

TULSA METROPOLITAN AREA PLANNING COMMISSION

SPECIAL MEETING - PLANITULSA

Tuesday, June 24, 2010, 4:00 p.m.

2nd Floor City Council Chamber

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

Members Present	Members Absent	Staff Present	Others Present
Cantrell	Shivel	Alberty	Boulden, Legal
Carnes		Bates	Schultz/COT
Dix		Fernandez	Warlick/COT
Leighty		Huntsinger	Sharrer, COT
Liotta		Sansone	Coles, COT
Marshall			
McArtor			
Midget			
Walker			
Wright			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, June 17, 2010 at 8:50 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 12:35 p.m.

COMPREHENSIVE PLAN PUBLIC HEARING

THE TULSA METROPOLITAN AREA PLANNING COMMISSION WILL CONSIDER, DISCUSS AND/OR TAKE ACTION ON THE FOLLOWING:

Public hearing to consider adoption of new Comprehensive or Master Plan, or otherwise amend the current Comprehensive or Master Plan, Map and Text relating to that portion of the Tulsa Metropolitan Area within the incorporated limits of the City of Tulsa, Oklahoma. This hearing is a formal continuation of efforts begun under "PLANitULSA" and is required pursuant to Title 19 Oklahoma Statutes, Section 863.7

TMAPC COMMENTS:

Ms. Cantrell stated that the Planning Commission agreed that they have finished taking public comments and she appreciates the attendance today; however, the Planning Commission will not be taking public comments at this time.

Ms. Cantrell stated that she would like to finish this item today and reminded the Planning Commission that they have to be out of the meeting room by 5:00 p.m. She further stated that she doesn't want the Planning Commission rehashing arguments that have already been made. The purpose of this meeting was not to go back and revisit the same arguments, but to focus on issues that weren't discussed previously. Ms. Cantrell indicated that she wouldn't cut anyone off.

Consent, Map and Discussion Comments for June 2010:

Consent:

C-1 through C-14/Pages 1-5: Ms. Cantrell stated that all of these items are either typos or general points that do not require action.

TMAPC Action; 8 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **8-0-0** (Cantrell, Carnes, Leighty, Liotta, Marshall, McArtor, Walker, Wright "aye"; no "nays"; none "abstaining"; Dix, Midget, Shivel "absent") to **APPROVE** the consent log Items C-1 to C-14 per staff recommendation.

Mr. Warlick, City of Tulsa Planner, reminded Ms. Cantrell that the consent log had an additional item C-15. Ms. Cantrell stated that they would consider it after M-1.

Map Items:

M-1/Page 6

General: technical quality of presentation materials:

STAFF RECOMMENDATION:

Mr. Warlick stated that this issue was raised by Michael Bates and it doesn't require any action. Map resolution improvements can be made without approval from the Planning Commission since there is no content being changed. Improving the crispness of the maps requires a larger file size and staff will continue to improve the maps.

No action taken.

Consent:

C-15, Page 5/Brent Stout
Appendix, Pages 18, 27:

TMAPC Action; 8 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **8-0-0** (Cantrell, Carnes, Leighty, Liotta, Marshall, McArtor, Walker, Wright "aye"; no "nays"; none "abstaining"; Dix, Midget, Shivel "absent") to **APPROVE** the consent log Item C-15 per staff recommendation.

Map Items:

M-2 – M-3, Pages 7-11/ Paul Uttinger/AIA
Stability/Growth Map

TMAPC Action; 8 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **8-0-0** (Cantrell, Carnes, Leighty, Liotta, Marshall, McArtor, Walker, Wright "aye"; no "nays"; none "abstaining"; Dix, Midget, Shivel "absent") to **APPROVE** there being no changes made to the map and retain the maps as is.

Mr. Midget in at 12:44 p.m.

Mr. Dix in at 12:45 p.m.

M-4, Page 12/Lou Reynolds/Shadow Mountain Behavioral Health System
Maps

TMAPC Action; 10 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **9-0-1** (Cantrell, Carnes, Leighty, Liotta, Marshall, McArtor, Walker, Wright "aye"; no "nays"; Dix "abstaining"; Midget, Shivel "absent") to **APPROVE** to change the land use designation for the 60 acres to "Regional Center".

M-5, Page 13/Maps

Land Use/AIA

TMAPC Action; 10 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **10-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Shivel "absent") to **APPROVE** the maps are retained as presented.

Discussion Items:

D-1, Page 14/Phil Marshall, TMAPC
Land Use, Page 77, Policy 3.6

TMAPC Action; 10 members present:

On **MOTION** of **MARSHALL**, TMAPC voted **5-5-0** (Carnes, Dix, Liotta, Marshall, Walker "aye"; Cantrell, Leighty, McArtor, Midget, Wright "nays"; none "abstaining"; Shivel "absent") to **REMOVE** policy 3.6 and the bullets.

Motion failed and Policy 3.6 will be retained.

D-2, Page 15-16/Bill Leighty, TMAPC
Vision, Page 23

TMAPC Action; 10 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **9-1-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Wright "aye"; Walker "nays"; none "abstaining"; Shivel "absent") to **REINSTATE** the specific language form, rhythm, scale and proportion into the vision statement per the presented paragraph on Page 16 of the log dated 6/24/2010.

D-3, D-4, D-5, Page 16-17/Chip Atkins
Vision, Page 23

This issue was resolved by action on D-2.

D-6, Page 17-18/INCOG
Transportation, Page 9, Figure 3

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Wright, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **APPROVE** the recommended changes.

D-7, D-8, & D-36, Page 18, 19 & 44/HBA, AIA, Tulsa Metro Chamber
Transportation, Page 39/Policy 10.3/Open Space, Gilcrease Expressway.

TMAPC Action; 10 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-3-0** (Cantrell, Leighty, Marshall, McArtor, Midget, Wright, Walker "aye"; Carnes, Dix, Liotta "nays"; none "abstaining"; Shivel "absent") to **APPROVE** to substitute the language presented for 10.3.

Mr. Midget out at 1:55 p.m.

Mr. Walker out at 1:55 p.m.

D-9, Page 19-20/Tulsa Metro Chamber
Economic Development Chapter, Discussion Item #40-59

TMAPC Action; 8 members present:

On **MOTION** of **CANTRELL**, TMAPC voted **7-0-1** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Wright "aye"; no "nays"; Carnes "abstaining"; Midget, Shivel, Walker "absent") to **DENY** change requested, retain June 2010 draft language.

Mr. Walker in at 2:03 p.m.

D-10, Page 20/Chip Atkins
Land Use Chapter, Page 20, first column, last paragraph, first sentence

TMAPC Action; 9 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **7-1-1** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, "aye"; Wright "nays"; Walker "abstaining"; Midget, Shivel "absent") to **APPROVE** the change to text on Page 20 as presented in the log dated 6/24/10.

D-11, Page 20/Chip Atkins
Land Use Chapter, Page 67, column 2, second paragraph

TMAPC Action; 9 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **8-1-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Walker "aye"; Wright "nays"; none "abstaining"; Midget, Shivel "absent") to **DENY** text change as requested.

D-12, Page 21/Chip Atkins
Land Use Chapter, Page 80

TMAPC Action; 9 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Walker, Wright "aye"; no "nays"; none "abstaining"; Midget, Shivel "absent") to **APPROVE** the language as presented and add the words "and/or privately funded economic development organizations".

D-13, Page 21/Chip Atkins 6/15
Land Use, Page 80

STAFF RECOMMENDATION:

Ms. Schultz stated that INCOG is the Metropolitan Planning Organization for the region and it is a federally defined relationship. They deal with transportation and Federal funding and it isn't really an option. Staff believes it is appropriate that this language is unchanged.

TMAPC COMMENTS:

Ms. Cantrell clarified that the City wouldn't be able to obtain their Federal money without an MPO and that is the role of INCOG.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Wright, Walker "aye"; "nays"; none "abstaining"; Midget, Shivel "absent") to **DENY** language change and retain the language as presented.

D-14, Page 21/D-15, Page 22/Michael Bates email 6/15/10, /Chip Atkins 6/15/10
Land Use, Page 20 and Page 67/Economic Development, Page 18

TMAPC Action; 9 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Wright, Walker "aye"; no "nays"; none "abstaining"; Midget, Shivel "absent") to **AMEND** the language to read as follows: The city, local chambers of commerce, and other privately funded economic development organizations.

D-16, Page 23-28/Lou Reynolds
Economic Development, Page 15, Housing, Page 12

STAFF RECOMMENDATION:

Mr. Warlick stated that staff recommends to leave the text unchanged.

TMAPC COMMENTS:

Mr. Leighty expressed that he was surprised by staff's recommendation. Mr. Warlick stated that Mr. Reynolds is fairly consistent with the TMAPC, except for the buffering. He would recommend that buffering not be included because "buffering is an important planning tool, but not the only planning tool". Mr. Warlick further stated that buffering is better defined through the Zoning Code. Ms. Cantrell reminded the Planning Commission that every time there is a change in language it costs the City and if the change is essentially the same and there is nothing wrong with the existing language she would suggest keeping it as is. If it is changed it has to be printed out, it messes up the type and everything has to be re-paged.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Walker, Wright "aye"; no "nay"; none "abstaining"; Midget, Shivel "absent") to **RETAIN** the language except **ADOPT** the language of 4.9 as presented on Page 27 of log dated 6/24/2010.

D-17, Page 28-19/HBA Letter 6/14/10, Items 1a and 1b

Land Use and Appendix

TMAPC Action; 9 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **9-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Walker, Wright "aye"; no "nay"; none "abstaining"; Midget, Shivel "absent") to **RETAIN** June 2010 draft language.

D-18, Page 29-30/HBA Letter, Item 2 dated 6/14/10

Land Use, Page 54

TMAPC Action; 9 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **8-1-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Walker "aye"; Wright "nays"; none "abstaining"; Midget, Shivel "absent") to retain language "the Areas of stability on Page 52, and then on top of Page 54 delete the two sentences beginning with "historic designation..." and "however,..." and pick back up where it says "The concept of stability....".

D-19, Page 30/HBA Letter 6/14/10, Item 3

Land Use, Page 57

TMAPC Action; 9 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **7-2-0** (Cantrell, Carnes, Dix, Leighty, Marshall, McArtor, Walker "aye"; Liotta, Wright "nays"; none "abstaining"; Midget, Shivel "absent") to **APPROVE** to replace the June 2010 language with language as presented with the deletion of the first sentence and the word "however" in the second sentence and begin with "In cases....".

Mr. Midget in at 2:48

D-20, Page 30-31/HBA Letter 6/14/10, Item 4

Land Use, Page 57, Parking Management Districts

TMAPC Action; 10 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **8-1-1** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Walker "aye"; Wright "nay"; Midget "abstaining"; Shivel "absent") to **APPROVE** to retain the language per staff recommendation and change the word "should" to "could" in the paragraph starting "mixed-use and parking management zoning districts..".

D-21, Page 31-32/HBA Letter 6/14/10, Item 5
Land Use, Page 55

TMAPC Action; 10 members present:

On **MOTION** of **DIX**, TMAPC voted **10-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Shivel "absent") to **APPROVE** the following language at the end of the portion of areas of stability: "From stability to growth: as the comprehensive plan is implemented, many areas currently designated as stability may transition to those that should support growth. Where appropriate, this may be accomplished with small area plans, master development plans, and planned unit developments."

Mr. Carnes out at 3:04 p.m.

D-22, Page 33/HBA Letter 6/14/10, Item 6
Land Use, Page 55, Paragraph 1, 1st Sentence

Ms. Wright moved to retain the language. Ms. Cantrell removed her second after clarification of recommendation. Motion failed.

TMAPC Action; 9 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Shivel "absent") to **APPROVE** to amend language as proposed by staff on Page 33.

D-23, Page 33-34/HBA Letter 6/14/10, Item 8
Housing Policy 1.1, Page 11

TMAPC Action; 9 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Shivel "absent") to **APPROVE** restoring the language of the January 2010 draft and add "where appropriate" to the end following "neighborhoods."

D-24, Page 34-36/Michael Bates email 6/15/10
Land Use, Page 56, Page 62 and Page 75

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Shivel "absent") to **DENY** the change requested.

D-25, Page 36/Michael Bates
Land Use, Page 33
No action needed.

D-26, Page 37-40/D. Gaylon Pinc, P.E./Program Management Group
Vision, Parks & Open Space

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Shivel "absent") to **APPROVE** the modifications of language presented by Mr. Pinc from "preserve or conserve" to "maintain, improve, restore, enhance" in the policy plan only, retaining the Vision language.

D-27, Page 41/Barbara VanHanken email 6/15/10

General

TMAPC Action; 9 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Shivel "absent") to **APPROVE** and retain the language as written in the June draft.

D-28, Page 41-42/Barbara VanHanken email 6/15/10

Vision, Page 23

No action needed.

D-29, Page 42/Barbara VanHanken email 6/15/10

Vision, Page 19

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **8-1-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker "aye"; Wright "nays"; none "abstaining"; Carnes, Shivel "absent") to **APPROVE** the language as written in the Vision and the June draft.

D-30, Page 42/Barbara VanHanken email 6/15/10

Land Use

TMAPC Action; 9 members present:

On **MOTION** of **DIX**, TMAPC voted **8-1-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker "aye"; Wright "nays"; none "abstaining"; Carnes, Shivel "absent") to **APPROVE** to retain the language as written in June draft.

D-31, 34, & 35, Page 42, 43 & 44/Barbara VanHanken/Stephanie Arnold DeVerges

Land Use, Housing and General

TMAPC Action; 9 members present:

On **MOTION** of **MCARTOR**, TMAPC voted **8-1-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker "aye"; Wright "nays"; none "abstaining"; Carnes, Shivel "absent") to **APPROVE** to retain language as written in June draft.

D-32, Page 43/Barbara VanHanken email 6/15/10

Housing and General

TMAPC Action; 9 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker "aye"; Wright "nays"; none "abstaining"; Carnes, Shivel "absent") to take no action.

D-33, Page 43/Stephanie Arnold DeVerges email 6/14/10

General references

On **MOTION** of **LEIGHTY**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker "aye"; Wright "nays"; none "abstaining"; Carnes, Shivel "absent") to take no action.

D-36, AIA Eastern Oklahoma Chapter

Open Space, Gilcrease Expressway

On **MOTION** of **MCARTOR**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker "aye"; Wright "nays"; none "abstaining"; Carnes, Shivel "absent") to take no action.

TMAPC Action; 9 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Shivel "absent") to **CLOSE** the Comprehensive Plan public hearing.

TMAPC Action; 9 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **9-0-0** (Cantrell, Dix, Leighty, Liotta, Marshall, McArtor, Midget, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, Shivel "absent") to direct staff to prepare a final draft for adoption and prepare a Planning Commission Resolution for formal adoption of the Comprehensive Plan at the July 6, 2010 regularly scheduled meeting.

OTHER BUSINESS:

Ms. Cantrell stated that she is planning to go and speak with the City Council next Tuesday, June 29, 2010 to get an idea of when they would like this to be transmitted to them.

Ms. Wright and Ms. Cantrell thanked everyone involved with the PLANITULSA development.

There being no further business, the Chair declared the meeting adjourned at 3:50 p.m.

Date Approved:

7/6/10
Michael J. ...

Chairman

ATTEST: *Philip E. Marshall*
acting Secretary

