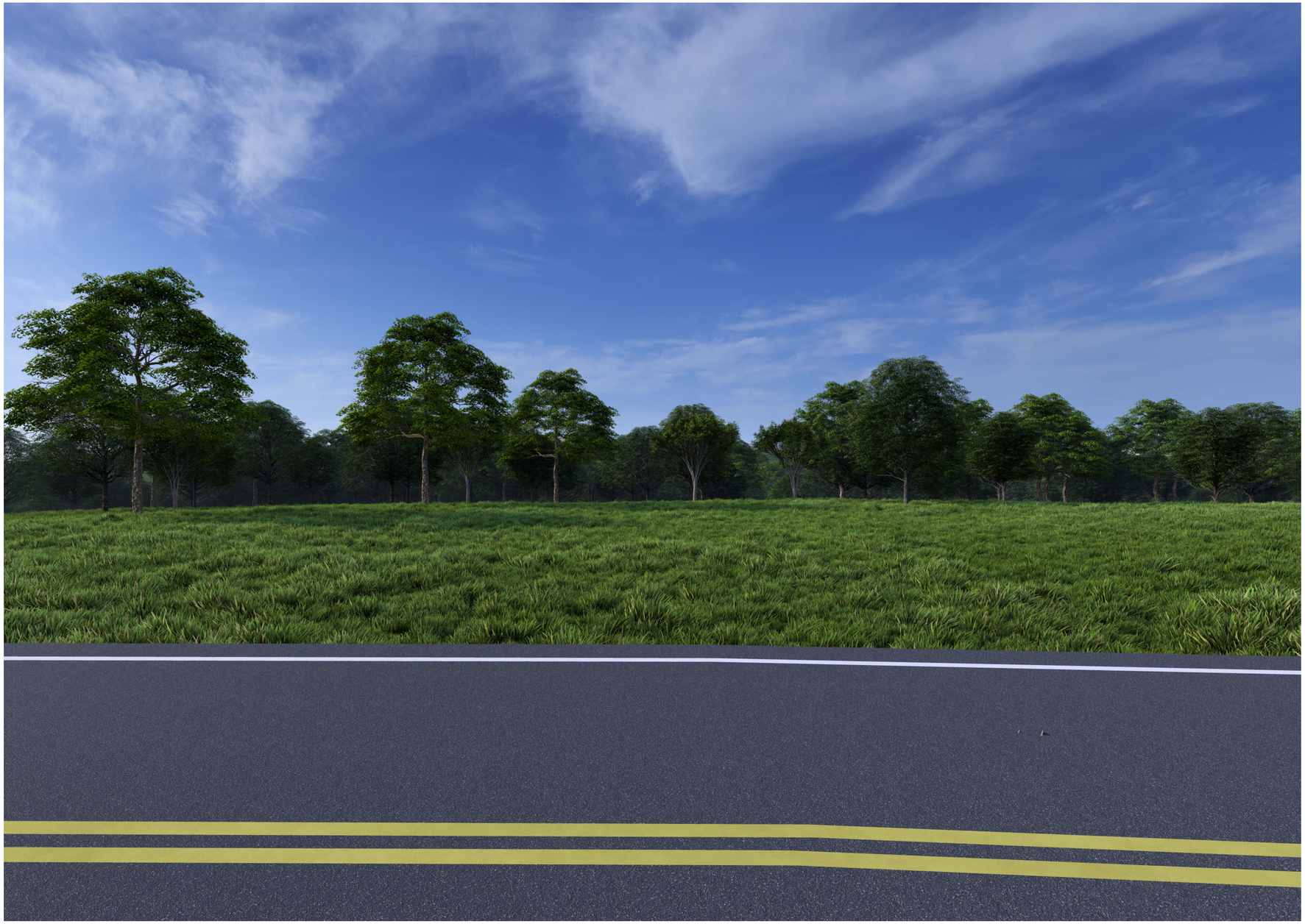
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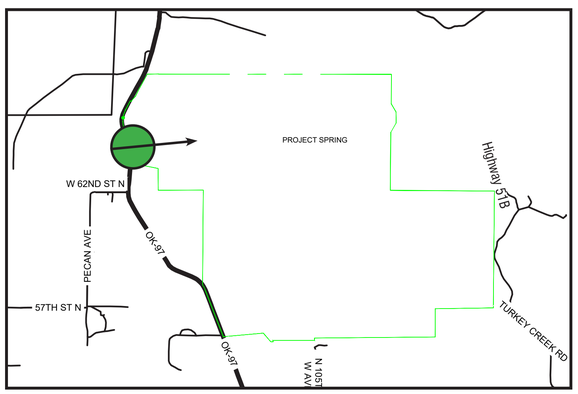
View from Highway 97



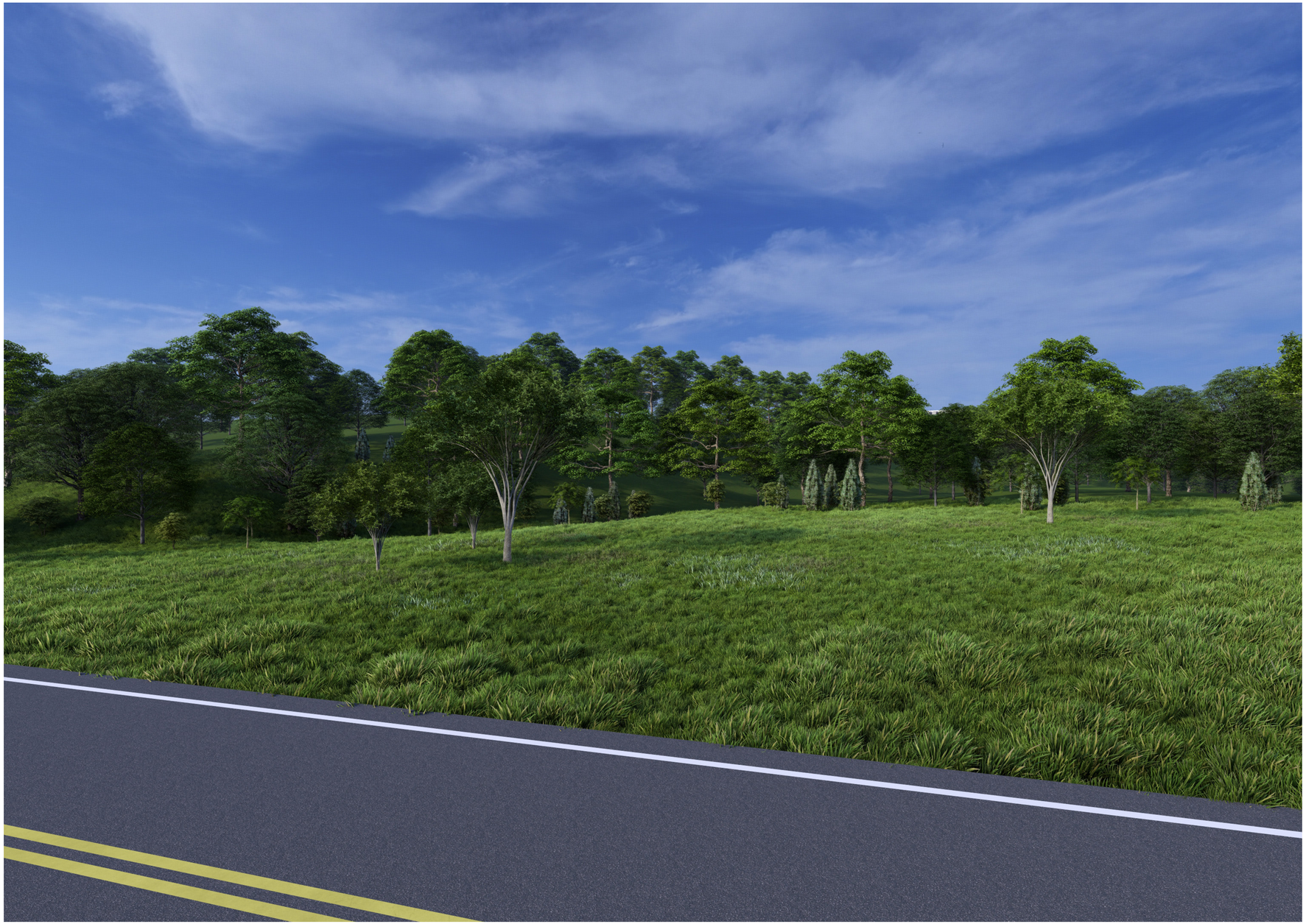
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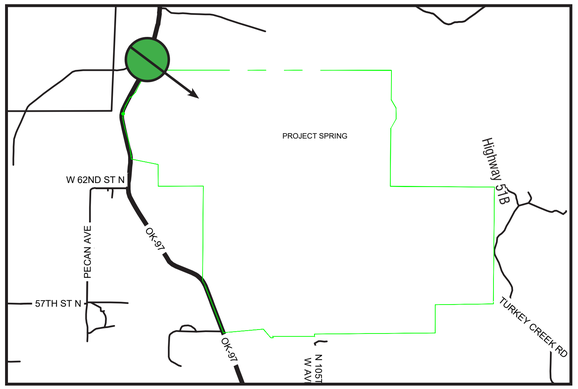
View from Highway 97



Vicinity Map



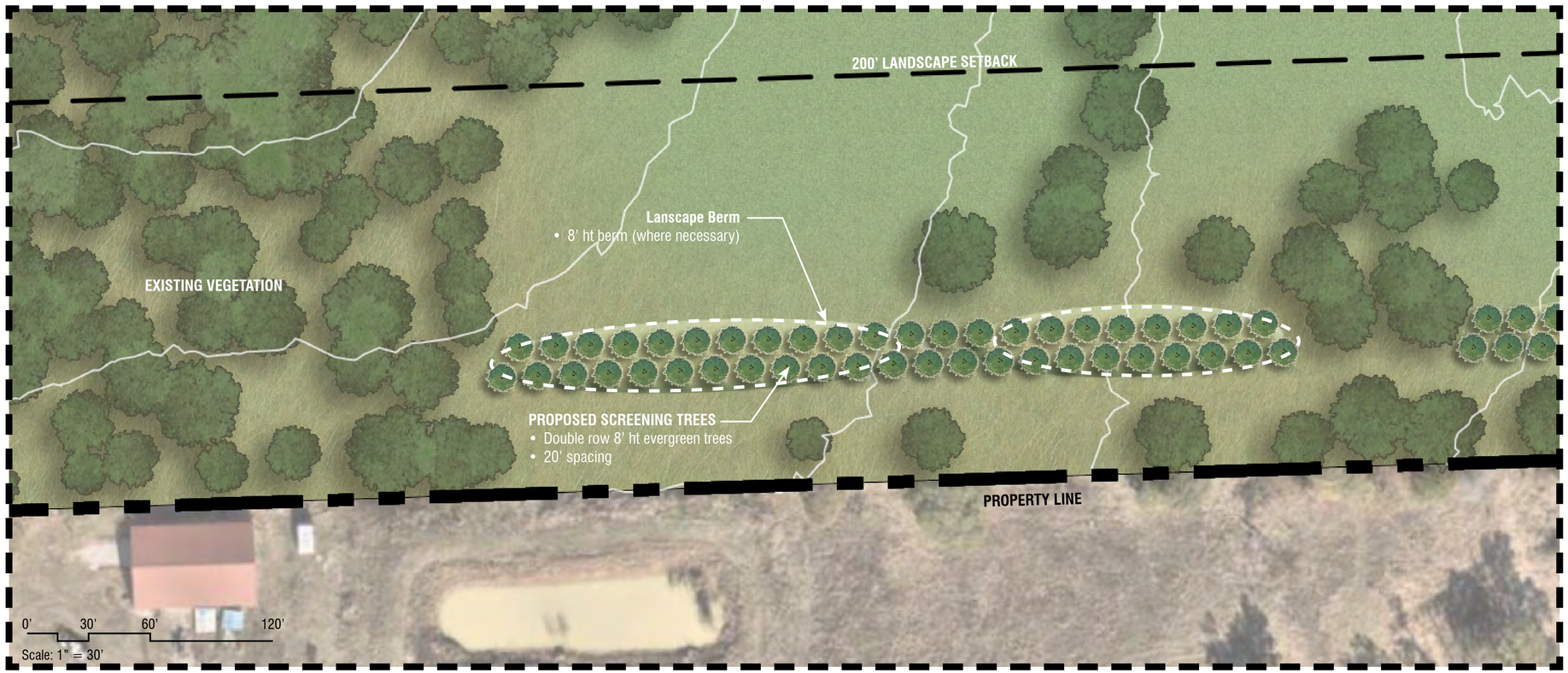
View from Highway 97



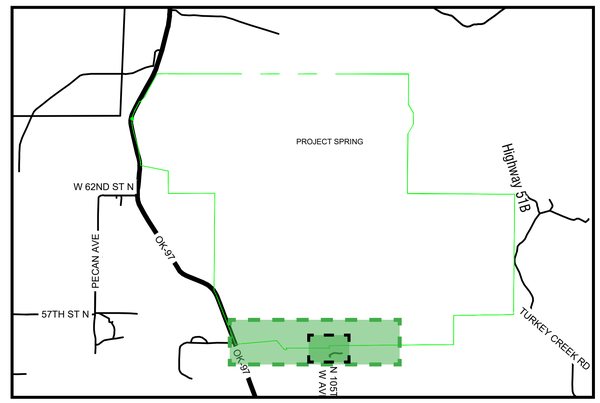
Vicinity Map



Intensified 200' Landscape Buffer



Intensified 200' Landscape Buffer Enlargement



Vicinity Map

From: Rogers County OK Land Heritage <rogerscountyoklandheritage@gmail.com>
Sent: Tuesday, January 27, 2026 1:51 PM
To: Planning
Subject: Planning Commission Meeting 01/27/2026

Caution! This message was sent from outside your organization. Allow sender | Block sender

Hello!

I am urging for the postponement of the Planning Commission Meeting schedule for 01/27/2026 at 6 pm that is to be held at the Sand Springs High School.

Due to road conditions the Sand Springs Public Schools have cancelled classes for 01/27/2026.

It will be of great endangered of the general public to get out in the icy roads and travel to the planning commission meeting.

For the safety of those in the community I urge you to postpone the planning commission meeting.

Sincerely,
Kelly Boegemann
Rogers County OK Land Heritage

From: Amber Robinson Rodriguez <amberrobinsonrodriguez@gmail.com>
Sent: Tuesday, January 27, 2026 12:39 PM
To: Planning
Subject: Endangering Families to Silence Public Dissent

Caution! This message was sent from outside your organization. Allow sender | Block sender

To Sand Springs Leadership,

Today, Sand Springs School made the responsible decision to close schools. They did this because the roads are dangerous, and the safety of our families, students, and staff is—or should be—the top priority.

Yet, in a move that can only be described as a calculated attempt to block public participation, you are choosing to move forward with a "Special Meeting" at a venue that is officially closed for safety reasons.

Let's call this what it is: a deliberate exclusion of the public.

You are asking me to choose between the physical safety of my family on icy roads and my right to protect our home from the industrial rezoning of Project Spring. By refusing to postpone this meeting, you are ensuring that the elderly, parents with children, and those without heavy-duty vehicles are effectively barred from the conversation.

I want to be very clear on two points:

Facility Misuse: It is the School Board that allows for the use of these facilities. For the City to insist on opening a closed school building for a political meeting while telling children it's too dangerous to attend class is a slap in the face to this community. It is an abuse of the "special exception" rules for facility use.

Silencing the Outcry: Moving a meeting to a larger venue means nothing if you hold it on a day when the public cannot safely travel. This isn't transparency; it's a "backdoor deal" happening in plain sight. You are banking on empty chairs so you can push through a developer's agenda without having to look your constituents in the eye.

I demand that you right this wrong immediately. Postpone tonight's meeting. If you proceed tonight, you are admitting on the record that a data center developer's timeline is more important than the lives and safety of Sand Springs families. We are watching, we are documenting this exclusion, and we will hold every single person who allows this meeting to proceed accountable for this blatant disregard for public safety.

Do the right thing. Reschedule this for a time when the entire community—not just those willing to risk a car accident—can attend.

Sincerely,
Amber Robinson Rodriguez
918-408-9499

From: Karen Cease <karen.cease@yahoo.com>
Sent: Tuesday, January 27, 2026 12:04 PM
To: Planning
Subject: rezoning of land on north 97

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I live south of the river and I'm against the rezoning of the 825 acre property north of town from ag to light industrial. These people whose livelihoods will be forever affected if this property is rezoned is in your hands. As leaders of our community, you should be doing everything to protect your citizens and to work for them, not for your own agenda. Please vote NO.
Karen Cease

January 27, 2026

RE: Re-zoning of Agricultural Land to Industrial for Project Spring development of Data Center

Dear Planning Commission and City Council members:

I understand the importance of economic growth, and I am not anti-data center. However, the Project Spring development raises serious concerns regarding long-term impacts on our community, as so many have voiced. Rather than dwell on the same financial and environmental concerns that I also share, I'm writing today to point out the facts on how this proposed development goes against your own Comprehensive Plan and PUD Zoning Codes.

Why does the City of Sand Springs have a Zoning Code?

> According to the FAQ's on the city website: "The goal of the Zoning Code is to create a diverse community with **compatible** land uses that safeguard the public's health, safety, peace, morals, comfort, convenience, prosperity, order, and general welfare."

The Sand Springs 2030 Land Use Master Pan or the City of Sand Springs Comprehensive Plan was prepared by the City Planning Department and adopted by Council June 26, 2017, and is found on the City of Sand Springs website. The people who contributed to the process of developing the Sand Springs 2030 Plan and are still serving in office or employment are Mike Carter, Brad Bates, Jim Spoon, David Weatherford, Mike Burdge, Beau Wilson, Brian Jackson, Thomas Askew, Paul Shindel, and Harold Neal. At one time all these men participated in creating a policy document to (I quote) ***"provide guidance to City officials as they develop future budgets, plan for expansion of infrastructure and other services, and make important land use decision such as re-zoning requests"***. I have included a copy of the Land Use Designation Map which shows the proposed land, the Land Use Evaluation Matrix and Land Use Evaluation Matrix Table which **clearly indicates that the re-zoning to Industrial district is *"INAPPROPRIATE"* for Agriculture land**.

I understand this plan is not a firm or inflexible document as very deliberately stated but I think we can all agree that as outlined in the City of Sand Springs Zoning Code regulations, Chapter 12 Planned Unit Development (PUD), SECTION 12.07, D-2 (See Page 138 of the SS Zoning Codes). The Planning Commission shall conduct the public hearing and shall determine:

A. Whether the PUD is consistent with the Comprehensive Plan.
   1. As previously stated, the Comprehensive Plan clearly indicates that it would be "INAPPROPRIATE" to rezone Agriculture land to Industrial. Therefore, it is NOT consistent with the Comprehensive Plan.

B. Whether the PUD harmonizes with the existing and expected development of the surrounding area.
   1. This PUD, rezoning, or data center is SIGNIFICANTLY different from the nearby and surrounding properties.
   2. The expected development once again does not align with the long-term vision of the comprehensive plan.
   3. The proposed project will cause "significant adverse effects" on nearby properties, such as:
      a. Diminish the value and usability of adjacent land causing a negative economic impact often seen by proximity to industrial or high traffic projects.
      b. Risk of physical damage and structural integrity to surrounding homes during the blasting that would no doubt occur.

c. Diminish Livability & Use by reducing quality of life due to CONSTANT increased noise, CONSTANT light pollution, increased traffic on inadequate roads, and loss of privacy and peace for the residents in the surrounding area that invested in rural homes for that intent and purpose, for privacy, peace and quiet.
d. The introduction of a data center or rezoning to industrial would create atmospheric elements that are out of character with the surrounding environment causing visual and aesthetic degradation.
e. Lastly, Environmental & Health Hazards from air pollution, noise pollution, potential odor pollution, and groundwater contamination that could be detrimental to area homesteaders that grow their own food, the many livestock producers in the area that not only feed themselves, but also America, and fish and wildlife.

Based on these facts, this PUD does NOT harmonize with the existing and expected development of the surrounding areas.

C. Whether the PUD is a unified treatment of the development possibilities of the project site.
This PUD is **NOT** a unified treatment of the development possibilities of the project site.
1. It does not cohesively integrate all aspects such as homes, open space, farming, nature, or infrastructure into a single, well planned **whole**; because once again as indicated in your comprehensive plan and I think the ONLY thing that WE THE PEOPLE agree with you on and that is, IT IS INAPPROPRIATE TO RE-ZONE AGRICULTURE LAND TO INDUSTRIAL.

D. Whether the PUD is consistent with the stated purposes and standards of this chapter.
1. Comprehensive Plan Consistency: This PUD does not adhere to the city's overall development goals, policies and land use plans. As stated, several times, it is "INAPPROPRIATE" to re-zone agriculture land to industrial.
2. Purpose Alignment/Standards/Compatibility: This PUD does not harmonize with the existing and expected development of the surrounding areas and is not compatible with adjacent properties in terms of design, landscape, intensity, traffic generation, and infrastructure. Lastly, area roads that are not maintained by the City of Sand Springs can not support the proposed development.
3. Unified Treatment: This PUD does not demonstrate it is a "unified treatment of the development possibilities of the project site". It is impossible to cohesively integrate any industrial zoned industry with homes, farm and ranch lands, nature, or open natural space.

My intent in this letter is to remind you what the vision of Sand Spring is based on the comprehensive plan, that it is in fact a policy in place to serve as a guide when your vision has been clouded. I urge you to seek the depths of your souls, and ask yourselves – Would you want this in your back yard if you were not reaping any benefits? If the answer is no, then your vote should also be no, and I am trusting you to do the right thing and oppose this project and advocate instead for a development that is transparent and beneficial to ALL of Sand Springs, not the select few.

If Sand Springs MUST have a data center, might I suggest transparency, consideration of the residents, and APPROPRIATE location selection in an existing industrial area like the superfund site off Morrow Rd that is 200+ acres of INDUSTRIAL zoned property. See attached for site information.

Thank you for your time and consideration,

Julana Compton-Bennett
4th Generation of 5, Beef Producers near the proposed development
3 Generations of Sandites

Table - Land Use Evaluation Matrix

Base Zoning Districts	Land Use Districts						
	Parks and Recreational	Public/ Institutional/ Quasi-Public	Residential	Transitional	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)	Allowed	Allowed	Allowed				
Residential Estate (RE)	Allowed	Allowed	Allowed				
Residential Single Family (RS-1)	Allowed	Allowed	Allowed				
Residential Single Family (RS-2)	Allowed	Allowed	Allowed				
Residential Single Family (RS-3)	Allowed	Allowed	Allowed				Allowed
Residential Duplex (RD)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Townhome (RTH)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Multi-Family (RM)	Allowed	Allowed	Allowed	Allowed	Allowed		Allowed
Office Light (OL)	Allowed	Allowed		Allowed	Allowed		Allowed
Office Medium (OM)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial Shopping (CS)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial General (CG)	Allowed	Allowed			Allowed	Allowed	
Commercial High Intensity (CH)	Allowed	Allowed			Allowed	Allowed	
Industrial Light (IL)	Allowed	Allowed			Allowed	Allowed	
Industrial Medium (IM)	Allowed	Allowed				Allowed	
Industrial Heavy (IH)	Allowed	Allowed				Allowed	

Allowed – The zoning district is appropriate within the land use district.
Blank Cell – The zoning district is inappropriate for the land use district indicated.

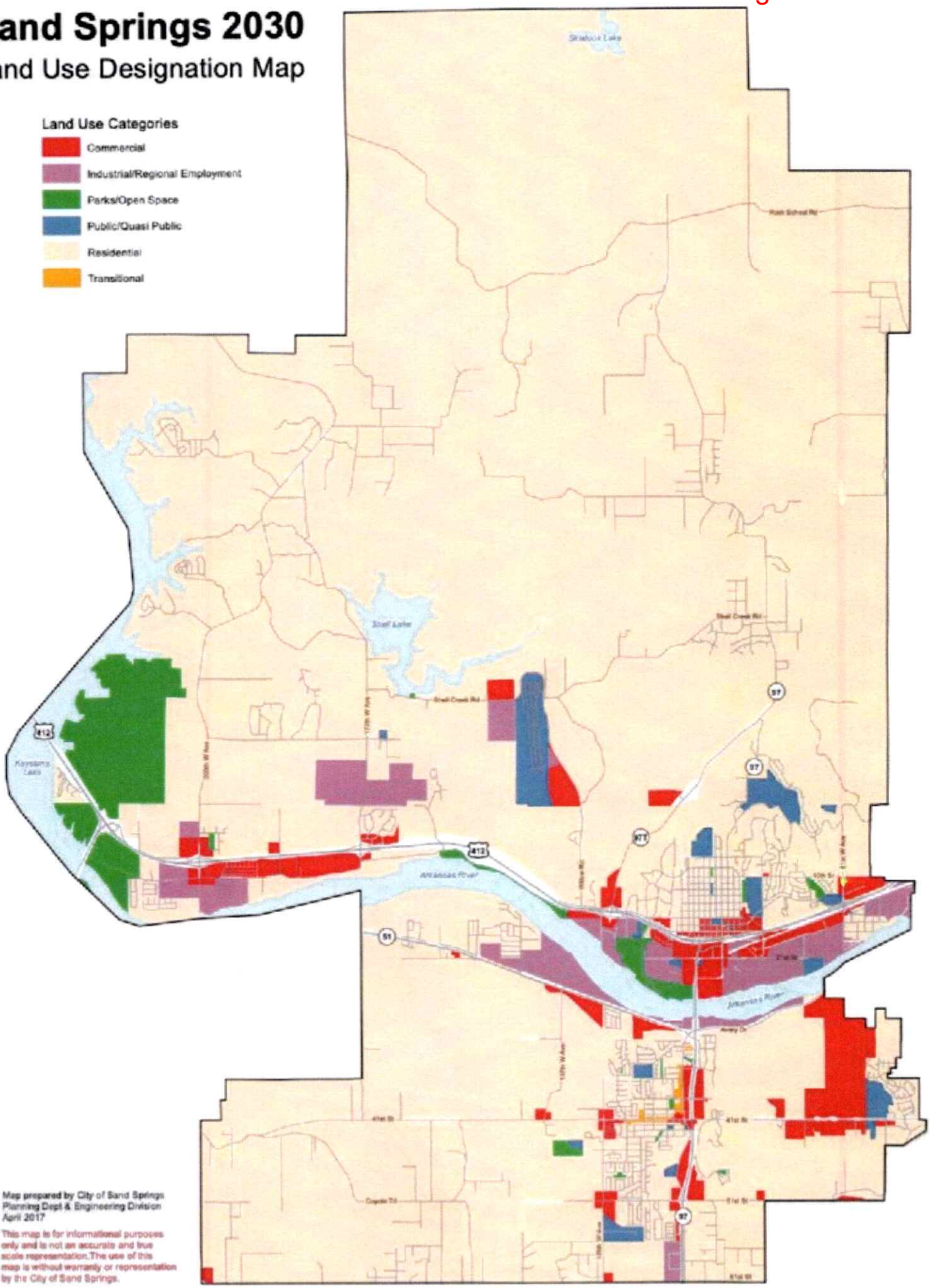
Land Use Evaluation Matrix

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.

Sand Springs 2030

Land Use Designation Map



Site Information

- **Location:** Sand Springs, Tulsa County, Oklahoma
- **Township and Range:** Section 13-14, Township 19N, Range 11E
- **Latitude/Longitude:** 36.13104600, -96.10323083
- **Site Type:** Refinery/Solvent Recycling
- **National Priorities List:** Final Listing Date - June 10, 1986
- **Area:** 0.37 square miles/235 acres
- **Current Status:** Cleanup complete



Contact Information

- **Cleanup Oversight Agencies:** EPA, DEQ, and Atlantic Richfield Company (ARCO)
- **Lead Agency:** EPA
- **Office:** DEQ, Land Protection Division, (405) 702-5100
- **DEQ Site Project Manager:** Makenna Hartman, (405) 702-5159
- **DEQ Press Contact:** Skylar McElhaney, (405) 702-7167

From: scott.troy@morelaw.com
Sent: Tuesday, January 27, 2026 1:39 PM
To: Planning
Subject: Data Center

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Dear Sir/madam: It is my sincere hope that you will reject the proposed Data center. These facilities have wreaked havoc in other areas of the country, and the full environmental impact has yet to be determined. Please resist the lure of money that may never be realized and the human cost of this massive facility. Should any elected official vote to approve this project, I assure you every legal means will be pursued to prevent it. Thank you, Scott Troy

From: Matt DeChaine <dechaine7@gmail.com>
Sent: Monday, January 26, 2026 6:08 PM
To: Planning

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Thank you for your hours devoted to the City of Sand Springs. I imagine that it can be a thankless job where the majority of feedback received is negative, but a lot of great things have been happening in our town as a direct result of your efforts. The road construction project has turned out incredibly, and we have more storefronts and restaurants than ever before. I can't think of enough good things to say about the teachers and staff in our school system, and our three children enjoy going to school and are excelling in class. The new school administration building looks great as does the triangle. If we had a Home Depot or a Lowes, I would never leave town! You are truly helping Sand Springs continue to be a great place to live.

I have had the opportunity to attend several meetings regarding Project Spring and I believe you might feel worked over after those.The people against the project can be emotional, but please don't hold that against them. They are scared of the potential changes to their way of life, and I am too. I have no direct bias against data centers and I acknowledge their value, but I do admit that online research combined with negative news articles from other parts of the country are concerning. I didn't know what a data center was until attending the meeting held at The Canyons, so I don't pretend to know much about them, but I do take a pause regarding one in the specific area proposed. I know that you must be doing extensive third party research, and that respondent fatigue can lead to both unconscious research biases and cognitive biases one way or another, so I commend your efforts to prioritize educated choices over potential dollar signs.

I wonder if you have addressed the following during your meetings: the effects of lights and noise on a rural environment. You probably already have so I'll be brief; please hear me out. A change in perspective may be needed for this consideration, as I am not simply addressing the data but also psychological effects of that data.

People who have chosen to live in agricultural areas have often done so, in no small part, to be able to experience less traffic, less noise, and fewer lights. This decision often requires more sacrifices than living in town, and some spend life savings to provide this lifestyle for their families. We did not make the decision flippantly. We have opted for longer driving times, higher mileage on our vehicles, higher fuel bills, and less convenience, to be able to stand on our property at night enjoying the stars and the quiet of the outdoors. The proposed decibel level of 60 or 65 decibels at the fence line is described as the sound of normal conversation, but consider how loud normal conversation would seem if you sacrificed for peace and quiet only to have your new neighbor move in and incessantly stand at your fenceline for business meetings. It is a silly example, but take time to really consider the effects of a situation like that.

If you had not yet considered this aspect of the project, studies on the effects of noise pollution on mental health are worth reviewing, as many can be directly applied to this situation.

Consider that it is so quiet out here, that on certain nights we can hear the train whistles as they travel down Charles Page Boulevard (for context, that is a 21 minute drive), and how 60 decibels might be perceived in an environment so quiet. Consider also that noises of 65 decibels and louder are considered noise pollution by the W.H.O. Consider that you are being given this decibel research by the people who will benefit most, and compare that to what independent studies show. We have all sat through sales calls, so I wonder how much their data is tweaked for positive slant. Additionally, the light pollution is concerning to some extent, but I am confident that it depends on the tree lines and structures at each project, as well as lighting units selected by engineers or contractors.

To conclude, data centers belong in an area already designed for industrial use, not rural pastures, so Project Spring is not the right method for increasing commerce in Sand Springs (if it would) at this point in time, but I fully believe that another opportunity will arise for us in short order that will allow our town to grow in a healthy way, that takes no ill effects on any of our neighbors. Thank you for taking the time to consider these points. Stay warm and safe this week!

Best Regards,
Matt DeChaine

From: Kyle <protectsandsprings@gmail.com>
Sent: Monday, January 26, 2026 5:35 PM
To: Pam Warren
Cc: Planning
Subject: Re: Follow-up on a physician's recommendation

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Thank you Pam and yes I did read the email and supporting documentation. It is all very helpful and just another reason why they should not be moving forward.

On Sat, Jan 24, 2026 at 3:02 PM Pam Warren <pwarren5375@gmail.com> wrote:

> I am reminding you to please read the email I sent on Thursday with facts provided by a physician concerning health risks associated with a data center. I am requesting that you stop any advancement of Project Spring until a comprehensive, independent environmental and health impact assessment is completed. I firmly believe that is vitally important for the Rock community and the entire population of our city of Sand Springs. Please represent the city and our rural community.
>
> Pam Warren

From: kizziajr@att.net
To: Councilor.word3@sanddpringsok.gov; Planning
Subject: Project Spring
Date: Tuesday, January 27, 2026 12:46:43 PM

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January 26th, 2025

Mr. Burdge,

My name is Charles Kizzia. I currently own and reside at 604 N. Roosevelt, Sand Springs, OK 74063, in Sand Springs Council District -Ward #3. I am writing to express my deep and sincere opposition to the Sand Springs Data Center.

I have attended community information sessions and have taken the time to listen to both sides regarding the issue at hand. I am impressed with the amount of information provided, but after reviewing it and doing my own research, I have some major concerns about this project.

My primary concern is the plan's lack of definitiveness. In absolutely no other setting would it be appropriate to make such a major decision with limited facts, specifics, and an immeasurable number of oral promises. If I have learned one thing in life, it is that if specifics are not in writing, included in the agreement, then it doesn't matter. Not only are the specifics unknown, but we also don't know the environmental impacts of data centers or the long-term impacts on human health.

Practically speaking, if the entities involved in this project do not hold up their end of the deal, what then? What average Sand Springs citizen has the financial resources to bring a legal action to enforce the promises that were made? Realistically, what are their chances of success? The answers to these questions are obvious; it is very unlikely anyone in Sand Springs will be able to hold the people making the oral promises accountable. The citizens of Sand Springs will have to live with the consequences of whatever happens.

It was mentioned several times in the public meeting that the Data Center would benefit Sand Springs in various ways, specifically by "bringing us up to the level of Owasso, Jenks, and Broken Arrow". The truth of the matter is that Sand Springs is a unique place, and I strongly oppose trying to make it into anything that resembles one of the communities that were mentioned.

I have served on various boards and have a clear understanding of the dynamics and pressures that come with making decisions that impact others. However, I would encourage you to listen to the people that you represent. Remember, a true leader has the confidence to stand alone, the courage to make tough decisions, and the compassion to listen to others' needs. If this is not something that you would build in your own backyard, then it is not something that

needs to be built in this community.

I truly believe this will be a catastrophic move for the City of Sand Springs. As a citizen of Sand Springs and Ward #3. I respectfully request that you oppose the continued development of Project Spring until the oral promises are addressed in writing and the environmental impacts have been relisted to the public.

Sincerely,

Charles Kizzia


Virus-free.www.avg.com

From: Pam Warren <pwarren5375@gmail.com>
Sent: Saturday, January 24, 2026 3:02 PM
To: Planning
Cc: protectsandsprings@gmail.com
Subject: Follow-up on a physician's recommendation

Caution! This message was sent from outside your organization.

I am reminding you to please read the email I sent on Thursday with facts provided by a physician concerning health risks associated with a data center. I am requesting that you stop any advancement of Project Spring until a comprehensive, independent environmental and health impact assessment is completed. I firmly believe that is vitally important for the Rock community and the entire population of our city of Sand Springs. Please represent the city and our rural community.

Pam Warren

From: Timbo Slice <timlewiskelly@gmail.com>
Sent: Saturday, January 24, 2026 12:49 PM
To: Planning
Subject: Concerning the zoning of Agriculture Land

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Hello, My name is Timothy Kelly. I live at 806 N Ash Ave in Sand Springs

We should protect our agricultural land and avoid air and light pollution in our beautiful Sand Springs.
I oppose the re-zoning of our land to light and industrial.

These tech giants are known to come into small communities
and have little regard for pollutants and the communities that they exploit.

For the sake of our community, and the health and well-being of our residents,
I would ask that you consider voting down this proposition.

Thank you,

A concerned citizen

From: Jenna Coons <coonsjenna@gmail.com>
Sent: Saturday, January 24, 2026 12:45 PM
To: Planning
Subject: Please vote against the rezoning and the data center

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Hello,

My name is Jenna Coons, I live with my husband at 806 N Ash Ave. in Sand Springs, and I would like to state my disapproval for both the rezoning of the land in northern Sand Springs, and the data center project.

I have several concerns with the project, but to name one which is at the top of my mind, I worry about what such a data center would do to our power grid. My understanding is that power outages could become more frequent, and that is no small inconvenience for us. It gets very hot in the summer, and my husband has an autoimmune disease which causes him pain and discomfort even in mildly warm conditions, so keeping the house cool is essential. Furthermore, losing power is a major disruptor for both of us as we both work on our computers, so power and internet access is a necessity.

I know that so many others would have exactly the same kinds of problems. People who are elderly, disabled, or don't have a strong support network all rely heavily on services to be uninterrupted.

Please vote against the rezoning and the data center project!

Thank you for taking the time to read my message.

- Jenna

From: Victor Wolf <leslyisacid@gmail.com>
Sent: Friday, January 23, 2026 9:35 PM
To: Planning
Subject: Statement of Opposition to Data Center from Resident

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My name is Victor Wolf. I live on 1317 N. Main St. near the northern edge of town. I spent a few hours writing this, and it would mean a lot to me if you'd read it through. If you don't, put me down in the "strongly oppose the data center" camp. I also implore you NOT to listen to what Google is telling the city about this specific project: that it won't pollute the water or air, etc. Instead, look at what has happened with other data centers. There is massive pollution from each one. The 9th biggest company on Earth will not treat us specially.

My wife and I moved here after 7 years of living near a refinery in a bad part of West Tulsa. I fear that proximity to industry has caused many of the health issues I now suffer from, including debilitating chronic migraines. I am terrified of what this data center, or any light/industrial project going in only five miles north of me, could do to our peace of mind and health. I strongly oppose the rezoning of that land, especially for a data center. Sand Springs is self-sufficient and vibrant without it. We as a community don't *have* to grow. Growth is good when it's healthy, cancerous when it's not.

This house and property are our paradise. It's only 1200 sq ft with a 1/3 acre lot, but we can smell the earth and the woods, and the stars are much less light-polluted. For the first year here I thought every day: I can't believe how lucky we are. I really did. I still do sometimes. But since learning about Project Spring, the dream became a nightmare—we fear skyrocketing electricity costs, water shortages, noise from construction vehicles (highway 97 runs right behind us), air pollution, and water pollution. I have suffered already from severely disrupted sleep and hemorrhoids due to my anxiety about this project. We never would have moved here if there was a data center, or if that land was used for any kind of industry.

Google has already confirmed diesel backup generators. Those put out *so* much more pollution than diesel powered vehicles. There are skyrocketing asthma and cancer rates near other data centers. The slightest north wind would send that particulate and stink to my home. Every single article I've read about people who live within ten miles of a data center speaks of how their air and water are polluted. The noise pollution reaches for miles. I've read that Amazon's older data centers are being linked to skyrocketing cancer rates for those who live nearby.

I'm so scared for the people who live right near the Project Spring site, who will quite literally have their lives ruined by such a rezoning. They have been lucky to live on such beautiful properties. That data center, or any industrial project, would tank the value of their land. No one will want to live there, so more industry will come—they'd be the only ones willing to buy those properties. That whole area could become just Zinc Ranch and a few thousand acres of smog-makers. The forests leveled, wildlife and migratory birds dead and gone. Why would we want this? Are the town's finances suffering so much we're willing to poison ourselves? North Sand Springs would become a polluted nightmare like the place

I lived in Tulsa, except now my wife and I and so many others would be trapped in a mortgage with sinking property value and rising costs of living.

Consider what this development is really for. There are, right now, enough data centers to run the internet, as is evidenced by the internet running just fine. Companies can start deleting Youtube videos and Tiktoks if we need more data storage, rather than covering the entire earth in warehouses of computer chips. These new data centers going in everywhere aren't even for use upload storage, they're for the *hope* these companies have that AI usage will skyrocket, since they've invested literally a trillion dollars combined in the technology. AI use dropped in 2025 for the first time since Chatgpt launched! If AI is a bubble and it bursts soon like some analysts predict, then we have 800 acres of forest zoned for light/industrial. There's no going back.

The night sky is, admittedly, a smaller thing, but the thought of no more stars makes both my wife and I feel sick to our stomachs. The back patio is her sanctuary in the summer when she gets off work late at night.

So I'm begging you to consider what kind of community we want to be. Do we want to expand relentlessly? Raze forests and habitat and wildlife to build an 800 acre parking lot and server farm that will poison us, all for a couple hundred jobs at most? Six years of noise polluting construction traffic? All so people can make AI deepfake videos and have the computer write emails for them? Or do we want to be a place where people want to live. A little suburban, close to Tulsa, but still at its heart a small town.

-Victor Wolf

Outlook

NO DATA CENTER

From Taylor Ashlock <taylor.ashlock@skylinerealtyok.com>

Date Thu 1/22/2026 8:22 PM

To Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 1 <Councilor.Ward1@sandspringsok.gov>; Councilor - Ward 2 <Councilor.Ward2@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>; Planning <Planning@sandspringsok.gov>

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Councilmen & Planning

Put the data center in an already industrialize area... not in agricultural land!

Working as a local real estate agent for 5 years and working with the Sand Springs Indian Education Department, I've learned a lot regarding myself, my Community, and the natives of our country. I have a drop of Cherokee which if you saw me… it's a drop. But one thing I've witnessed and learned is our natives have a very good understanding of respect. They embody respect. They respect the Creator, people, the land, the resources of the land… animals… water- the rivers, creeks, and streams and specifically to Osage County our sandstone rocks that many of the homes including mine are made from. In Osage County, the Osage tribe will not allow you to sell or remove the sandstone rocks without major repercussions and a sometimes a fine. The data center that Ringle is trying to put into our rock community doesn't show an ounce of respect to the surrounding, to the fellow neighbors who live nearby… he doesn't even live out here anymore as he sits in his new home off McKinley Ave and Osage Dr which happens to be within City of Sand Springs city limits…just south of the golf course. This project simply respects the pocketbooks of those involved in it and those who will benefit from the profit of the tax revenues from it as well. I understand the tax revenue will help with education and maybe other things for the City of Sand Springs however we CAN find other ways than the Data Center. The Rock Community which is not represented by this council if you just glance at the district maps…you can see that. This data center will directly hurt our property values because NO BODY WANTS TO LIVE NEXT OR NEAR A DATA CENTER, POWER PLANT OR ANY SIZE OF A FACTORY PLANT. We moved out here to enjoy the countryside, the peace and enjoyments of Mother Nature and breathe the fresh air without the pollution of town things. This Data Center is a direct threat to all that which Ringle conveniently doesn't have to drive by every day or look at it or see the repercussions of it like we WILL have too... potentially none of you do like we do. Ringle and you all (potentially) won't have it deal with the influx of construction vehicles and the breakdown of our roads which we already struggle with because we are county… the large blasts and diesel generators ... we -rock community- will have to deal with it.

We moved outside the city limits to get away from the town things, the businesses, people, lights and traffic… we enjoy our ranches and farms and open pastures were our horses, cattle and other livestock have area to roam as well as our children and where we drive down the road and appreciate our fellow neighbor's property and country side. We do not bother others so why is Ringle and the city- YOU- coming into our area and disturbing our peace? What did we do to deserve this? You have done a great job growing our city, giving us improvements where needed but THIS? Data Center by Google is NOT required to keep Sand Springs great. We do not want to be like Owasso or Broken Arrow. Many of our new neighbors are people from those areas escaping that chaos... why bring this into our town and ruin it? Are you ready to buy us out of our properties so we can relocate less where? There is a HUGE chance that if the center goes in up here, we will get a 1/3 of our property value at the time of sell IF WE CAN EVEN SELL THEM.

Please respect our wishes to deny this data center from entering our quaint community instead of respecting the wishes of the ones who will simply profit from this. Our 500 neighbors of Rock Community MATTER. There's more to life than money. Money doesn't make you happy… it's the root to all things evil and the Creator, our God, gave us the Earth to allow us to prosper and let it nurture our minds, body, and spirit and to appreciate what we have. He isn't making any more land… trust me, as a real estate agent that would make my life easier for clients. What we have today… is all we have, please do not waste it on this nonsense.

Local Real Estate Agent of Osage County, Rock Community, and Citizen of Sand Springs...

Taylor Ashlock

Get Outlook for iOS

From: Pam Warren <pwarren5375@gmail.com>
Sent: Thursday, January 22, 2026 8:49 PM
To: Councilor - Ward 3; Councilor - Ward 5; councilor.ward6@sandsprings.ok.gov; Councilor - Ward 4; Councilor - Ward 1; Planning; Councilor - Ward 2; Councilor - At Large
Cc: Sherry Durkee; protectsandsprings@gmail.com
Subject: Request to Deny or Delay Vote on Proposed Data Center – Public Safety and Community Risk - Facts provided by physician

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City Councilors and Planning Commission

I am writing to urge you to **deny, or at minimum, delay,** approval of the proposed data center planned near our agricultural community in Osage County.

This decision is not a short-term development choice. It is a **30-year industrial commitment** that permanently affects land use, water, power, and quality of life. Once approved and built, there is no meaningful way to reverse it if problems arise.

While potential revenue for the city and schools has been discussed, **no financial benefit justifies exposing residents to preventable risk**, particularly in a rural area where many families rely on private wells and already have limited access to healthcare. Economic development should not come at the cost of long-term public safety.

The concerns outlined below were provided to me by my daughter, **Dr. Nicole Warren**, an Emergency Medicine physician and faculty member at the University of Miami School of Medicine and a graduate of Charles Page High School. These points are based on established public health data, peer-reviewed medical research, and real-world clinical outcomes, not speculation or internet sources.

Documented risks relevant to this project include:

- **Power outages and generator use:** Published disaster reports from 1991–2009 show disaster-related carbon monoxide poisoning has caused nearly **1,900 reported cases and 75 deaths**, with backup generators identified as a leading cause. A 2025 Pediatrics study found that even **four hours without power in one day increased pediatric emergency visits for carbon monoxide poisoning by at least 50%.**
- **Diesel emissions:** The EPA confirms diesel exhaust worsens asthma, respiratory disease, and heart conditions, with children and older adults at higher risk. Medical literature links diesel emissions to both acute respiratory irritation and long-term particulate health harm.

- **Private well vulnerability:** CDC surveillance shows that drinking-water outbreaks between 2015–2020 caused over 2,100 illnesses, 563 hospitalizations, and 88 deaths, with private water systems involved in a significant portion. Unlike municipal systems, private wells are not regulated or continuously monitored.
- **Water contamination pathways:** The EPA warns that heavy metals and nitrates in drinking water can cause serious illness, organ damage, cancer risk, and infant methemoglobinemia ("blue baby syndrome"). Large industrial projects increase potential failure points including fuel storage, chemical storage, stormwater runoff, and wastewater handling.

History shows us that **environmental risks are often minimized at the time of approval and recognized only years later**, when the damage is already done. Lead in drinking water, MTBE gasoline additives, and diesel exhaust were all once considered acceptable. Today, we know better. PFAS is the most recent example of a risk that went largely unregulated for decades before its health impacts were fully acknowledged. Kate Franco from Google suggested no PFAS but do we have that in writing? How can we hold them to that? The simple truth is we cannot.

This community depends heavily on groundwater. **Water does not respect property lines.** Even when discharge is technically "contained," all runoff and subsurface flow ultimately enter the same watershed. Once a well is compromised, families bear the cost, not the developer.

It is also deeply concerning that all of the people most affected by this project **do not live within city limits and do not have a vote,** yet they will live with the consequences. That imbalance alone warrants caution.

For these reasons, I respectfully ask you to:

1. **Deny approval of this project,** or
2. **Delay any vote** until a comprehensive, independent environmental and health impact assessment is completed, specifically addressing:
- Water sourcing and drought contingency
- Private well monitoring and baseline testing
- Diesel generator testing schedules and emissions
- Air quality and noise impacts at the property line
- Long-term liability and enforcement mechanisms

A short delay to ensure due diligence is reasonable.
Approving a project that introduces permanent risk without full evaluation is not.

Please choose caution, transparency, and protection of the community you serve.

Thank you for your time and your responsibility to safeguard our residents and our land. And mostly our future generations. The economic positives DO NOT outweigh the risks.

Sincerely,
Pam Warren
Rock Community
Osage County, Oklahoma

Information reviewed with:
Nicole Warren, DO
Emergency Medicine Physician
Sepsis Quality & Safety Committee
Faculty, University of Miami Miller School

From: Brad T. Bates
To: Cynthia A Webster
Subject: Fw: Data Center Plans
Date: Thursday, January 22, 2026 1:07:53 PM
Attachments: Outlook-nnw2kfi5.png

Please include in the backup.

Brad Bates

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

Sand Springs
OKLAHOMA

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

Sand Springs
OKLAHOMA

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 Sandsprings, 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.

Data center

1-27-26 planning commission

I'm Brenda Barozinski, I don't live north of SS. I live in Prattville, so I'm a citizen that lives in city limits and I am a voter.
Im here to night to asked this planning commission to deny this request for over 800 acres of ranching land and farm land to light industrial land. Approving this will destroy the 800 acres as well as land around it. It will destroy in some cases people's livelihood as well. We are NOT JUST talking about just one building because they dont need 800 acres for one building. We know the end result is multiple buildings. (just like Pryor complex is now 9.

What is even worse is the city government moving on this under the shield of secrecy from the annexation to even this point. This secrecy was done in TOTAL disregard of the citizens living north of city. We know this was done because they wanted no opposition to develop. They have mislead ALL SAND SPRINGS CITIZENS with these under the table negotiations from day one.
We ALL know the real issues of water capacity, electric capacity and pollution. We also that citizens around data centers have seen water rates increased and shortages, seen electric rates increased and wastewater runoff problems. Mr Carter in his letter mention water sources Shell creek during drought you can almost walk across the lake, Tulsa water which means SS will buy water from tulsa(it won't be free and probably very costive) guess who will pay fir this purchase, every citizen who pays a SS water bill. Mr Carter mentioned runoff waste water into two creeks. Turley and Deliware so destroying two creeks.
So please vote against this proposal.

Thank you
Brenda Barozinski.
1-27-26

January 27, 2026

RE: Re-zoning of Agricultural Land to Industrial for Project Spring development of Data Center

Dear Planning Commission and City Council members:

I understand the importance of economic growth, and I am not anti-data center. However, the Project Spring development raises serious concerns regarding long-term impacts on our community, as so many have voiced. Rather than dwell on the same financial and environmental concerns that I also share, I'm writing today to point out the facts on how this proposed development goes against your own Comprehensive Plan and PUD Zoning Codes.

Why does the City of Sand Springs have a Zoning Code?

> According to the FAQ's on the city website: "The goal of the Zoning Code is to create a diverse community with **compatible** land uses that safeguard the public's health, safety, peace, morals, comfort, convenience, prosperity, order, and general welfare."

The Sand Springs 2030 Land Use Master Pan or the City of Sand Springs Comprehensive Plan was prepared by the City Planning Department and adopted by Council June 26, 2017, and is found on the City of Sand Springs website. The people who contributed to the process of developing the Sand Springs 2030 Plan and are still serving in office or employment are Mike Carter, Brad Bates, Jim Spoon, David Weatherford, Mike Burdge, Beau Wilson, Brian Jackson, Thomas Askew, Paul Shindel, and Harold Neal. At one time all these men participated in creating a policy document to (I quote) ***"provide guidance to City officials as they develop future budgets, plan for expansion of infrastructure and other services, and make important land use decision such as re-zoning requests"***. I have included a copy of the Land Use Designation Map which shows the proposed land, the Land Use Evaluation Matrix and Land Use Evaluation Matrix Table which **clearly indicates that the re-zoning to Industrial district is *"INAPPROPRIATE"* for Agriculture land**.

I understand this plan is not a firm or inflexible document as very deliberately stated but I think we can all agree that as outlined in the City of Sand Springs Zoning Code regulations, Chapter 12 Planned Unit Development (PUD), SECTION 12.07, D-2 (See Page 138 of the SS Zoning Codes). The Planning Commission shall conduct the public hearing and shall determine:

A. Whether the PUD is consistent with the Comprehensive Plan.
   1. As previously stated, the Comprehensive Plan clearly indicates that it would be "INAPPROPRIATE" to rezone Agriculture land to Industrial. Therefore, it is NOT consistent with the Comprehensive Plan.

B. Whether the PUD harmonizes with the existing and expected development of the surrounding area.
   1. This PUD, rezoning, or data center is SIGNIFICANTLY different from the nearby and surrounding properties.
   2. The expected development once again does not align with the long-term vision of the comprehensive plan.
   3. The proposed project will cause "significant adverse effects" on nearby properties, such as:
      a. Diminish the value and usability of adjacent land causing a negative economic impact often seen by proximity to industrial or high traffic projects.
      b. Risk of physical damage and structural integrity to surrounding homes during the blasting that would no doubt occur.

c. Diminish Livability & Use by reducing quality of life due to CONSTANT increased noise, CONSTANT light pollution, increased traffic on inadequate roads, and loss of privacy and peace for the residents in the surrounding area that invested in rural homes for that intent and purpose, for privacy, peace and quiet.
d. The introduction of a data center or rezoning to industrial would create atmospheric elements that are out of character with the surrounding environment causing visual and aesthetic degradation.
e. Lastly, Environmental & Health Hazards from air pollution, noise pollution, potential odor pollution, and groundwater contamination that could be detrimental to area homesteaders that grow their own food, the many livestock producers in the area that not only feed themselves, but also America, and fish and wildlife.

Based on these facts, this PUD does NOT harmonize with the existing and expected development of the surrounding areas.

C. Whether the PUD is a unified treatment of the development possibilities of the project site.
This PUD is **NOT** a unified treatment of the development possibilities of the project site.
1. It does not cohesively integrate all aspects such as homes, open space, farming, nature, or infrastructure into a single, well planned **whole**; because once again as indicated in your comprehensive plan and I think the ONLY thing that WE THE PEOPLE agree with you on and that is, IT IS INAPPROPRIATE TO RE-ZONE AGRICULTURE LAND TO INDUSTRIAL.

D. Whether the PUD is consistent with the stated purposes and standards of this chapter.
1. Comprehensive Plan Consistency: This PUD does not adhere to the city's overall development goals, policies and land use plans. As stated, several times, it is "INAPPROPRIATE" to re-zone agriculture land to industrial.
2. Purpose Alignment/Standards/Compatibility: This PUD does not harmonize with the existing and expected development of the surrounding areas and is not compatible with adjacent properties in terms of design, landscape, intensity, traffic generation, and infrastructure. Lastly, area roads that are not maintained by the City of Sand Springs can not support the proposed development.
3. Unified Treatment: This PUD does not demonstrate it is a "unified treatment of the development possibilities of the project site". It is impossible to cohesively integrate any industrial zoned industry with homes, farm and ranch lands, nature, or open natural space.

My intent in this letter is to remind you what the vision of Sand Spring is based on the comprehensive plan, that it is in fact a policy in place to serve as a guide when your vision has been clouded. I urge you to seek the depths of your souls, and ask yourselves – Would you want this in your back yard? If the answer is no, then your vote should also be no, and I am trusting you to do the right thing and oppose this project and advocate instead for a development that is transparent and beneficial to ALL of Sand Springs, not the select few.

If Sand Springs MUST have a data center, might I suggest transparency, consideration of the residents, and APPROPRIATE location selection in an existing industrial area like the superfund site off Morrow Rd that is 200+ acres of INDUSTRIAL zoned property. See attached for site information.

Thank you for your time and consideration,

Julana Compton-Bennett
4th Generation of 5, Beef Producers near the proposed development
3 Generations of Sandites

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.

Table - Land Use Evaluation Matrix

Base Zoning Districts	Land Use Districts						
	Parks and Recreational	Public/ Institutional/ Quasi-Public	Residential	Transitional	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)	Allowed	Allowed	Allowed				
Residential Estate (RE)	Allowed	Allowed	Allowed				
Residential Single Family (RS-1)	Allowed	Allowed	Allowed				
Residential Single Family (RS-2)	Allowed	Allowed	Allowed				
Residential Single Family (RS-3)	Allowed	Allowed	Allowed				Allowed
Residential Duplex (RD)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Townhome (RTH)	Allowed	Allowed	Allowed	Allowed			Allowed
Residential Multi-Family (RM)	Allowed	Allowed	Allowed	Allowed	Allowed		Allowed
Office Light (OL)	Allowed	Allowed		Allowed	Allowed		Allowed
Office Medium (OM)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial Shopping (CS)	Allowed	Allowed		Allowed	Allowed		Allowed
Commercial General (CG)	Allowed	Allowed			Allowed	Allowed	
Commercial High Intensity (CH)	Allowed	Allowed			Allowed	Allowed	
Industrial Light (IL)	Allowed	Allowed			Allowed	Allowed	
Industrial Medium (IM)	Allowed	Allowed				Allowed	
Industrial Heavy (IH)	Allowed	Allowed				Allowed	

Allowed – The zoning district is appropriate within the land use district.
Blank Cell – The zoning district is inappropriate for the land use district indicated.

Date: 01/29/2026 Page: 5

 Sarah Gray

Chair and members of the Planning Commission,

My name is Sarah Gray, and I'm speaking on behalf of a local workforce coalition representing electricians, elevators, iron workers, laborers, operators, and plumbers and pipefitters.

We are here because decisions made in this room shape how development affects working families and neighborhoods in Sand Springs for years to come. This is the stage where land use, impacts, and long-term expectations should be discussed clearly and honestly.

First, we want to be clear about who we represent.

Across our unions, we represent **more than 100 working members who live in Sand Springs**, along with many retirees. These are skilled tradespeople who already call this city home. They are parents, caregivers, and neighbors. They have kids in Sand Springs schools. They care for aging family members. They shop here and pay taxes here.

When we talk about local hiring, we are talking about people who already have roots in this community.

We also want to share some perspective based on experience.

Over the last ten years alone, our members have worked on large data center projects in Oklahoma, including the Google facilities in Pryor. During that time, our unions filled thousands of job assignments on those sites.

It's important to explain what that means.

Those were not thousands of different people. Many of those assignments were the same workers returning over multiple phases. What that shows is steady, long-term work for Oklahoma tradespeople, not short-term or out-of-state labor coming and going.

From a workforce standpoint, that matters. Phased development creates stability for families and training opportunities for apprentices, and it allows projects to become part of the local economy instead of just passing through.

As a coalition, our priorities are straightforward:

We want to see
- Local workers prioritized for construction and long-term maintenance
- Strong safety standards on the jobsite
- Good wages and benefits
- And clear expectations set early, while this project is still in the planning stage

We understand this Commission's role is to look at land use and long-term impacts.

From a workforce perspective, zoning and planning decisions shape how a site will function for decades — how it is built, how it operates, and how it fits with surrounding property. The Industrial Light designation and the Planned Unit Development overlay matter because they set clear limits and expectations up front.

Clear standards make for safer jobs and fewer problems later for workers and for nearby neighbors.

At the end of the day, this is about whether development in Sand Springs creates real opportunity for people who already live here. It's the kind of work that lets someone raise a family, stay close to home, and build a future in this town.

We appreciate the opportunity to be part of this conversation, and we thank you for considering the workforce and community impact as you review this project.

Thank you for your time.

Dustin Phelan, Business Manager of IBEW Local 584

Aaron Moore, Business Manager of IUEC Local 83

Eric Lemley, Business Manager of Iron Workers Local 584

Arturo Delgado, Business Manager of LiUNA Local 107

Mike Stark, Business Manager of IUOE Local 627

Mike Skinner, Business Manager of UA Local 430

Curtis Chambers, Executive Director of Oklahoma Building and Construction Trades Council

Jordan Green
13421 Overlook Drive
Sand Springs, OK 74063

"I, Jordan Green, residing at 12421 Overlook Drive, Sand Springs, authorize my mother, Julie Dunbar, to speak and read this statement on my behalf at the January 27th meeting regarding the proposed data center near my home."

Jordan Green
Signature

1/27/25
Date

Good evening. I'm reading the statement from my daughter, Jordan Green, who lives near the proposed site and could not be here tonight.

I live near the proposed site and want my comments to focus on process, specifically whether this rezoning decision is being made with the level of analysis, transparency, and care that a change of this magnitude requires.

Rezoning more than 826 acres from Agriculture to Industrial Light is not routine. It is a permanent land-use change with long-term implications for infrastructure, traffic, environmental systems, public services, and nearby property owners.

Yet it remains unclear what independent analyses have been conducted to evaluate those impacts. I am not referring to studies paid for by the developer. Those show feasibility, they do not assess public risk.

Independent, third-party analyses are standard planning tools when impacts involve traffic safety, utilities, emergency services, and land-use compatibility. At this time, no independent traffic study, environmental or stormwater assessment, infrastructure capacity analysis, or compatibility review has been released for public review.

The City has also indicated it may amend the Comprehensive Plan to allow this rezoning, yet the amendment language and justification have not been made available to the public.

A Comprehensive Plan amendment reshapes the City's long-term growth vision. It requires transparency, time, and rigor, not acceleration to accommodate a single proposal.

Making an irreversible zoning decision without this information shifts the burden of uncertainty from the applicant to the public.

I respectfully ask this Commission to consider whether sufficient independent data, transparency, and procedural rigor exist to support approval, or whether this rezoning should be denied because those standards have not been met and because it is inconsistent with the Comprehensive Plan you are charged with upholding.

Thank you.

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:

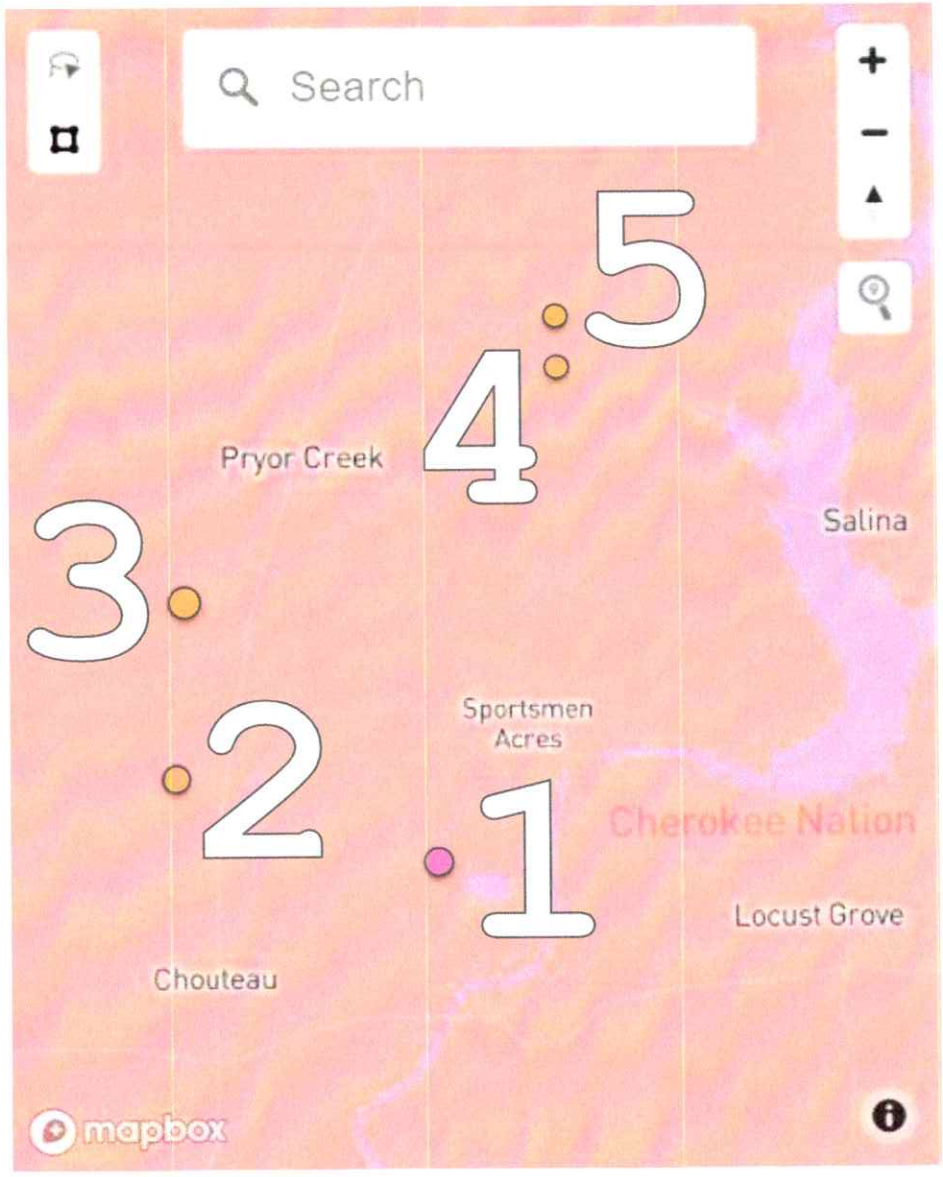
No Building Permit will be issued for any building within Project Spring until a Detail Site Plan for the lot or parcel has been submitted to the City of Sand Springs and administratively approved as being in compliance with the approved PUD Development Standards.

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.



Date: 01/29/2026 Page: 11

Search
11
Adair
10
9
12
Pryor Creek
8
Sportsmen Acres
6
7
Chouteau
4
2
13
mapbox

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 overlayed 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

https://tulsaworld.com/news/local/business/article_dbde137a-b934-4fec-aab2-71099701fd52.html

TOP STORY | SPOTLIGHT

Homeowners association sues Google over planned data center in Stillwater

Aug 25, 2025



This undated "after" image shows a lake in the Park View Estates neighborhood in Stillwater, just west of where a pr

Courtesy, Doris Al-Harake

By Michael Dekker

Tulsa World Business Reporter

Michael Dekker

A longtime neighborhood association in Stillwater is suing Tulsa construction companies and Google over the tech giant's plans to build a new multibillion-dollar data center next door.

The lawsuit — filed in Payne County District Court by the **Park View Estates** Homeowners Association — seeks remediation and undisclosed financial compensation for damaging its ponds, waterways and wildlife.

"While the construction of the Google Data Center promises significant benefits for Stillwater and Payne County, that progress has come at a devastating cost to this long-established neighborhood — located directly next to the construction site," the suit states.

People are also reading...

1 **Bill Haisten: Zac Robinson is an OSU search name that does make sense**

2 **City, county agree to terms on a deal to establish a low-barrier homeless shelter**

3 **Bill Haisten: The mayor's son makes a big difference at Bishop Kelley**

4 **Oklahoma Watch: Stillwater teen's sex assault case leaves victims' families outraged**

"For over 50 years, Park View Estates was known for its pristine blue ponds, winding creeks, abundant wildlife, and outdoor recreational opportunities. Today, those same waters have been transformed into muddy, red, stagnant pools filled with dead and decaying fish," the suit says.

"The once-thriving wildlife has vanished, replaced only by scavenging turkey vultures. The natural beauty and outdoor enjoyment that defined the neighborhood are gone.

"This destruction is the direct result of the defendants' decision to begin mass grading of the future Google site without first implementing adequate stormwater pollution prevention measures. Their failure to properly plan and protect against runoff foreseeably led to a torrent of red mud and silt flowing into Park View Estates."

The neighborhood is located on the north side of Stillwater, along Perkins Road (U.S. 177). The new data center is planned directly east across the road.

On Aug. 13, Google **held a news conference** announcing it was investing $9 billion over the next several years — the largest private investment in state history — for a new data center in Stillwater and to expand its existing data center at MidAmerica Industrial Park in Pryor, which it opened in 2007.

More than 100 people attended the event in Pryor. Speakers included **Ruth Porat**, president and chief investment officer for Alphabet, Google's parent company; Gov. Kevin Stitt; and Stillwater Mayor Will Joyce.

The Park View Estates' lawsuit names Google, Manhattan Construction Co., Olsson Inc. — both of Tulsa — and Emery Sapp & Sons Inc., of Bentonville, Arkansas. The homeowners association's law firm is **Holladay, Chilton & Erwin** of Oklahoma City.

"I've heard it's like David and Goliath, but I'm going to see their Goliath and take them down," said Doris Al-Harake, who has been president of the Park View Estates Homeowners Association for the past 10 years and has lived in the neighborhood with her family for 40 years.

There are 252 homes in the neighborhood, she said.

"I understand progress," she said. "My issue is we are in a beautiful part of Stillwater. The City Council could have (identified) any other land. We have land out by the dump."

The issue began in March, Al-Harake said, and within less than a couple of weeks, the clear pond that was a highlight of the neighborhood became a "red mess."

She said streams in the neighborhood have also turned red along with runoff from the pond, which eventually goes into Boomer Lake to the south.

She said Google owns the land.

"What I don't understand is that Google is all about protecting land. Why didn't they protect our neighborhood?"



Al-Harake

Courtesy

She expressed more frustration with city leaders and construction companies than with the tech giant itself.

"Who's at fault? I don't know. We'll see what's going to happen."

Al-Harake declined to say how much the neighborhood association is seeking in monetary damages but said even with remediation of the area, it may never be the same again.

"I think we need to set a precedent," she said. "I don't want them to do this to anyone else."

Google could not immediately be reached for comment. A spokeswoman for **Manhattan** did not immediately respond to inquires from the Tulsa World.

Oklahoma City's KFOR TV **reported** a statement from the City of Stillwater in May: "The contractor has taken proactive steps to expedite the placement of a solid surface over exposed dirtwork to further reduce runoff and protect surrounding areas."

KFOR also quoted City of Stillwater Chief Public Affairs Officer Dawn Dodson **in April**: "Some of the things we've done is installation of additional silt fencing. Developing an earthen berm on that east of the silt fence to act as additional containment. We definitely believe that it will improve," the TV station reported.

business@tulsaworld.com

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Young Female Border Collie

PETFINDER A. | sellwild.com



Beats Solo 4 Wireless

$130

BARGAINHUNTER | sellwild.com



Pretty pink/blue purse w/ change

$30

KIM M. | sellwild.com



Men's Cleveland Browns Baker

$15

JEANETTE S. | sellwild.com

Is the property designated for Industrial use on the Future Land Use Map?

|

|— NO → Rezoning conflicts with adopted land-use policy

|

YES

|

Does the Future Development Plan support industrial intensity at this location?

|

|— NO → Rezoning violates land-use intensity framework

|

YES

|

Does the zoning or PUD expressly permit the proposed uses?

|

|— NO → Use is prohibited, not implied

|

YES

|

Does the PUD authorize energy infrastructure (BESS / generation) by name?

|

|— NO → Approval exceeds lawful PUD authority

|

YES

|

Proceed to technical site review

Dear City Councilor,

First, thank you for your service to the city of Sand Springs and the residents whom you represent. I appreciate your dedication to service and your perseverance in the face of the burdens it has placed on you, especially recently. I write to you today because I believe that you may not be entirely aware of the circumstances or details which have brought us to this point. I urge you not to take what others may have told or explained to you but to read the texts objectively and come to your own conclusion.

The Supreme Court of Oklahoma decided in 2004 in very clear language, "***The Annexation of Disconnected Tracts of Land By A Connecting Strip That Serves No Municipal Purpose Other Than To Establish Statutory Contiguity Constitutes An Impermissible Exercise of State-Delegated Annexation Power By A Municipality***". This makes no reference to when the strip was annexed or any other such exception. The language is clear and unambiguous. I have included links to the entire relevant documents on the next page and implore you to read them in their entirety so you may be fully informed.

On this basis alone, I believe the city will lose in its defense of the annexation, notwithstanding the other arguments made in the petition concerning the validity of the section of fenceline the city has claimed as valid for meeting the contiguity requirement for annexation. Spending vast sums of the city's dollars to defend an action that will certainly be overturned is both unwise and a direct breach of your fiduciary duty. Not only will the city continue to incur costs for their own defense but upon losing the presiding judge may order the city to pay the plaintiffs' attorney fees and costs as well.

This issue has already destroyed friendships and driven a wedge between communities that I fear may take generations for this city to recover from. Please, for the sake of your community, read through all the details for yourself with an open and unbiased mind and form your own opinion. I believe you will see the right course of action and endeavor to uphold the duty with which you have been entrusted and swore to uphold. If, after reviewing the facts and relevant case law, you come to the same conclusion as I have, then you must put a stop to this and repeal Ordinance 1434.

Warmest Regards,

REFERENCES

OK Supreme Court Decision 2004
IN RE: DE-ANNEXATION OF CERTAIN REAL PROPERTY FROM THE CITY OF SEMINOLE
https://law.justia.com/cases/oklahoma/supreme-court/2004/439869.html

Full Petition Pending Against the City
https://img1.wsimg.com/blobby/go/849402af-7459-4204-8ad8-daec25fad6c2/00%20-%20Protect%20Sand%20Springs%20Alliance%20Petition.PDF

Annexation – An Overview: Oklahoma Municipal League
https://static1.squarespace.com/static/59bba641cd39c38913f702a0/t/5fca921dee0d180abe7ef586/1607111198885/Section+E+-+Municipal+Powers.pdf

Mike Carter, City Manager
Jim Spoon, Mayor
City of Sand Springs
100 E. Broadway St.
Sand Springs, OK 74063

May 5, 2025

Subject: Request for Annexation of Ringle Ranch – 826 Acres in Osage County

Dear Mr. Carter and Mayor Spoon,

I hope this letter finds you both well. On behalf of my wife Susan, myself, and Ringle Development LLC, I am writing to formally request the annexation of our 826-acre property, the Ringle Ranch, into the city limits of Sand Springs.

The Ringle Ranch is located in Osage County, Oklahoma, and encompasses portions of Sections 2 and 3, T20N R11E, and Sections 33, 34, and 35, T21N R11E. For your reference, I have attached the Ringle Ranch Description Exhibit, which provides a detailed map and legal description of the property. As you may recall from prior correspondence, a portion of the ranch was annexed into Sand Springs under Ordinance #204 in 1966, with the city limits running through the property as shown on the Exhibit. This request seeks to annex the 826-acre property to the City of Sand Springs.

We believe annexation will benefit both our family and the city by facilitating planned development. As the owners, Alan and Susan Ringle, and with Ringle Development LLC, we fully consent to this annexation and look forward to collaborating with the city.

I'd be grateful for the opportunity to meet with you—virtually or in person—to discuss this request and specific details further. I'm available at your earliest convenience and can be reached at 918-637-2452 or tulsarancher@gmail.com. Thank you for considering our request.

We look forward to working together to make this a mutually beneficial endeavor for Sand Springs and our family.

Sincerely,

Alan Ringle, owner
Ringle Development LLC, manager

Susan Ringle, owner
Ringle Development LLC, manager

Alan and Susan Ringle
Ringle Development LLC
5615 N State Hwy 97
Sand Springs, OK 74063
tulsarancher@gmail.com
918-637-2452

Attachment: Ringle Ranch Description Exhibit

Sand Springs
OKLAHOMA

CITY OF SAND SPRINGS

REZONING APPLICATION

SSZ 517
STR 2,3-20N-11E
33,34,35-21N-1

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

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)

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: _____ **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: 10/3/2025 **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. _____

EXHIBIT 13 - 001

Planning Commission: The City of Sand Springs Planning Commission.

Planned Unit Development (PUD): A discretionary type of development for a tract of land under single ownership or control, based upon an approved development plan permitting flexibility of principal land uses, lot sizes, and accessory uses not otherwise available under conventional development standards.

Pole Barn: An accessory agricultural building which may be enclosed on not more than three (3) sides used for the storage of farm machinery and implements, feed or such agricultural materials and supplies.

Principal Use Restaurant: An eating establishment which employs at least one full-time cook, has a menu, a fully equipped kitchen for cooking and preparation of meals and which eating establishment, including the kitchen area but excluding the bar area, occupies at least 75% of the total floor area of the business.

Private Club: A private commercial establishment open to members and their guests only and not open to the general public which is operated for profit and which sells and serves intoxicating and/or low-point beer for consumption on the premises. Reference is hereby made to that section of the Municipal Code of the City of Sand Springs defining "Private Club".

Recreational Vehicle (RV): A trailer, boat trailer, travel trailer, camping trailer, truck camper, camper shell, motor home, tent trailer, boat, houseboat, or similar vehicle or unit. Camper shells which are attached to a pickup truck are not considered a recreational vehicle.

Residential Treatment Center: A facility providing diagnostic or therapeutic services, counseling, or treatment and long-term room and board in a highly structured environment for its residents for substance abuse or dependency, or behavioral disorders.

Rest Home: See Care Home.

Rooming and Boarding House: A facility wherein congregate meals and lodging are provided for its residents limited to a maximum of six (6) or fewer guests are provided overnight accommodations and meals excluding such supervised living or residential care facilities as elsewhere defined (e.g. Nursing Homes, Group Homes, Transitional Living Center, Residential Treatment Center, etc.), and exclusive of a hotel or motel.

Sanitarium: An institution providing health facilities for inpatient medical treatment or treatment and recuperation using natural therapeutic agents.

Service Organizations, Clubs or Lodges: Organizations, clubs or lodges wherein the chief activity is providing a service and which is not operated as a business for profit, and which holds and maintains an income tax exempt status.

Setback: A horizontal distance determining the location of a building with respect to a street, use district boundary line, or another use. Where the term "setback" is used in conjunction with a modifying word or words such as "parking area", the setback shall in its application include, but not be limited to buildings.

Dancing Crane Acupuncture & Wellness
2202 E 49th Street, Suite 520
Tulsa, OK 74105

January 27, 2026

re. Chandra Ingram

To Whom it May Concern

I have been asked by Ms. Ingram to share my perspective on her health at the time we began treatment and her progress along the course of treatment.

I initially saw Ms. Ingram November 19, 2025. At that time she presented with high generalized anxiety and debilitating body tremors that were most prominent in her left shoulder. These tremors would come and go throughout the day and would result in neck/shoulder tightness and pain by the end of the day and would most often be accompanied by either unilateral or bilateral temporal headache. She also reported insomnia and would often get as little as one hour of sleep per night.

Ms. Ingram stated these symptoms began shortly after the news of a data center coming near or adjacent to her property and the circumstances surrounding the process. Discussion of these events with Ms. Ingram triggered a tremor event in my office.

It is my professional opinion that Ms. Ingram's symptoms were an acute trauma response to circumstances beyond her control. In short, she was stuck in 'fight or flight' response.

Ms. Ingram responded very well with our first session. She stated feeling exhausted for the rest of the day and slept that night more than she had in weeks. Her tremors became less intense and less frequent after the first session. The treatment strategy was designed to down-regulate her nervous system, activate the parasympathetic nervous system and get her out of hypervigilant fight or flight.

I saw Ms. Ingram for a total of five sessions with the consistent treatment strategy of both down-regulating her nervous system and simultaneously fortifying the systems that had been affected by the overactive fight or flight response. Her tremor symptoms continued to improve, nearly disappearing, and her sleep continued to regulate.

If you have any further questions of me, please feel free to contact me directly.

Respectfully,

Andrew Buckner
Dancing Crane Acupuncture & Wellness

From: Cathie Miller
To: Planning; Councilor - Ward 3; Councilor - At Large; Councilor - Ward 1; Councilor - Ward 2; Councilor - Ward 4; Councilor - Ward 5; Councilor - Ward 6; sherry.durkee@sandites.org
Subject: Tonight"s meeting - NO to the Data Center - Ward 3 Resident
Date: Tuesday, January 27, 2026 3:15:06 PM
Attachments: Burdge.png

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Good afternoon Planning Commission, Council, and Superintendent Durkee,

Since the city is moving forward with tonight's meeting even though residents may be unable to attend (or at risk if they choose to) due to the weather, I am emailing my comments. Although I planned to attend tonight's meeting, I am stuck out of town due to weather).

I am a resident of Ward 3 and urge you to vote NO on tonight's rezoning. This is a completely inappropriate area for a "light industrial" development, the project that is driving this rezoning effort should not even be considered "light industrial", and none of this has been done transparently or with the proper research. It expressly goes against the comprehensive plan - though it appears that you will change that to justify this. That action would set an unimaginable precedent for utilizing agricultural land for industrial projects and the damage done to open land in our community will be irreversible. This land will be ruined for agricultural use for generations (if not forever). We have plenty of industrial land that needs rehabbing and if we tell google no on this land, as we should, they will review other sites.

To vote on rezoning or approval of this project with NO site plans or building renderings, NO information regarding the amount of electricity that will be used, NO impact studies (especially one not funded by the developer/end user), NO details regarding the infrastructure required or the impact/damage that will cause to many more residents, and NO transparency is irresponsible at best and a selling out our community at worst. If this project is a great idea for our community and specifically, for this space, then impact studies should show that. A project of this size should be considered carefully and transparently - the lack of enforceable agreements, firm plans, details regarding infrastructure requirement and the damage that will be caused by those, and any type of agreed upon scope for the project all demonstrate that this is not the case. All that was presented were some vague promises at the community meeting. If this is such a wonderful project, then the research should be done and hard data, not just vague outlines and numbers, should be presented.

When asked at the informational meeting what research the council had done, we were told that "some" have visited the Pryor site. "SOME", not all, just some. The Pryor site is located in an industrial park and construction has been ongoing for a decade. If that is the protoype for this project, then all assurances that the ranches and neighbors will not be affected as they fear are patently false. You cannot have heavy construction for that long and not have it affect your property value, your peace, your livestock, your air quality, and the flora and fauna of the area.

I am honestly ashamed that our city government would even consider approving a project of this scope, that affects this many lives and that is irreversible, without fully researching the consequences and inviting community input. We were told multiple times in a condescending tone that last week's meeting wasn't "required", because apparently listening to the residents you represent is optional. Not a single person that was not on the panel spoke in favor of this project. Not one. Our community has very clearly told you what we think of this project and that we do not want it at this site. Being told we're wrong with no verifiable rebuttal is ridiculous. Until the city can answer questions and show that there is a plan to vote on, no vote should be held.

I am a Sandite by choice. I moved here as a single woman in 2001 when I was 23 yrs old because I fell in love with this town and a bungalow home along McKinley Ave. I loved the community and the small town feel, and although I originally planned for it to be a starter home, I stayed to raise my son here (CPHS Class of 2021). This is NOT the Sand Springs I have grown to love and not how I expect for our

community to be treated. My home is now 101 yrs old and I am investing heavily this year in repairs and replacements that a home of that age requires. Investments that I am now hesitant to move forward with as I have significant concerns about traffic down my street. Even if most construction traffic eventually utilizes 97T, I would expect other traffic to increase on McKinley to avoid the construction vehicles. McKinley is not able to support that and my home, basement, foundation, windows, etc would be significantly damaged should McKinley need widening.

I have reached out to all council members. Not one has been able to reassure me that this would not happen (an impact study might help with that...) My councilor, Mr. Burdge, sent back the attached "we're looking into it" response and then has been silent. Councilor Barnett did respond multiple times (I've included that correspondence below), but does not actually address my concerns and actually provided false and misleading information regarding the timeline for this project. Mayor Spoon advised me to come to the meeting for answers to my questions. At this meeting, as I've mentioned, no additional information was provided - just more vague "initial plans" and more refusal to provide actual answers to questions such as the tax and financial promises made to google. We were told that they had asked for questions in advance so answers could be provided, but when this question was brought up multiple times, only a vague "payment in lieu of taxes" answer was provided and the numbers of around $100M over the next 25 yrs were thrown out again, with Supt Durkee mentioning a $1.1M per year increase to the schools. That number to the schools is incredibly low considering the scope of this project, the value of this project to google, the taxes that SHOULD be paid, and the costs to residents - both through covering google's taxes, damage to property, and loss of livelihood for those near the project, the highway, or areas where you'd like to run sewer lines (rather than dump it in the creek as originally proposed).

I urge you to vote no on the rezoning request tonight. This is not the right choice for this land, this community, or this project.

Kind regards,
Cathie

----- Forwarded Message -----
From: Cathie Miller <cathie.miller@yahoo.com>
To: Councilor - At Large <councilor.atlarge@sandspringsok.gov>
Sent: Friday, January 16, 2026 at 04:58:11 PM CST
Subject: Re: NO to the Data Center - Ward 3 Resident

I do plan to be at that meeting, but the current answers provided are vague and not helpful. If the answers to these questions are currently available, I do not understand why they are not available, in writing, now so they can be reviewed by concerned citizens.

On Friday, January 16, 2026 at 04:48:46 PM CST, Councilor - At Large <councilor.atlarge@sandspringsok.gov> wrote:

Cathie,
Plan to attend the meeting on 1/20/26. I'm certain you will get answers to your questions. A representative from Google will be present to give actual information about the proposed Project Spring. We will be able to fully engage with the public at that meeting.

Jim Spoon

Get Outlook for iOS

From: Cathie Miller <cathie.miller@yahoo.com>
Sent: Friday, January 16, 2026 2:01:29 PM
To: Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 3 <Councilor.Ward3@sandspringsok.gov>
Subject: Fw: NO to the Data Center - Ward 3 Resident
Below is my communication with Mr. Barnett that I referenced in response to your recent email.

----- Forwarded Message -----
From: Cathie Miller <cathie.miller@yahoo.com>
To: Councilor - Ward 2 <councilor.ward2@sandspringsok.gov>
Sent: Friday, January 16, 2026 at 01:59:07 PM CST
Subject: Re: NO to the Data Center - Ward 3 Resident

Hi Matt,

It appears that you were VERY "mistaken" about the timeline given the documents that have recently been made public. I would like to think that you, as a pastor, would be honest, but sadly I do not trust that at this time. The documents that have been released make it clear that he was working with a data center and that the council knew about this then (or Mike Carter was intentionally keeping information from you prior to a vote?). A letter of support was also issued on city letterhead in August. Why would the city write a letter of support for a project they had JUST found out about and had done NO research on? Either the council has not competently performed their duties, or you are all outright lying to your residents. Neither are good options and the trust and confidence in the ability of the council to make decisions that represent their residents is broken. (Documents attached)

I have received the promotional cards and listened to the State of the City - $100M over 25 yrs (ish) is not enough to justify the damage that this center will do to our residents. And, I can't even seem to get an answer on what tax exemptions have been promised to the user. If it is anything like other projects, and I assume it is since nobody wants to talk about it, those tax dollars don't come from the user - they are simply OUR tax dollars rearranged in a big shell game and taken from other areas. The assurances that the "initial" project will not use water, cause issues, etc, are empty given that the "initial" project utilizes only 10% of the land and after it is rezoned they will be able to do much more with it.The information being provided is incredibly misleading and does nothing to restore trust in the leaders of our community.

I will be at all of the meeting pertaining to this project. This project should be stopped immediately. If the council believes that a data center is of benefit to the town, then that process should be started again with full transparency and with a location that is already zoned for industrial and has infrastructure in place that will not require destroying more homeowners' properties. I'm sure you can find some industrial area that is currently a blight and not in use and actually NEEDS to be developed - much better than destroying open land and polluting it. I do not want to hear that it's fine because the developer/user will pay for infrastructure upgrades when those upgrades are likely to destroy my and/or my neighbors' homes.

No resident I have spoken with is supportive of this project. Nobody except the council and the developers want this project in this location. If your job is to represent us, then you need to vote no. If you job is to profit off of residents and ignore the public's voice, then I'm sure you'll vote however suits you best.

Thank you,
Cathie

On Sunday, December 21, 2025 at 04:42:25 PM CST, Cathie Miller <cathie.miller@yahoo.com> wrote:

Matt,

If you are saying that White Rose Partners was not included in that request, then the Project Spring website cannot be trusted to provide valid information and it seems like a very deceptive practice to keep that hidden - perhaps their info should not be trusted when they make promises about how unobtrusive and environmentally friendly this project will be??

You should definitely remember if you were told about a data center in the initial information. That is a huge detail to be 'mistaken' about. If not, and the info was there, then it seems like the council was not paying enough attention or doing proper research at the time. Hopefully you're giving this more attention now.

These explanations are in direct contradiction to each other - which means someone is not giving honest information. Either the website is misleading or your timeline is wrong. Until residents are able to determine who that is, I hope you can understand that is difficult to trust the info provided from either the council or the developer.

Again, regardless of the timeline, residents of this area do not want a data center here. The Executive Order signed last week will make local or state regulations for these types of centers basically worthless (unless those states are willing to challenge any threats of funding loss - and we all know that OK will not). Any promises made will not be enforceable and there will be very little that can be done to control it once it's there. The only way to ensure protection of our city, farmland, rivers, and lakes is to keep them out of those areas.

Thank you,
Cathie

On Saturday, December 20, 2025 at 06:28:49 PM CST, Councilor - Ward 2 <councilor.ward2@sandspringsok.gov> wrote:

The land was annexed by Alan Ringle, who owns the property. The city is pro annexation so that would be why we did an annexation, nothing was given to us about a data center in the initial annexation as I recall, but could be mistaken.

From: Cathie Miller <cathie.miller@yahoo.com>
Sent: 20 December 2025 08:50
To: Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>
Subject: Re: NO to the Data Center - Ward 3 Resident

And as a follow up, surely you can see how this seems like an odd response when the developer, known for developing data centers, clearly states that the annexation was done at their request in June. Why exactly did you think they were making that request and why was it not more fully investigated at that time before approving

annexation? While I do appreciate that you are responding (since my councilman is not), this explanation does not fit the developer's details and doesn't inspire confidence in the transparency/accuracy of information or the process.

"Yes, in June 2025, City of Sand Springs annexed the property at the request of the landowner and White Rose Partners to allow Public Service Oklahoma (PSO), whose transmission lines already cross the property, to provide electric service to the property under Sand Springs' franchise agreement with PSO. While the site is in Verdigris Valley Electric Cooperative (VVEC) territory, VVEC will not be supplying electric service to the Project's data center buildings."

On Saturday, December 20, 2025 at 08:17:06 AM CST, Cathie Miller <cathie.miller@yahoo.com> wrote:

If this did not come to you until Aug-Sep, why was the land annexed? What was the original plan for annexing such a large parcel of land outside city limits?

On Friday, December 19, 2025 at 11:04:47 PM CST, Councilor - Ward 2 <councilor.ward2@sandspringsok.gov> wrote:

I think it is important to note that the city does economic development we have went out looking for business, Olive Garden, Chili's things like that. This is not one of those things, this came to us and pretty quickly. We annexed in June, and then talk of Data Centers came into play in August - September, but everyone is afforded their right to the process. I think again, you can look at us asking for a delay of vote because we are trying to gather the info.

We are working with the end user to get more information out there for us, and the public, and we will do a full town hall meeting when we finally have some concrete answers.

From: Cathie Miller <cathie.miller@yahoo.com>
Sent: 19 December 2025 18:00
To: Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>
Subject: Re: NO to the Data Center - Ward 3 Resident
Hi Matt,

I appreciate the response, but I am far from the only resident who feels this way, and you seemed pretty dismissive at the parade (unless I completely misidentified you - if that is the case I apologize). A good number of residents don't even understand how this works and think they'll get to vote before this is approved. I'm not saying that is the council's fault as people are responsible for educating themselves, but trying to push this through before residents understand and can respond is not right.

We are not receiving good information or anything that shows that this has been fully thought out or is transparent to residents. Actions don't seem to appear in council minutes, the NDA prevents sharing this info, and even the developers don't seem to have answers (at least not honest ones that they'll share). The response I finally received from Mr. Burdge after my second email was that you "are presently looking to all the concerns of this issue and visiting sites where centers exist". With all due respect, that should have been done WAY before we got to this point. Those concerns, including the ones about McKinley Ave, should be addressed completely before any re-zoning vote is even scheduled. The fact

that this had to be delayed because nobody can seem to address these concerns adequately (including the developers) is especially frightening. And yes, I have checked out their website and don't see information that is verifiable or binding - just vague "promises". Waiting until the "site planning" stage to determine if "warranted road improvements" are required does nothing to allay my fear of a road taking up half of my front yard. Their website promises that there are no residual or continuous sounds seem to be blatantly false from all of the information I have read and seen about data centers. There are also no guarantees that once this land is re-zoned as industrial that other projects won't cause the same, or worse, issues that we are raising now.

The claims that this will generate jobs and income are vague also. How many years is this subsidized by the city and exempt from taxes? How many jobs exactly would come from our community and what will they pay? The data I have seen is not promising.

I will reiterate, this is NOT the right project for Sand Springs or our neighbors to the north. This project does NOT have the support of our community in any way and needs to be stopped now. If you truly believe a data center is right for Sand Springs then find an already industrial area to place it (though that does nothing to address the environmental impact). This land should stay agricultural.

Thank you,
Cathie

On Tuesday, December 16, 2025 at 12:51:31 PM CST, Councilor - Ward 2 <councilor.ward2@sandspringsok.gov> wrote:

Hi, Cathie! Sorry you feel that way. Feel free to call me at anytime. I would say I have heard their concern and have tried to respond to them. The issue is not a settled issue and I know there are concerns that we are still working out with the end user. I have concerns about construction on that road as well.
9189552031

From: Cathie Miller <cathie.miller@yahoo.com>
Sent: 15 December 2025 15:50
To: Councilor - Ward 3 <Councilor.Ward3@sandspringsok.gov>; Councilor - At Large <Councilor.AtLarge@sandspringsok.gov>; Councilor - Ward 1 <Councilor.Ward1@sandspringsok.gov>; Councilor - Ward 2 <Councilor.Ward2@sandspringsok.gov>; Councilor - Ward 4 <Councilor.Ward4@sandspringsok.gov>; Councilor - Ward 5 <Coiuncilor.Ward5@sandspringsok.gov>; Councilor - Ward 6 <Councilor.Ward6@sandspringsok.gov>
Subject: Re: NO to the Data Center - Ward 3 Resident
Good afternoon,

Since I have not received any acknowledgment of my previous email to my councilman, Mr. Burdge, I am not confident that my voice will be represented at meetings and am sending to the entire council to ensure it is recorded. I have had contact with or heard about several of you over the years (band boosters, XC, friends in Hillspring's youth group, etc) and you are men that I have trusted and respected in the past. That is being eroded with your current lack of transparency and refusal to listen to citizens. From the lack of response to the absence of reliable & verifiable information to the full dismissal when approached in a friendly manner with candy at the Christmas parade there is little to show that you are concerned with the opinions of the citizens of Sand Springs.

I could fill this email with the concerns that have already been raised (and mentioned in my original email below), but you know what those are and wouldn't read them anyway. The re-zoning of agricultural land for this project is not acceptable. Agricultural land in this community should be preserved as much as possible and should certainly not be polluted with these facilities. In addition, I am personally concerned about the construction traffic on McKinley. As a 24 yr resident of a 100 yr old home located on McKinley, I am well aware of the traffic along the road and have witnessed many accidents at the intersection of 6th & McKinley (often involving teenage drivers). My street cannot support the type of construction traffic required for this type of project and I would like straight answers regarding plans for the transportation infrastructure required to support this. Are you planning to utilize the easement and eminent domain to widen the street and place it directly at my doorstop? Should I just plan on constant noise and large trucks and vibration ruining my windows? Should I sell now before you have the opportunity to ruin my property value also?
I will end by saying that I am a resident of Ward 3 since that matters. However, the fact that you annexed a certain parcel of land but are then willing to sell out the residents around this facility by refusing to hear their concerns because they're not citizens may be legal, but it is certainly not right and is definitely not a Christian-like action (since that should matter to most of you). They are members of the Sand Springs Community who contribute greatly to our city and this facility will make many of their lives miserable and make their property almost worthless. I highly doubt ANY of you would be willing to take over their property and live in proximity to this facility. Even IF state or local regulations can be passed that may reduce the impact this has on everyone's lives, the recent executive orders issued by Trump will help developers to circumvent those.

We DO NOT WANT this data center in Sand Springs. Represent us and stop this project. Is this really want your legacy to be?

Regards,
Cathie Miller
602 N McKinley Ave

On Friday, December 5, 2025 at 05:05:15 PM CST, Cathie Miller <cathie.miller@yahoo.com> wrote:

Mr. Burdge (Coach Burdge),

I could fill this email with all of the reasons we do NOT want the data center in Sand Springs - noise pollution, light pollution, increases in electric and water prices and other costs to cover the "breaks" that the business gets, etc - but you've already heard those so I'm going to make this as short and clear as I can.

We DO NOT WANT this data center in Sand Springs. Please speak up and stand up for your residents and help stop this project.

Thank you,
Cathie Miller
602 N McKinley Ave

From: Brad T. Bates
To: Cynthia A Webster; Janice Almy; Dawn M. Gilmartin
Subject: Fw: Project Springs
Date: Wednesday, January 28, 2026 2:54:00 PM
Attachments: Outlook-1sxhwzcn.png

New Email

Brad Bates

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

Sand Springs
OKLAHOMA

From: Tyler Beck <tyler@primeopportunitiesllc.com>
Sent: Wednesday, January 28, 2026 11:18 AM
To: Brad T. Bates <Brad.Bates@sandspringsok.gov>
Subject: Project Springs

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Hello Brad,

I am reaching out today to voice my formal disappointment in your approval for this data center project. When you fail to listen and abuse the trust the citizens having entrusted you with, it should prompt a real reflection on your decisions. I encourage you to seek moral guidance.

I may not have a vote in your municipality, but unfortunately I have to share the same aquifer as you. Allowing IN WRITING, your letter of support to siphon off a minimum of 3 million gallons of water and up to an astounding 11 million gallons per day, shows you clearly only care about your pocket book.

My education is in Construction Management and my experience is in infrastructure and development. The White Rose Group is LYING to you.

This is going to be met with more resistance than you ever anticipated. I encourage you to reconsider this project where it will be detrimental to all your neighbors.

Thank you for your consideration. May God have mercy on your soul.

Sincerely,

Tyler Beck

office - (918) 992-SELL x1
cell - (913) 909-9230