



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2914 Wednesday, May 15, 2024, 1:00 p.m.

Tulsa City Council Chambers, 175 E. 2nd St., Tulsa, OK 74103

APPROVED
June 5, 2024

The notice and agenda of said meeting were posted in the City Clerk’s and the County Clerk’s office on May 8, 2024 at 2:16 p.m.

Members Present: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Members Absent: none

Staff Present: Nathan Foster, Susan Miller, Kim Sawyer, Dylan Siers, Jeff Stephens

Speaker Key:

- (+) indicates a speaker generally supportive of an item;
- (-) indicates a speaker generally opposed to an item; and
- (=) indicates a speaker generally neutral or who has questions about an item.

After declaring a quorum present, Chair Walker called the meeting to order at 1:00 p.m.

Reports

Chairman’s Report: None

Director’s Report: Ms. Miller reported on City Council actions.

Approval of Minutes

1. Minutes from Meeting 2913, May 1, 2024

Motion: Approval of the minutes of Meeting 2913 from May 1, 2024.

Motion by: Walker Second by: Shivel

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

Consent Agenda

2. **Z-5956-SP-2c**

Location: East of the southeast corner of East 61st Street South and Highway 169

City Council District: 7

Applicant: Nathalie Cornett

Action(s) Requested: Minor Amendment to a Corridor Development Plan to permit a dynamic display as a component of a ground sign

Staff Recommendation

The applicant is requesting approval of a minor amendment to Z-5956-Sp-2 to permit a dynamic display as a component of the previously permitted ground sign in Development Area A. The intended use of the dynamic display is limited to LED gas prices in place of the changeable copy prices present today.

Amendment Proposal:

Current PUD Standards:

One ground sign permitted for Development Area along the East 61st Street frontage not to exceed 25 feet in height and 240 square feet of display surface area.

Proposed PUD Standards:

One ground sign permitted for Development Area along the East 61st Street frontage not to exceed 25 feet in height and 240 square feet of display surface area. The ground sign may contain a dynamic display, limited to the LED display of gasoline prices.

The minor amendment does not amend any other sign standards for Z-5956-Sp-2.

Staff has reviewed the request and determined:

- 1) Z-5956-Sp-2c is consistent with the provisions for administration and procedures of a corridor development plan in Section 25.040-E.
- 2) Z-5956-Sp-2c does not represent a significant departure from the approved development standards in the corridor development plan and is considered a minor amendment to Z-5956-Sp-2.
- 3) All remaining development standards defined in Z-5956-SP-2 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property where the sign is proposed to be located is designated as multiple use.

Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Park and Open Space	Park/Drainage
East	RM-1	Neighborhood	Multifamily Residential
South	CO	Park and Open Space	Vacant/Drainage
West	CO	Employment	Commercial

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: East 61st Street South is designated as a secondary arterial and South 107th East Avenue is designated as a commercial collector.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 13%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Property Description

LOT ONE (1), BLOCK ONE (1), QUIKTRIP NO 83R, CITY OF TULSA, TULSA COUNTY STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Commission Action

Motion: Approve consent agenda item 2, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

Public Hearing – Rezoning

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

3. **CO-18**

Location: Northwest of the northwest corner of East 51st Street South and South 129th East Ave.

City Council District: 7

Applicant: Tulsa City Council

Action(s) Requested: Major Amendment to adopt a new Corridor (CO) development plan to permit a public safety center. (Continued from March 20, 2024 and April 17, 2024)

Staff Recommendation

The City of Tulsa has proposed the subject property as the location for the new public safety center. The property is already zoned CO (Corridor) with previous development plans approved for the former State Farm headquarters building. The City is proposing use of the existing building as home for several public safety components with potential for future expansions on the subject property.

This item was continued from the March 20th and the April 17th TMAPC agenda to allow City of Tulsa staff and neighboring property owners to meet and discuss the proposed development plan. The redlines throughout the staff report reflect the agreed upon changes following discussions with the neighbors. Meetings were held with the surrounding property owners on April 11, 2024, and April 24, 2024. A final meeting is scheduled on May 9, 2024 to ensure all concerns are addressed in advance of the TMAPC meeting.

A new development plan for the property was needed to clearly define permitted uses and establish appropriate development standards for potential future uses.

The previously approved development plans defined the subject property as part of several development areas with different development standards for each. The proposed development plan will adopt a single set of development standards for the entire site and clarify the applicable zoning regulations for the property.

The new development plan aligns with the recommendations of the employment designation of the Tulsa Comprehensive Plan.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the development standards outlined below.

CO-18 Development Standards

CO-18 shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in Section 35.020-E of the Tulsa Zoning Code are prohibited.

Permitted Use Categories, Subcategories, and Specific Uses:

~~RESIDENTIAL Use Category~~

~~Household Living Subcategory (if in allowed building types identified below):~~

~~Three or more households on single lot~~

~~Apartment/Condo~~

~~Mixed-Use Building~~

~~Vertical Mixed-Use Building~~

~~Group Living (All specific uses)~~

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category~~Airport~~~~Cemetery~~~~College or University~~~~Day-Care (All specific uses)~~~~Detention and Correctional Facility~~~~Fraternal Organization~~~~Governmental Service or Similar Functions~~~~Hospital~~

Library or Cultural Exhibit

Natural Resource Preservation

Parks and Recreation

~~Postal Services~~~~Religious Assembly~~

Safety Service, excluding vehicle maintenance and holding facilities utilized more than 24 hours per detainee, except in cases of emergency, for public safety, or urgent investigative circumstances.

~~School~~

Utilities and Public Service Facility (All specific uses)

Wireless Communication Facility (All specific uses)

COMMERCIAL Use Category~~Animal Service (All specific uses)~~~~Broadcast or Recording Studio~~~~Commercial Service (All specific uses)~~~~Financial Services, excluding Personal Credit Establishment~~~~Funeral or Mortuary Service~~~~Lodging~~~~Hotel/motel~~

Office (All specific uses)

Parking, Non,accessory

~~Restaurants and Bars (All specific uses)~~~~Retail Sales (All specific uses)~~~~Studio, Artist or Instructional Service~~~~Trade School~~Vehicle Sales and Service ~~(All specific uses)~~, limited to specific uses below.

Commercial Vehicle Repair and Maintenance, limited to an on-site fleet vehicle fueling facility

~~Personal Vehicle Repair and Maintenance~~~~Vehicle Body and Paint Finishing Shop~~**~~WHOLESALE, DISTRIBUTION & STORAGE Use Category~~**~~Equipment and Materials Storage, Outdoor~~~~Trucking and Transportation Terminal~~~~Warehouse~~**~~INDUSTRIAL~~**~~Low-impact Manufacturing and Industry~~**~~RECYCLING~~**~~Consumer Material Drop-off Station~~**~~AGRICULTURAL~~**~~Community Garden~~~~Farm, Market, or Community-supported~~**Lot and Building Regulations:**

Property located within CO-18 will be subject to the lot and building regulations for the CH district, as defined in the Tulsa Zoning Code.

Parking:

Parking requirements within CO-18 will be the minimum parking ratios for specific use categories in the CH District as outlined in Chapter 55 of the Tulsa Zoning Code. All parking constructed on site shall conform to the design standards outlined in Chapter 55 of the Tulsa Zoning Code.

Landscaping and Screening:

Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories.

In addition to the requirements of Chapter 65, above-ground fuel tanks associated with on-site fleet fueling facilities are required to be screened from view from street rights-of-way and adjacent properties. Screening must comply with F1 screening standards defined in Chapter 65.

Signs:

Signage for the project shall conform to the sign regulations identified in Chapter 60 of the Tulsa Zoning Code. For the purposes of administering sign regulations, CO-18 shall follow the requirements of the CH zoning district.

Lighting:

Lighting for the project shall conform to the lighting requirements identified in Chapter 67 of the Tulsa Zoning Code.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as employment. Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CO	Employment	Industrial/Commercial
East	CO	Employment	Medical Offices
South	CO	N/A	Broken Arrow Expressway
West	CO	Employment	Vacant

Small Area Plans

The subject property is not located within the boundary of any adopted small area plans.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking,

community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: State Farm Boulevard is designated as a collector street which requires 80 feet of dedicated right-of-way for commercial/industrial areas.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environmental Considerations

Flood Area: The subject property contains a very small portion of City of Tulsa Regulatory Floodplain at the northeast corner.

Tree Canopy Coverage: Tree canopy in the area is 10-20%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Zoning History

Ordinance 11825, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

Speakers

None.

Commission Action

Motion: Recommend approval of CO-18, per staff's recommendation.

Motion by: Craddock Second by: Zalk

Vote: 10-0-1

Ayes: Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: Carr

Absent: none

Property Description

A TRACT OF LAND IN THE SE/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS: (PER EXHIBIT "A", CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, NBU NO. 21301529, EFFECTIVE DATE JUNE 28, 2013). LOT ONE (1), BLOCK ONE (1), AMBERJACK, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4727. LESS AND EXCEPT: A STRIP, PIECE OR PARCEL OF LAND LYING IN LOT 1, BLOCK 1, AMBERJACK, AN ADDITION TO THE CITY OF TULSA, STATE OF OKLAHOMA, SAID PARCEL

OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW/c OF SAID LOT 1, THENCE SOUTHEASTERLY ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 1455.29 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 14.95 FEET; THENCE, N 61°25'51" W (PER WARRANTY DEED BOOK 6015 PAGE 1505), A DISTANCE OF 287.66 FEET; THENCE N 65°43'53" W A DISTANCE OF 1066.35 FEET, THENCE N 70°38'13" W A DISTANCE OF 121.73 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 46.46 FEET TO THE POINT OF BEGINNING., City of Tulsa, Tulsa County, State of Oklahoma

4. Z-7769

Location: North of the northeast corner of South 145th East Avenue and East 11th Street South

City Council: 6

Applicant: Mark Capron, Wallace Design Collective

Action(s) Requested: Rezoning from AG to IL with an optional development plan (Related to CPA-110)

(Applicant requests a continuance to June 5, 2024)

Commission Action

Motion: To continue Z-7769 to June 5, 2024 per applicant's request.

Motion by: Walker Second by: Whitlock

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

Item 5 was withdrawn by the applicant prior to the meeting.

5. **Z-7770**

Location: East of the southeast corner of South Admiral Place and South 225th East Avenue

City Council: 6

Applicant: August Wakat

Action(s) Requested: Rezoning from AG to IM

Staff Recommendation

The applicant is proposing to rezone the subject property from AG to IM to permit additional industrial uses on the site. The property currently contains a salvage yard that was established prior to annexation into the City of Tulsa in 2001. The salvage yard had been determined to be a legal non-conforming use that can continue without zoning changes if the use is not expanded. The AG zoning would not permit any new industrial use of the property.

A request for rezoning of this property was made on November 18, 2020. At the time, the applicant requested IH zoning. TMAPC recommended denial of the IH zoning, but approval of IL. The City Council denied the request for rezoning with a 9-0-0 vote on January 27, 2021.

The property was designated as "Employment" by the Tulsa Comprehensive Plan in 2010. The employment land use was in place during the review of the previous application in 2020. In June of 2023 the City of Tulsa adopted a new comprehensive plan that changed the land use designation on this property to "Regional Center" in anticipation of new development along the turnpike and Highway 412 corridors in the future. The regional center designation does not align with industrial zoning. Some examples of regional centers in the City of Tulsa would be major hospitals, universities, shopping malls, and commercial districts. Uses proposed in regional centers should serve as destinations with a regional draw from surrounding areas.

The Development Review Guide, adopted as part of the 2023 comprehensive plan update, includes an industrial site suitability assessment. The guide lists four criteria for determining suitability for industrial purposes: incentives, infrastructure investment required, proximity to existing major infrastructure, and residential proximity. The subject property is in the "least suitable" designation which does not support proposed changes to industrial zoning.

The legal non-conforming salvage operation can continue on the site without any zoning changes. The expansion of industrial uses in this area is not supported by the City's comprehensive plan and would not be an appropriate change based on the anticipated future land use.

With consideration given to the factors listed herein, staff recommends **denial** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as regional center. Regional Centers are defined by existing regional trip generators, in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	N/A (Rogers County)	N/A (Rogers County)	Vacant
East	AG	Regional Center	Vacant
South	AG	Regional Center	Vacant
West	AG	Regional Center	Vacant

Small Area Plans

The subject property is not located within the boundary of any adopted small area plans.

Development Era

The subject property is in a “future growth” area. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.) Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

Transportation

Major Street & Highway Plan: East Admiral Place is designated as a secondary arterial adjacent to the subject property.

Comprehensive Plan Street Designation: N/A

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject property does not contain any floodplain boundaries.

Tree Canopy Coverage: Tree canopy in the area is 14%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

Ordinance 20244, dated November 20, 2001, established zoning for the subject property.

Public Hearing – Comprehensive Plan Amendments

Review and possible adoption, adoption with modifications, denial, or deferral of the following:

6. **CPA-110**

Location: North of the northeast corner of South 145th East Avenue and East 11th Street South

City Council: 6

Applicant: Mark Capron, Wallace Design Collective

Action(s) Requested: Change Land Use designation from Neighborhood to Employment (Related to Z-7769)

(Applicant requests a continuance to June 5, 2024)

Commission Action

Motion: To continue CPA-110 to June 5, 2024 per applicant's request.

Motion by: Walker Second by: Whitlock

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

Public Hearing – Zoning Code Amendments

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

7. **ZCA-30** Consider proposed clean-up amendments to the following chapters of the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances, Zoning and Property Restrictions): 20, 35, 40, 55, 70, 80, 85, 90, and 95.

Staff Recommendation

Item

ZCA-30, Consider proposed zoning code amendments, to the following sections of the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances, Zoning and Property Restrictions):

Section 20.030-E: Remove section requiring Special Area Overlay ordinances to be recorded in the County Clerk's land records.

Section 20.050-A: Clarify when nonconforming structures must be brought into compliance with site and building design regulations of the River Design Overlay.

Section 20.100-C: Require masonry skirting and street-facing entrances for manufactured housing units permitted by right in the Neighborhood Infill Overlay - 2.

Section 35.070-D: Update the definition of Junk or Salvage Yard to remove "building."

Sections 35.050, 35.060, 35.070, 35.090, 40.225: Update regulations related to medical marijuana uses to align with Oklahoma state laws and license types.

Sections 55.090-F, 55.100-A, 95.040-A: Clarify that recreational vehicles must be parked on a dustless, all-weather surface; clarify that gravel, rock, or screenings are a dustless, all-weather surface when treated with an approved binder; and allow residential uses in AG and AG-R districts to have gravel driveways.

Section 70.140-C: Change the timeline for appeals of administrative decisions from 10 calendar days to 10 business days to align with nuisance violation appeal timelines.

Section 80.060-B: Clarify language related to non-conforming dynamic display sign modifications.

Section 85.010: Change reference to code enforcement to reflect the 2023 City reorganization.

Sections 90.060, 90.065, 95.150: Revise measurement for lot width to include a calculation, add measurement for lot depth, and update related figures.

Sections 90.170, 95.210: Clarify that fence and wall height atop a retaining wall is measured from the top of the retaining wall and add definition for retaining wall.

Background

During the development of the City of Tulsa Zoning Code, staff anticipated that clean-up items would be identified as implementation began in 2016. In early 2016, a zoning code implementation team was established and began meeting regularly to discuss situations where inconsistencies existed, clarification was needed, intent was not fully accomplished, and unintended consequences occurred. Since the effective date of the zoning code, the Land Use Administrator (Planning Director) has initiated and brought several rounds of general clean-up amendments through the approval process. The zoning code implementation team meets biweekly and consists of members of the Tulsa Planning Office, Code Enforcement, Development Services Department, and Legal Department.

The proposed amendments are a result of the continuing work of the zoning code implementation team. Primarily these items were identified through interactions with the public through the zoning, enforcement, and building permit processes. The proposed amendments are located in Chapters 20, 35, 40, 55, 70, 80, 85, 90, and 95 of the zoning code. The proposed amendments are minor in nature, but important to ensure ease of usability and enforcement of the zoning code. Staff presented the proposed amendments at the TMAPC meeting on April 17, 2024.

Staff Recommendation

Staff recommends approval of the proposed amendments to the City of Tulsa Zoning Code as shown in Attachment 1.

TMAPC Comments

Mr. Craddock expressed concerns that property owners would not be notified if the Overlays were not filed with the County Clerks office.

Speakers

None.

Commission Action

Motion: Approve the Zoning Code amendments for ZCA-30, per staff's recommendation.

Motion by: Walker Second by: Hood

Vote: 10-1-0

Ayes: Carr, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: Craddock

Abstentions: none

Absent: none

Other Business

None

8. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Whitlock

Vote: 11-0-0

Ayes: Carr, Craddock, Fugate, Hood, Humphrey, Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: none

There being no further business, the meeting adjourned at 1:26 p.m.