

TULSA METROPOLITAN AREA PLANNING COMMISSION
MINUTES of Meeting No. 1490
Wednesday, January 18, 1984, 1:30 p.m.
Langenheim Auditorium, City Hall
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Beckstrom Connery Draughon Flick Kempe, Chairman Rice Woodard C. Young	Higgins Hinkle Inhofe	Compton Gardner Martin Wilmoth	Linker, Legal Department

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall on Tuesday, January 17, 1984, at 10:54 a.m. as well as in the Reception Area of the INCOG offices.

Chairman Kempe called the meeting to order at 1:37 p.m.

MINUTES:

On MOTION of C. YOUNG, the Planning Commission voted 7-0-0 (Beckstrom, Connery, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Draughon, Higgins, Hinkle, Inhofe, "absent") to approve the Minutes of January 4, 1984 (No. 1488).

REPORTS:

Report of Receipts and Deposits:

The Commission was advised this report is in order.

On MOTION of WOODARD, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to approve the report of receipts and deposits for the month ending December 31, 1983.

Director's Report:

Report from Legal Department concerning L-15727 (District Court).

Chairman Kempe read a letter to the Commission which was written to Jerry Lasker from Alan Jackere, Assistant City Attorney, concerning litigation of lot split #L-15727 (Exhibit "A-1"). The lot split was appealed from TMAPC to District Court which was the second of three companion lot splits heard by the Commission. The

Director's Report: (continued)

application was denied on the basis of a split vote after having had the Staff's approval.

It was the Legal Department's suggestion to this Commission after reviewing the testimony presented that there is no sound basis upon which to appeal this decision. It was, therefore, recommended that no further action be taken at this time.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to receive the recommendation from the Legal Department and not to appeal the decision.

SUBDIVISIONS:

Preliminary Plat:

Shadow Ridge Addition (PUD #298) (1393) 87th Street and South 88th
East Avenue (RS-3)

The Staff presented the plat with the applicant represented by Jay Barbas.

This is the second phase in an overall plan approved on a sketch plat. (5/12/83). The access street (South 89th East Avenue) is being dedicated by separate instrument to 91st Street in connection with the first phase (Stanton Oaks Addition I).

There was some discussion about providing a second point of access to South 89th East Avenue. The applicant would meet with the City and Traffic Engineers if a redesign is possible.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Shadow Ridge Addition, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") that the Preliminary Plat of Shadow Ridge Addition be approved, subject to the following conditions:

1. Show the following on the face of the plat: (a) Identify South 89th East Avenue and note Book/Page of dedication. Also note on the plat that it is dedicated to 91st Street. (b) Identify the pipeline easements and the sewer easement through Reserve A. (c) All street names should be pre-deeded by "South" or "East" as applicable. (d) Show a 20' rear building line parallel to 89th East Avenue. (e) Identify adjacent plat to the east as "Stanton Oaks I" not Timberwood Green.
2. Covenants: Include provisions for maintenance and/or purposes of Reserve A. Include drainageway language as required by the City Engineer. Section I, Paragraph D: Change "Traffic" to "City" Engineer, and use the word "and" instead of "or" with reference to TMAPC. Section III, Paragraph D; complete the PUD information.
3. All conditions of PUD #298 shall be met prior to release of the final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
4. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.

Shadow Ridge Addition (PUD #298) continued)

6. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
7. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
8. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.
9. Street names shall be approved by the City Engineer. Show on plat as required. (See #1c)
10. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
11. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
12. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)
13. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
14. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Quail Ridge II Addition (PUD #221-B) (2894) 44th Street and South 135th East Avenue (RM-1, RD and RS-3)

The Staff presented the plat with the applicant not represented. (E. C. Summers was present at the T.A.C. meeting.)

NOTE: This is a revision to the overall plat for PUD #221 and as amended by PUD #221-A and #221-B. The entire area included in this plat was included in amended PUD #221-B.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Quail Ridge II Addition, subject to conditions.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") that

Quail Ridge II Addition (PUD #221-B) (continued)

Preliminary Plat for Quail Ridge II Addition be approved, subject to the following conditions:

1. Identify the drainage channel and the parallel open space next to Block 8.
2. Covenants:
 - (a) Section I, B-4: Sentence left out. (Check with P.S.O.) (Also include Cable TV in Covenants.)
 - (b) Section II: Revise dates and ordinance number to fit PUD #221-B.
 - (c) Section II: Some areas are defined, but some are left out. Detail all PUD conditions on a block by block basis to fit PUD Text. (Some areas were detailed in previous PUD.)
 - (d) Include language for drainageway easement, (subject to approval of the City Engineer).
 - (e) Include language for maintenance of the open space and its purposes.
 - (f) Section II, E.: Not all lots are "residential". Clarify or exempt those lots not residential.
3. All conditions of PUD #221-B shall be met prior to release of the final plat, including any applicable provisions in the covenants, or on the face of the plat. Include PUD approval date and references to Sections 1100-1170 of the Zoning Code, in the covenants.
4. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
5. Water plans shall be approved by the Water and Sewer Department prior to the release of the final plat. (Include language for Water and Sewer Department in the covenants.)
6. Pavement repair within restricted water line easements as a result of water line repairs due to breaks and failures shall be borne by the owner of the lot(s).
7. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
9. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission.

Quail Ridge II Addition (PUD #221-B) (continued)

10. A topo map shall be submitted for review by the T.A.C. (Subdivision Regulations) (Submit with drainage plans)
11. Access points shall be approved by the City and/or Traffic Engineer. (Include language in the covenants.)
12. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Dept., for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
15. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Wolf Lake Addition (3191) West 53rd Street and South 170th West Avenue (AG)

Chairman Kempe advised that this preliminary plat needs to be continued to the February 1, 1984 hearing, pending receipt of percolation tests from the Health Department.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to continue consideration of Wolf Lake Addition until February 1, 1984, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

Myers Addition (3094) North side of East 51st Street, East of Mingo Road (IL)

The Staff presented the plat with the applicant represented by Lynn Calton.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Myers Addition, subject to the conditions.

There was some discussion as to the fact that Cable TV is using a utility easement which has become a common procedure and Mr. Wilmoth advised that Cable TV or communications is included in the Covenants which are dedicated to the public along with storm sewer, gas and electric, etc.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") that the Preliminary Plat for Myers Addition be approved, subject to the following conditions:

Myers Addition (continued)

1. Final plat should be drawn at one of the standard scales. (1"/100', 1"/200', or 1"/50') Show 50' building line in accordance with IL zoning. (Also change covenants.) Show access points in accordance with recommendations of the Traffic Engineer. Add - Release letter required. Location map needs to be updated. Identify adjacent land as "unplatted", or by name of the subdivision.
2. Covenants: Use standard language (City) for utility and right-of-way grants and include Cable TV. Use standard sentence for access limitations. (Copy furnished the Staff was incomplete.)
3. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to, or related to property and/or lot lines.
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat. (if required (?)) (Suggest a short main extension across 51st to avoid two service line crossings.)
5. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission. (on-site detention or fee in lieu of)
6. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
7. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
8. All (other) Subdivision Regulations shall be met prior to release of the final plat.

Harvard Point East Addition (1683) 87th Street and South Pittsburg Ave. (RS-3)

The Staff presented the plat with the applicant NOT represented.

It was noted that covenants and ownership on the face of the plat did not match. Needs to be corrected.

Engineering Department recommended that the floodplain be included in either this plat or "Harvard Point" to obtain the necessary drainage easements and monumentation.

The Technical Advisory Committee and Staff recommended approval of the Preliminary Plat of Harvard Point East Addition, subject to the conditions

Harvard Point East Addition (continued)

On MOTION of FLICK, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") that the Preliminary Plat of Harvard Point East Addition be approved, subject to the following conditions:

1. Those corner lots with less than 25' setbacks will require waiver of the Board of Adjustment. Final plat shall not be released until the Board of Adjustment has approved it, or the lots show 25'.
2. Utility easements shall meet the approval of the utilities. Coordinate with the Subsurface Committee if underground plant is planned. Show additional easements as required. (17½' on lots next to the creek.) Existing easements should be tied to, or related to property and/or lot lines.
3. Water plans shall be approved by the Water and Sewer Department prior to release of the final plat.
4. A request for creation of a Sewer Improvement District shall be submitted to the Water and Sewer Department prior to release of the final plat.
5. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the City Engineer.
6. Paving and/or drainage plans shall be approved by the City Engineer, including storm drainage and detention design (and Earth Change Permit where applicable), subject to criteria approved by the City Commission. (Show monuments on drainageway.)
7. Street names shall be approved by the City Engineer. Show on the plat as required.
8. All curve data shall be shown on the final plat where applicable. (Including corner radii.)
9. It is recommended that the developer coordinate with the Traffic Engineering Department during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of the plat.)
10. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
11. The key or location map shall be complete. (Show Red Oak Bluff and Star Center II Additions.)
12. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before the plat is released. (A building line shall be shown on the plat on any wells not officially plugged.)

Harvard Point East Addition (continued)

13. The Ordinance for Z-5892 shall be published before final plat is released.
14. A "letter of assurance" regarding installation of improvements shall be submitted prior to release of the final plat. (Including documents required under Section 3.6 (5) of the Subdivision Regulations.)
15. All (other) Subdivision Regulations shall be met prior to release of the final plat.

REQUEST TO WAIVE PLAT:

BOA #12963 (Unplatted) (1894), 2930 South Garnett Road (RS-3)

This is a request to waive the plat on an existing church building at the above address. A day care center is being established in the church building which makes it "subject to a plat". Nothing will change in the building or the grounds. The Staff sees no objection to the request, provided the remaining right-of-way on South Garnett Road be dedicated to comply with the Major Street Plan. (Some is indicated already dedicated.) The Traffic Engineer was satisfied with the access control. Utility easements exist around the perimeter on the adjacent plat of "Valley Glen 3rd Addition".

Drainage easement exists on the south. City Engineer advised they need the drainage easement if this is not already of record. Water and Sewer Department needs an easement 15' on each side of the existing sewer. (Sewer needs to be located and a legal written for easement.)

The applicant was NOT represented.

The Technical Advisory Committee and Staff recommended approval of the Waiver of Plat on Board of Adjustment Case #12963, subject to the conditions.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to approve the request to waive the platting requirements for Board of Adjustment Case No. 12963, subject to the following conditions:

- (a) Dedication of right-of-way to total 50' from centerline of Garnett Road.
- (b) Dedication of drainage easement if not already of record.
- (c) Sewer easement as recommended by the Water and Sewer Department.

EXTENSION OF APPROVAL:

Cavalier Park (2203) West of East 30th Street North and North Sheridan Rd.

The Staff received a request from the applicant requesting an extension of time. The Staff has no objection to an extension of one year.

Cavalier Park (2203) (continued)

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstention"; Higgins, Hinkle, Inhofe, "absent") to approve a one-year extension for the plat of Cavalier Park.

FOR RATIFICATION OF PRIOR APPROVAL OF LOT-SPLITS:

L-16068	(3492)	Gerald Snow	L-16076	(2893)	Nat. Drilling
16069	(2083)	Robert Crisp	16078	(3003)	Textron, Inc.
16070	(2903)	Comm. Fed.	16080	(3602)	T.U.R.A.
		Credit Union	16081	(3602)	T.U.R.A.
16073	(194)	R. E. Bright	16082	(2502)	T.U.R.A.
16074	(2203)	J. O. Braswell	16083	(283)	Al Hartshorne
16075	(492)	Alvin Smith &	16089	(283)	Dodson Properties
		Don Reed	16090	(1183)	DMG Tulsa Properties
			16091	(683)	City of Tulsa

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") that the above listed lot-splits be ratified.

LOT-SPLIT FOR WAIVER:

L-16058 McDonalds (3392) SE corner of West 58th Street and South 49th West Avenue (IL)

The Staff noted that a waiver is probably not necessary on this tract because of frontage on both streets. (Zoning Code provides that the applicant may choose his "front" when on a corner lot.) However, since West 58th Street is not physically open the split was sent to T.A.C. for review if any additional easements and/or requirements needed to be made.

The request is to split a 636' x 145' tract into 3 tracts. The northwest tract would be 190' x 75'; the 75' frontage being on South 49th West Avenue and the long side on West 58th Street. (Where only 50' is required on a nonarterial street) The center tract has 50' of frontage on South 49th West Avenue, but it spans over five of the platted lots with several hundred feet on 58th Street. The southern tract is 20' wide and is to be attached to the adjacent lots to the south. The Staff had no objection to the split and the applicant filed a Board of Adjustment application for the variance on South 49th West Avenue.

The applicant was represented by Lee Counsellor.

There was some discussion of how the tract would be served with utilities. The exact details would be worked out with the owner and utilities.

The Technical Advisory Committee and Staff recommended approval of L-16058, subject to the condition.

L-16058 (continued)

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to approve the request to waive the lot split requirements for L-16058, subject to the following condition:

- (a) Utility easement(s) as needed.

OTHER BUSINESS:

PUD #292-3 (Bateman) Lot 15, Block 1, Guier Woods IV East Amended Addition

Minor Amendment to permit a lot split.

Chairman Kempe advised the Commission that consideration of this matter needs to be continued to the February 1, 1984 hearing.

TMAPC Action: 8 members present.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to continue consideration of PUD #292-3 until Wednesday, February 1, 1984, at 1:30 p.m. in Langenheim Auditorium, City Hall, Tulsa Civic Center.

PUD #285 (Lots 1 and 2, Canyon Creek) Detail Site and Landscape Plan Review

The subject tract is located 1/4 mile east of the northeast corner of 68th Street and South Yale Avenue. It is approximately 9 acres in size and approved for a nine (9) building office complex. The applicant is now requesting Detail Site Plan and Landscape Plan approval for the initial two buildings.

The Staff reviewed the submitted plans, compared them to the approved conditions and find the following:

<u>Item</u>	<u>Approved</u>	<u>Submitted</u>	<u>Remaining</u>
Net Area:	374,616 sq. ft.	84,181.11 sq. ft.	290,434.89 sq. ft.
Permitted Uses:	OL District	Same	Same
Maximum Floor Area:	145,000 sq. ft.	31,904 sq. ft.	113,096 sq. ft.
Maximum Building Height:*	35 feet	34 feet	35 feet
Minimum Landscaped Open Area:	30%	48.07%	30%
Minimum Building Setbacks:			
From 68th St.:	30 feet	33 feet	30 feet
From West Boundary:	20 feet	80 feet	20 feet
From North Boundary:	20 feet	NA	20 feet
From East Boundary:	50 feet	110 feet	50 feet
Minimum Off-Street Parking:	1 space per 300 sq. ft. of floor area	Same	Same
Minimum Lot Frontage:			
Abutting Public Street:	50 feet	Exceeds	Exceeds

PUD #285 (continued)

Abutting Private Street: 20 feet Exceeds Exceeds

*Building Height that was approved by the TMAPC was 35 feet from the ground elevation to the top of the top plate. Building Height definition has been changed since the time of approval; however, the PUD condition does not change.

In addition, an owners association has been established as required, and the applicant has submitted Landscape Plans which, after review, can be supported as meeting the intent of the Code and the requirements of the PUD.

Therefore, the Staff recommends APPROVAL of the Detail Site Plan and Detail Landscape Plan for Lots 1 and 2 of Canyon Creek, subject to the Plans submitted.

Mr. Sam West was present and represented L and S Development Corporation. He stated that this property is located at the north side of 68th Street at Canton Avenue rather than at 28th Street which was placed on the agenda.

TMAPC Action: 8 members present.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to approve the Detail Site Plan and Detail Landscape Plan for Lots 1 and 2 of Canyon Creek, subject to the Plans submitted.

PUD #190 Richard Hall Minshall Hill - Detail Site Plan Review

Chairman Kempe advised that the Site Plan is not ready for the Commission to review at this time. Without objection, the Chairman tabled this item.

PUD #216 Smith 4305 East 98th Street - Amendment of setback from 35' to 30' for porte-cochere

Chairman Kempe advised the Commission that an agreement letter between the owner of the lot, the Architectural Review Committee and Board of Directors was received (Exhibit "B-1"). The Architectural Review Committee has approved the waiver of setback to allow the porte-cochere to be built on the south side of the structure, including the overhang to be no closer than 33' from the street, with the inside (north side) of the supporting columns to be at least 35' from the street; the supporting columns are to be no thicker than 18 inches.

TMAPC Action: 8 members present.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to approve the waiver of setback from 35' to 33' for the porte-cochere.

PUD #142-4 Nichols East of 66th Street South and South Louisville Avenue

Minor Amendment to permit 1.5' encroachment to common area.

Chairman Kempe advised the Commission that consideration of this matter needs to be continued to the January 25, 1984 meeting.

TMAPC Action: 8 members present.

On MOTION of C. YOUNG, the Planning Commission voted 8-0-0 (Beckstrom, Connery, Draughon, Flick, Kempe, Rice, Woodard, C. Young, "aye"; no "nays"; no "abstentions"; Higgins, Hinkle, Inhofe, "absent") to continue consideration of PUD #142-4 until Wednesday, January 25, 1984, at 1:30 p.m., in Langenheim Auditorium, City Hall, Tulsa Civic Center.

There being no further business, the Chair adjourned the meeting at 2:11 p.m.

Date Approved February 1, 1984

Cherry Kempe
Chairman

Attest:

Marilyn L. Hinkle
Secretary