

TULSA METROPOLITAN AREA PLANNING COMMISSION

Special Meeting - PLANitULSA

Wednesday, April 14, 2010, 1:30 p.m.

City Council Chambers

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Cantrell	Liotta	Alberty	Boulden, Legal
Carnes	Shivel	Bates	Tharp, Consul.
Dix		Fernandez	Schultz, COT
Leighty		Huntsinger	Warlick, COT
Marshall			Neal, COT
McArtor			Bob Sober
Midget			Van Hanken
Walker			Southmayd
Wright			Tulsa World
			Coles, COT
			DeCort, COT
			Lou Reynolds
			Sara Kobos
			Chip Atkins
			Joe Westervelt
			Paul Kane
			Richard Boone
			Kevin Doyle
			Jamie Jamieson

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, April 8, 2010 at 10:05 a.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Cantrell called the meeting to order at 1:30 p.m.

Ms. Cantrell stated that the maps are not currently ready and will not be reviewed today. There will be a meeting on April 28th and hopefully the maps will be ready at that time. Ms. Cantrell further stated that there have been some people with neighborhood

organizations who wanted to contact the Planning Commission individually and there has been some concern about whether that is appropriate. It is up to each individual Planning Commissioner whether he/she would like to meet with people or not. She suggested that if the Planning Commissioners do make themselves available to some groups, that they make themselves available to all groups. Each should contact Barbara Huntsinger if he/she is willing to meet with groups and then she will pass that information on to whomever is interested in meeting with Planning Commissioners.

Ms. Cantrell stated that the first thing on the agenda is to discuss small area plans and Janet Tharp will be giving a presentation.

Ms. Cantrell stated that Mr. Leighty wanted to be recognized.

Mr. Leighty stated that this is no easy task for him to do and he read the following statement:

As I was reading the minutes of the March 31st meeting I was reminded of the personal attack on me by Commissioner Gail Carnes. After initially electing not to counter his charges, I decided that I could not leave it behind without responding publicly. I was so stunned when Commissioner Carnes made his accusations that I was confused about what would be the best way to reply. Until that time I had rather thought that Commissioner Carnes and I had a good professional relationship based upon mutual respect and trust. Obviously I was wrong in that thinking.

I went so far as to contact our legal staff to see if there might be any grounds for filing an ethics complaint against Mr. Carnes. I have been advised that there are no provisions in our code of ethics that address my grievances so I am taking this opportunity to set the record straight as I see it.

Mr. Carnes said two things which I strongly dispute. You can view the video of my concerns at the 1 hour and 12 minute mark, and the 1 hour and 22 minute mark of TGov's "on demand" video of our March 31st Meeting. First, he claimed I was lying when talking about my impressions of the support for reorganizing our splintered planning efforts. I am not clear on what he thought was a lie. I never said that everyone agreed with me, and I was not speaking for anyone but myself. What I did say was this, that I had never talked to anyone who did not agree that we could benefit by re-organizing and better coordinating our planning efforts and that is true statement, NOT a lie. If Mr. Carnes was implying that he told me he did not think we could benefit from such actions, then he has a different memory of our encounters than I do.

Secondly, Mr. Carnes accused me of having a biased "anti-staff" attitude when I first came on the planning commission, which could not be further from the truth. He went on to say that I had damned the organization which is a totally outrageous and preposterous statement.

If I did have any pre-conceived ideas when I came on this commission I would say they were much more supportive of the INCOG relationship than opposed to it. The concept of reorganizing our planning efforts is not and was not my idea. These proposals have been discussed for years going back the last four or five mayoral administrations. I want to make it clear to those attending today and those who watch our Tgov broadcasts that I have no hidden agenda, no ax to grind, no animosity or ill will towards INCOG or any of its employees. I consider myself to be a professional with an open mind who wants improve the way we do business. I believe we can best do that by considering all, not just some, of the options available to us, and then making decisions which will most benefit our community.

I would like to remind Mr. Carnes, that like him and the other Commissioners on this panel, I am a volunteer and a public servant and I have worked hard to be worthy of the trust that was placed in me when I was appointed to this commission. I donate an enormous amount of my personal time to multiple civic organizations without any compensation whatsoever other than the pure satisfaction of helping the city I love. I come to these meetings well prepared, having read the agenda packet, having visited many of the sites, I stay until the end of the meetings, I attend almost all of the training sessions and work sessions in their entirety and I do not deserve to be treated with such contempt and disrespect as has been shown to me by one of my professional peers, or anyone else for that matter. In my opinion, if he is a true gentleman, Mr. Carnes will apologize publicly for his rude and reprehensible behavior.

Ms. Cantrell asked Mr. Carnes if he would like to respond to Mr. Leighty's statement. In response, Mr. Carnes stated that it didn't deserve an answer.

Ms. Cantrell stated that she would hope that everybody treats each other respectfully.

III. Small Area Plans (Janet Tharp will provide a short presentation on small area plan examples)

Ms. Tharp presented examples of small area plans with a PowerPoint presentation. Ms. Tharp opened the floor for questions from the Planning Commissioners. Ms. Tharp explained the length of time, the cost, and the funding that is associated with small area plans. She reminded the Planning Commission that they still have the Zoning Code and PUD process to develop with. Nothing precludes anyone from getting a zoning change. Property owners or anyone with permission of the property owner has every right in the world to request a zoning change wherever it exists. There is nothing in the plan to take that right away.

In response to questions and answers between Ms. Tharp and Mr. Dix, Ms. Wright stated that Mr. Dix's questions sound very site-specific since all of the Planning Commissioners have been lobbied by the St. John/Hillcrest Hospital corridor and these questions tend to be very site-specific. Ms. Tharp stated that she is not answering the questions in a site-specific way. Mr. Dix stated that he is asking hypothetically. Mr. Dix explained that he is trying to find out what the limits of the maps are or are they just

guidelines. Ms. Tharp stated that maps are policy direction (Ms. Tharp explained the review process for applications using the maps as a policy direction.)

In response to Ms. Wright, Ms. Tharp stated that the small area plans that she has demonstrated today all have a common thread that it takes public investment and attention to get private investments. There is one nugget in small area planning and that is getting the roads right, the infrastructure set, and utilities and make it happen easily, then get out of the way and let it happen.

Ms. Cantrell thanked Ms. Tharp and directed the Planning Commissioners to the agenda.

The Planning Commissioners discussed at length about the Comprehensive Plan being a guide and the opportunity to deviate from the Plan is always possible.

- A. Is it appropriate for a private group to make a plan? (Consolidated Table of Discussion, Major Issue item #4, Page 17, PLANITULSA draft, Land Use Chapter, Page 62.)

Discussion: Mr. Marshall expressed concerns with the language "areas of stability". Mr. McArtor stated that the language Mr. Marshall read was proposed language from Michael Bates and he doesn't think that is the language that is before the Planning Commission to adopt. Ms. Cantrell stated that there are two diametrically opposed positions on the Comprehensive Plan. There are those who still want to see conservation districts and control of the infill housing and then there are those who need to make sure that there is absolutely no references to that whatsoever in this Plan. Ms. Cantrell stated that in her opinion, as it is written today it is neither. Mr. Midget stated that throughout this document it should be repeated that this is a policy document and not a zoning code. Ms. Cantrell stated that it is important to remember that this Plan is a reflection of a lot of people wanting to protect their neighborhoods. Mr. Dix stated that this is really about 6,000 people with a clicker and the Planning Commission represents 400,000 people. Ms. Cantrell stated that she believes the statistical numbers are relevant from the study Robin Rather performed. Mr. Midget stated that this was an open process and it needs to remain balanced. No one should be able to use this to misconstrue what is being attempted. It is not "us" or "them" and the language should be clearly articulated that this is a guide/policy and there is still a process to go through. Ms. Wright stated that she did some study's on infill and in her opinion it comes down to citizens being happy with their town. The citizen should have a voice at the table in all matters. Ms. Wright stated that in every study she reviewed the same words came up: "size, scale, harmony, and appropriateness". Mr. Leighty stated that he agrees with most of Ms. Wright's comments. After reading the Plan he doesn't see anything to fear and he is at a little bit of a loss for the concerns and fears

that have come forward. The one thing that has been made loud and clear is that the citizens want to have a say in what the City looks like in the future.

Ms. Cantrell stated that she appreciates all of the general discussion, but in order to get down to the specifics, the first thing needed to be decided is whether to approve the language to be added or deleted.

Mr. Leighty requested that each item be voted on to keep everything straight. Ms. Cantrell thanked Ms. Huntsinger for keeping all of the actions straight from the previous meeting.

Mr. Dix requested that when each item is voted on, he would like it clear on what everyone is voting on. Ms. Cantrell stated that this item is not being changed, but being considered to add language to it.

Mr. Marshall asked if legally the Planning Commission can exclude areas of stability from small area plans or prohibit it. Mr. Boulden stated that they could not because this is a guideline. The Planning Commission can designate an area that it would be inappropriate for small area plans, which could be areas of stability. Ms. Cantrell stated that she is the one who brought this subject up and its legality. Planning is the Planning Commission's prerogative and they do not necessarily have to approve a plan, but they do have that right. Planning is something that the Planning Commission has to look at on a year-to-year basis and she doesn't believe it is appropriate to say that a whole area of the City is never going to have any planning. Mr. McArtor stated that there is nothing to prevent anyone from getting together in an area and stating that they want to do a small area plan and if they are told they can't do that, it would be like saying they don't have any free speech rights. Mr. Leighty stated that this type of language has not been in the plans in the past he believes the City would be going backwards if that language was in there.

Action: TMAPC Action; 9 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Liotta, Shivel "absent") to **ADOPT** the underlined language on Consolidated Table of Discussion Items, page 17 and 18, Major Issue #4, the scale of small area plans, as it was submitted to add to the Land Use Chapter, page 62, Introduction to small area planning process and introduction to small area plan appendix.

B. How should plans be approved (Mr. Klein wanted them to be voted upon)?

Discussion: Ms. Cantrell stated that she was going to suggest that some language be added. Ms. Cantrell read her proposed language. This should reassure people that the Planning Commission is not going to approve plans that are pushed through by a minority of people. Approval should not be conditioned upon the vote of people. Mr. Walker stated that the Planning Commission would weigh public support at the public hearing like it is done now. Mr. Dix and Mr. McArtor stated that they have no idea what that language is going to do. Mr. Midget stated that the language is vanilla.

Action: The Planning Commission deferred to the consultant's discretion of whether or not to add the language proposed by Ms. Cantrell and then bring it back for a vote.

C. Can they occur in areas that are exclusively areas of stability? (major issue item #3)

Discussion: Mr. Leighty stated that he would like to discuss the suggestion made by Mr. Michael Bates, Discussion Log, Page 16.

Ms. Cantrell stated that the Planning Commission is treading through middle ground right now and she would prefer to stay on that course. The rest of the language would swing the pendulum too far to the other side "we intend to define..." second paragraph on page 16 of the consolidated table of discussion items. She would like to see this plan passed and she believes if this language is in, it would be too provocative. Mr. Leighty stated that he is convinced. He suggested that this language may be more appropriate in the Vision rather than the small area plans. In the Vision document he would like to have the language, "form, scale and rhythm" to talk about harmony in neighborhoods and commercial districts. Ms. Cantrell suggested that the paragraph "we value our walkable..." be in the Vision document and delete the second paragraph. Mr. Leighty stated that he doesn't have to have any of it; he just wanted to hear what everyone else thought.

Action: After lengthy discussion the Planning Commission chose to not include the proposed language of Mr. Bates referenced on the Consolidated Table of Discussion, page 15 and 16.

- D. In new neighborhoods, what should be the role of small area plans?
(consent items #84, 85, 86 & 87)
i. Should we delete strategy #3.8 of land use chapter (p.76)?

Discussion: Ms. Cantrell explained what the removal of the language would accomplish. Ms. Tharp stated that this was an error on their behalf and would like it to be viewed that way.

Action: TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Liotta, Shivel "absent") to **DELETE** language from the Land Use Chapter, Page 76, Goal 3.8, Consolidated Table of Discussion Items, Page 18, Major Issue #4.

- E. ~~Should the language "To prevent job growth from outstripping housing production...":~~

i. ~~Deleted~~

ii. ~~Or replaced with: "To maintain a balance of jobs and housing growth, the city should be prepared to engage in necessary small area planning so new communities can be built quickly."(Consent item 52)~~

Action: Ms. Cantrell informed the Planning Commission that this item has already been deleted during the Consent Log, Item 52.

- F. Amend language to say "One of the means of implementing the plan is small area plans", rather than "The primary means of implementing the plan is small area plans" (Consent Log, Page 20, item 64).

Action: TMAPC Action; 9 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Liotta, Shivel "absent") to **ADOPT** "one of the..." and delete "the primary" for Land Use Chapter, Page 62, Consent Log Item 64, Page 20.

IV. Language

- A. Form, Scale, Rhythm, & Proportion: these words are used throughout the land use chapter. Should they be deleted & reworded? (Major issue #5, consent items # 37, 38, 39, 40, 53, 54, 55, 60, 61, 62, 81, 82, 83, 92, and 93).

Discussion: Mr. Marshall stated that the language is too strong and is open to interpretation, which will cause many conflicts. There are existing neighborhoods that would not meet the guidelines that complement the character of the neighborhood because of the strong language and being subjective as well. The language will discourage new construction in areas of stability and puts an additional restriction or barrier on the property owner and the City. Who will decide if a building plan meets all of the requirements of the proposed language? The language would not be considered business-friendly because of the additional restrictions on the business owner. The restrictions should be relaxed and not increased. It will have an unintended consequence that property owners will be reluctant to do infill development and go to the suburbs where it will be easier to build. Mr. Marshall stated that the amended language that the consultant has proposed is more business-friendly and it allows the property owner to demolish and rebuild. Property owners should have that option. Mr. Marshall requested that the Planning Commission accept the new language suggested by the consultant.

Ms. Cantrell reminded Mr. Marshall that this is a policy document and not a requirement. Ms. Cantrell stated that whether it states form, scale, rhythm or character is really irrelevant, because it will always be down to the Zoning Code. Ms. Cantrell commented that it has been very frustrating because there has been so much focused on this. Mr. Dix stated that people are afraid that this will be used as a hammer. There are a lot of vague terms and there will be a lot of people who will interpret it wrongly. She further commented that she is sorry that we have gotten so much angst over words that have no legal effect; they are just words. It doesn't really matter if we have this language in or not. Mr. Dix stated that if he were from out of town and read the language "form, rhythm", etc., he wouldn't know what that means, but if he read the language Mr. Marshall stated, he would know exactly what that means. Ms. Cantrell stated that she can go with this either way and it is not unheard of to have this language in the plan. She reminded the Planning Commission that Oklahoma City and Dallas both have conservation districts. Mr. Midget suggested that this language "form, rhythm and scale" be in the Vision statement. By putting this in the Land Use Chapter, it lends itself as a zoning tool, which is troublesome. He is pleased with the amended language that the consultant has proposed. Mr. Leighty stated that he likes the consultants offering to change the language. If this language was put in the Vision document it would state what the citizens want to see. Ms. Cantrell

stated that she believes that would be a good compromise. Ms. Wright stated that she would be okay with using "height, setback and massive" if we include neighborhood conservation districts. Mr. Dix reminded Ms. Wright that this is a guide. Ms. Wright agreed that it is a guide, but it is what citizens recommended and it is what citizens want. Ms. Wright stated that to kowtow to developers' concepts of using height, setbacks and Zoning Code just basically slaps the citizens in the face. Ms. Wright further stated that if we want to be honest about this, we are talking about midtown and let's take it out of the equation and redo this in East Tulsa or West Tulsa. It really comes down to preserving older neighborhoods in midtown, and if we were in East Tulsa, we wouldn't be having this discussion and she is really sick and tired of about this infill thing in midtown Tulsa. They want to come in and do infill and basically destroy the heritage we have in the older neighborhoods. Ms. Wright stated that she wouldn't be able to put her craftsman bungalow in South Tulsa. Mr. Leighty stated that as far as he knows, the words "conservation district" do not appear anywhere in this document and he doesn't think they should be in there. Ms. Wright stated that she does. Mr. Leighty stated that he feels that the citizens want harmony in their neighborhoods and he would like to see if the consultants can come up with some kind of language for page 23 in the Vision document to make a case for the citizens desire to have some harmony. Mr. Marshall recommended that they should vote separately on these issues.

Ms. Cantrell stated that she is comfortable with removing the language and going with the other language, conditioned upon the reinforcement in the Vision document.

Action: TMAPC Action; 9 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **6-3-0** (Cantrell, Carnes, Leighty, McArtor, Midget, Wright "aye"; Dix, Marshall, Walker "nays"; none "abstaining"; Liotta, Shivel "absent") to instruct the consultants to write some language that would be consistent with the other language that is in the plan to make note of citizen's concerns and desires to have form, scale, rhythm, harmony in their neighborhoods for Consolidated Table of Discussion, Major Item #5, and consent items #37, 38, 39, 40, 53, 54, 55, 60, 61, 62, 81, 82, 83, 92, 93 in the vision document.

Action: TMAPC Action; 9 members present:

On **MOTION** of **MARSHALL**, TMAPC voted **8-1-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Midget, Walker "aye"; Wright "nay"; none "abstaining"; Liotta, Shivel "absent") to **ACCEPT** the consultants recommendation for the new language underlined for Consolidated Table of Discussion Items, Major Issue #5, Land Use Chapter page, 33, page 56, page 75, Policy 2.9, bullet #4, page 81, Goal 13. (Ms. Cantrell clarified that anywhere in the plan where it refers to rhythm, proportion, character it will be replaced with the underlined language proposed.)

B. Protect: Does it need to be defined? (Consolidated Table of Discussion, items #5, 6)

Discussion: Ms. Cantrell stated that the word "protect" is already used in the Zoning Code and the Comprehensive Plan.

Action: Leave language as it is.

C. Neighborhood: Does it need to be defined? (Consolidated Table of Discussion, item #7)

Discussion: Ms. Cantrell asked if neighborhood should be better defined.

Action: Leave language as it is.

D. Remove bullet regarding "mass and scale" as it is confusing (consent item, page 27, #89, 90, Land Use, Page 77, Policy 5.1, bullet #9)

Discussion: Ms. Tharp stated that she believes it is confusing and complicated and recommends deleting the language.

Action: **TMAPC Action; 9 members present:**
On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Liotta, Shivel "absent") to **DELETE** Consent Item, Page 27, #89 and 90, Land Use, Page 77, Policy 5.1, Bullet #9.

E. Remove "Require that infill in historic neighborhoods is compatible in style and scale." (Consolidated Consent items # 120, 121, page 36, Housing, Page 11, Policy 1.6.)

Discussion: Several Planning Commissioners felt that this language should be deleted to keep it consistent. Ms. Wright stated that she is okay with

deleting this language; if in 5.6 add that infill and revitalization tool kit will help facilitate development in historic neighborhoods to be compatible in style and scale, since words don't matter.

Action: TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-1-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Midget, Walker, "aye"; Wright "nay"; none "abstaining"; Liotta, Shivel "absent") to **DELETE** language in consolidated consent items #120, 121, page 36; Housing Chapter, Page 11, Policy 1.6.

Action: Ms. Wright moved to amend policy 5.6 to use staff to come up with good wording that would ensure the compatibility of the infill and revitalization tool kit in Section 5.6 to include historic neighborhoods being compatible in style and scale.

Mr. McArtor stated that he doesn't believe that this section has anything to do with historic districts. Historic neighborhood is getting confused with historic districts, and it is not a legal term, but a sale term. Ms. Cantrell stated she believes she knows what Ms. Wright is getting at. There are neighborhoods that do not qualify for historic designation, but still want appropriate infill. The Vision document will have some language in it and she doesn't want to lose people who have fought hard to have some of that language. Ms. Cantrell reiterated that it is in the Vision document and she doesn't know if it is necessary in policy 5.6. Ms. Wright stated that since we are so free-willy that these words don't matter, it doesn't matter anyway, let's just scratch that, then why don't we keep that wording in there. Mr. McArtor stated that he doesn't think anyone is saying that these words aren't important. Ms. Wright stated it has been said several times. Mr. McArtor stated that "we" have not said that, for the record "we" have not said that language that we are adopting pursuant to a State Statute and has to be passed by a City Council is irrelevant. Mr. McArtor explained that what "we" are saying is that it is not precisely legally binding like a Zoning Code, but every word is intended to provide a starting point; that is what he believes what "we" have said in context. He doesn't want it on the record and on television that what we say here is not relevant because it is not true. Ms. Cantrell stated that she is very sympathetic to these sorts of issues and she is comfortable that it has been made clear in this document that the Planning Commission wants appropriate infill.

No second.

Motion failed.

OTHER CHAPTERS/ISSUES

V. Transportation Chapter

- A. Gilcrease Expressway: Should we amend language with respect to this?
(Consolidated Table of Discussion, Transportation Chapter, item #36, and page 48.)

Discussion: Ms. Cantrell asked Ms. Tharp if she is recommending that all options be adopted. Ms. Tharp stated that the consultants are saying that the Planning Commission needs to make a decision on the Chamber's recommendation and whether the Planning Commission adopts the Chamber's recommendation or not the consultants believe there should be a small area plan there. Mr. Midget believes it should be in there. Ms. Tharp stated that this is a great place for growth and it would be good idea to do a small area plan, which would promote growth in that area. Mr. Leighty stated that he doesn't know if this language should be in the plan. Mr. Midget stated that it has taken over 50 years to get the Gilcrease Expressway from the airport to where it is now. Development follows expressways and there is nothing wrong with putting this in there. This is a development guide or policy and it is important to have this in the plan.

Action: TMAPC Action; 9 members present:

On **MOTION** of **WALKER**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Liotta, Shivel "absent") to add in the language provided by the Chamber with the additional option regarding small area plans for Consolidated Table of Discussion, Transportation Chapter, Item #36, page 48.

- B. Connectivity Index: Do we want to require or simply encourage this?
(Consolidation Table of Discussion, item #39, page 50, Transportation, page 36, 2.1, 5th bullet.)

Discussion: Ms. Tharp explained that this is basically a way to measure how many through streets there are in a subdivision coming in. This doesn't preclude cul-de-sacs, but it gives the Planning Commission a way to measure whether a development that is coming needs a minimum connectivity. The issue today is whether it is required or encouraged. The consultants believe it is a good idea to require, but it is not a deal-breaker. Mr. Midget asked how they are treated right now. Mr. Carnes stated that there was some trouble in South Tulsa because there was no connectivity. Mr. Carnes stated that it is necessary. Ms. Tharp stated that there are connections with each other, which is one standard, but this is more of design issue within the subdivisions.

To ensure that subdivisions make future connections and also the way it is designed and it is not all cul-de-sacs. Ms. Cantrell asked Ms. Tharp if it is required in Dallas. Ms. Tharp stated that it is not required in Dallas. Ms. Wright stated that there is a problem with this and there are too many subdivisions that don't connect. Mr. Leighty stated that he would support the staff on this one and amend it to "encourage". Ms. Wright stated that she would make a motion to amend the language to include "encourage". Mr. Midget asked if the word "encourage" would cause the Planning Commission to lose their ability to make the subdivisions connect. Ms. Tharp stated that she would guess that there are standards already in place to require connections. Mr. Midget stated that he doesn't want to change it. Ms. Cantrell requested Diane Fernandez to come forward and asked if the current Subdivision Regulations meet the standards if this wording is used. Ms. Fernandez stated that in 2005 the Subdivision Regulations were updated with a wide range of diverse people on the committee and when the connectivity issue was raised it died. The main issue for staff is fire safety, and the connectivity index is a good idea. There will be issues when it comes before the Planning Commission on a case-by-case basis. During a recent subdivision review there were questions about why was there a stub street that didn't go anywhere. One never says never to what type of development will be at the end of a roadway until it is actually built. One should design as if they need the connectivity and she believes it is a good idea to require it. Ms. Wright stated that she would withdraw her motion. Mr. Alberty stated that the Subdivision Regulations will have to be amended to comply with the new language. Ms. Wright moved to keep the language as it stands, Ms. Cantrell seconded. Ms. Tharp stated that Mr. Alberty's comment is important and possibly add "and to amend the subdivision regulations". Mr. Marshall asked if this motion would interfere with the action taken on cul-de-sacs. Ms. Tharp stated that she believes this is the cul-de-sacs.

Action: TMAPC Action; 9 members present:

On amended **MOTION** of **WRIGHT**, TMAPC voted **8-1-0** (Cantrell, Carnes, Dix, Leighty, McArtor, Midget, Walker, Wright "aye"; Marshall "nay"; none "abstaining"; Liotta, Shivel "absent") to keep the language as "required" in Consolidation Table of Discussion, item #39, page 50, Transportation, page 36, 2.1, 5th bullet and to concurrently amend the Subdivision Regulations.

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Ms. Cantrell suggested that the Planning Commission go through the Economic Chapter and then adjourn.

VI. Economic Chapter

- A. Do we want to reword the Goals in that section to specifically include references to the Chamber or other private entities? (Consolidated Table of Discussion, items 40-59, Economic Development Chapter, page 17 through 19.)

Discussion: Ms. Cantrell read the proposed language and stated that her concern with this is that she wouldn't want this in any way to direct or be prescriptive. As discussed with INCOG, this is really the Mayor and the City Council's prerogative of whom they should use for economic development. She suggested that language be included that the Mayor and the City Council may choose to use whomever. Mr. Carnes agreed with Ms. Cantrell and stated that the Planning Commission is supposed to be dealing with land use. Ms. Wright asked Susan Neal if the City contracts with many of the different Chambers. In response, Ms. Neal stated that she doesn't know if the City contracts with multiple Chambers, but the City does contract with a lot of agencies and works with a lot of different groups, public and private. The City does have a contract with the Chamber and it is up to any administrative staff and the City Council. Ms. Wright asked if the wording would be good enough for private and public. In response, Ms. Neal answered affirmatively. Mr. Leighty stated that he agrees with Ms. Cantrell. Mr. Leighty stated that the current Metro Chamber is really focused more on a regional area and not just the City of Tulsa and that puts us in a position where their goals might not always line up with the Comprehensive Plan, which is written specifically for the City of Tulsa. They have played a legendary role in the development and growth of Tulsa. The business community and the City have been enormously helpful in building this town. Mr. Leighty suggested that there should be some acknowledgement in the vision document or wherever it is appropriate to acknowledge the long-standing tradition of the City of Tulsa partnering with the Chambers of Commerce, but not have that specific language in these various places that they have referenced. Ms. Cantrell stated that in the Vision document it does talk about Tulsa's Chambers of Commerce and their relationship. Ms. Wright stated that there could be a whole new game in town within a couple of years and to name a specific group goes against trying to stay non-prescriptive and to allow other organizations to be equally represented. Ms. Cantrell suggested that a short paragraph be added prior to the discussion of the goals and policies that states that any of these goals may be carried out by either the City or a collaborative effort between the City and a privately-funded economic development organization. Ms. Neal stated that she thought the Chamber supplied language that made it less specific. Ms. Neal further stated that the Chamber does a lot with the City for economic development and there was no intended slight to the Metro Tulsa Chamber of Commerce for adding them as the designee. The Chamber is a partner with the City and has been for years, but the original intent was to be non-prescriptive because this is a land use plan. Mr. Leighty suggested that the Planning Commission could ask the

consultants to come up with some language for this issue. Ms. Cantrell stated that she wants to make clear that it doesn't in any way say that the City has to use any private agency. Ms. Wright stated that a specific Chamber shouldn't be called out anywhere in the plan because they may elect someone the Planning Commission doesn't want anymore. Mr. McArtor stated that he has looked at all of the suggested language they have made and he doesn't see anywhere that they refer to themselves.

Action: The Planning Commission had a consensus to use the general language on Consolidated Table of Discussion Item 40, Economic Development Chapter, Page 17, Policy 1.1 and keep it generic.

B. Do we want to delete any references to unions or organized labor?
(Consolidated Table of Discussion, items 58, 59, Economic Development Chapter, Page 20.)

Discussion: Mr. McArtor stated that the language should stay and Ms. Wright agreed.

Action: **TMAPC Action; 9 members present:**
On amended **MOTION** of **CARNES**, TMAPC voted **4-5-0** (Carnes, Dix, Marshall, Walker "aye"; Cantrell, Leighty, McArtor, Midget, Wright "nays"; none "abstaining"; Liotta, Shivel "absent") to **DELETE** references to unions or organized labor.

Motion failed and language stays as presented.

Ms. Cantrell announced that they would stop at this point.

Ms. Cantrell stated that the Planning Commission already has a public hearing scheduled for April 28, 2010. She further stated that the Planning Commission is not ready to reopen the public hearing at that point because there are more items to review and discuss. The Planning Commission has to meet on the 28th in the City Council Chambers on the 2nd floor and at that point continue the meeting from the 28th to a date certain. After continuing the public hearing the Planning Commission will go into a special meeting to discuss the maps and anything remaining on today's agenda.

Ms. Wright requested that the Planning Commission meet on the 4th floor again.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Liotta, Shivel "absent") to **APPROVE** to hold a special meeting on April 28, 2010 at 1:45 p.m., City Hall, 175 East 2nd Street, City Council meeting room or 4th floor meeting room if possible.

Ms. Cantrell reminded the Planning Commissioners to meet at the 2nd Floor meeting room first on April 28th to continue the public hearing. Ms. Cantrell asked Mr. Warlick to do an email blast to let people know that the public hearing will be continued.

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Remaining Agenda Items continued to April 28, 2010:

VII. Housing Chapter

Where do we want to see townhouses, cottage homes, & similar developments? (Item 60-63)

VIII. Parks & Open Spaces

Does the plan deal with flood plains sufficiently? (Item 65)

IX. Specific Map Amendment requests

Any transportation, stability/change, or land use map amendments will be made at this point.

Include Consent items: (consent items 4, 7, 8, 16, 22, 26, 56, 58, 59, 125)

X. Any discussion issues that Commissioners believe have not been addressed or need to be further discussed.

After we complete the above issues, Commissioners should review the remaining items, and bring up any further issues they wish to discuss.

XI. Rewrite of the Education Insert: Consent Item #3

The following language has been rewritten to fit into the format and style of the vision (insert into page 10/11 spread)

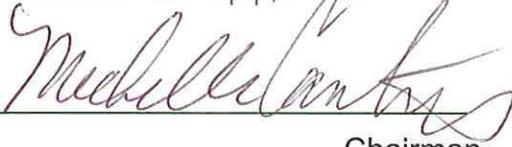
Support Education and Learning

Although the Tulsa, Union and Jenks public school districts are independent entities, Tulsans want to encourage healthy lifestyles for our children, and create a city that is conducive to learning. Our children and families need clean air and water; safe routes to schools for walking and biking; parks and open spaces for recreation; access to grocery

stores with healthy food choices; high quality public libraries; and cultural resources and museums. Tulsans also want thriving post-secondary educational opportunities including community colleges, vocational and technical training centers, and colleges and universities. Educational facilities are highly supported by public and private partnerships. Educational institutions and the City are partners in planning and developing improvements to local transportation, like improving sidewalks, streets and crossings, and public transportation. The public schools are included when planning residential and business development in our city, and should be considered when parks, libraries and other amenities are affected.

There being no further business, the Chair declared the meeting adjourned at 4:45 p.m.

Date Approved:

5/4/10

Chairman

ATTEST:

Joshua A. Wall
Secretary