

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1866
Wednesday, January 8, 1992, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ballard	Draughon	Gardner	Linker, Legal
Carnes		Hester	Counsel
Doherty, 1st Vice Chairman		Lasker	
Horner		Matthews	
Midget, Mayor's Designee		Stump	
Neely, 2nd Vice Chairman		Wilmoth	
Parmeale, Chairman			
Selph			
Wilson, Secretary			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, January 7, 1992 at 12:30 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:35 p.m.

Minutes:

Approval of the minutes of December 11, 1991, Meeting No. 1864 and the minutes of December 18, 1991, Meeting No. 1865:

On **MOTION** of **DOHERTY**, the TMAPC voted **8-0-2** (Ballard, Carnes, Doherty, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Horner, Selph "abstaining"; Draughon "absent") to **APPROVE** the minutes of the meeting of December 11, 1991, Meeting No. 1864 and the minutes of December 18, 1991, Meeting No. 1865.

REPORTS:

Chairman's Report:

Mr. Parmele reminded the Planning Commission of the Legislative Reception to be held later this afternoon.

Committee Reports:

Comprehensive Plan Committee

Mr. Neely advised there will be a public hearing today to consider amendments to the District 26 Comprehensive Plan. He announced the Comprehensive Plan Committee has no recommendation for the amendments as yet.

Budget and Work Program Committee

Ms. Wilson announced the Budget and Work Program Committee unanimously voted to forward to City Council the Rezoning Implementation Report. The Committee also voted to recommend to the City Council that two areas in the rezoning report, Lincoln Extension Dunbar, and Brady Heights, be pursued in the next fiscal year's budget. Also discussed was consideration of the rezoning for the remaining areas mentioned in the report to be suggested for the Work Program in next fiscal year's budget. The Committee considered beginning an update of the Urban Renewal and DTU Sector Plans. This was discussed at length and it was decided to pursue this in the remaining fiscal year of this year and defer the District 9 Plan update. Dane Matthews will pursue this

TMAPC Action; 10 members present:

On MOTION of WILSON, the TMAPC voted 10-0-0 (Ballard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon "absent") to AMEND TMAPC's FY 92 Work Program by deleting the District 9 Plan Update and replace it with the Downtown Sector Plan update.

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Ms. Wilson encouraged each Planning Commissioner to consider items for next year's budget. She asked that they make their suggestions to Jay Stump. Ms. Wilson added that Chairman Parmele has sent letters to several sources requesting submission of budget items. The deadline to receive suggestions at the INCOG office is January 27. A budget meeting is scheduled for January 29, and the Committee will consider suggestions submitted at that time. City Budget Office has set February 14, as the deadline for budget submissions.

Rules and Regulations Committee

Mr. Doherty reported the Rules and Regulations Committee met to consider the Parking Study staff prepared as part of the Budget and Work Program for this year. There were suggestions made as to the number of parking spaces required for various types of business, landscaping design, and physical dimension of parking spaces. The Committee voted unanimously to recommend to the Planning Commission these recommendations be prepared as an amendment to the Zoning Code and be presented for public hearing on February 19, 1992.

TMAPC Action; 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Ballard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon "absent") to DIRECT staff to set a PUBLIC HEARING for February 19, 1992 to consider amendments to the Zoning Code, as it relates to parking and landscaping.

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Mr. Doherty reported the Rules and Regulations Committee also met to consider housekeeping changes to the TMAPC General Policies. He advised some items are outdated and need to be removed, specifically those dealing with the Creek Expressway/Creek Turnpike. The notification process set up is no longer in order and the Committee voted unanimously to remove these obsolete items.

TMAPC Action; 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Ballard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon "absent") to REMOVE items which reference the Creek Expressway in the TMAPC General Policies.

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Director's Report:

Jerry Lasker announced that he, Mr. Doherty, and Mr. Parmele met with city representatives and reviewed changing the zoning ordinance adoption process in order to lessen the time between when an application is heard and publication of the rezoning ordinance by the city. This will be accomplished by having INCOG staff provide the engineering work of checking out the legal descriptions and having Mr. Linker prepare the legal ordinance once zoning is approved by TMAPC.

Chairman Parmele advised if this procedure proceeds as planned, from the time an applicant makes application through INCOG and the final ordinance is published the zoning change should be accomplished in 90 days.

Mr. Lasker reiterated that the city is asking the budget request be in by February 14.

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Chairman Parmele welcomed Commissioner John Selph back to the Planning Commission.

Chairman Parmele announced the public hearing to consider amendments to the Comprehensive Plan for District 26 would be tabled to the end of the agenda.

SUBDIVISIONS:

WAIVER REQUEST: Section 213:

Z-6341 (Unplatted) (3093) (PD-18) (CD-9)

CS and CO to CS

2215 E. 51st Street

Staff Recommendation

This is a request to waive plat on a small parcel of land between I-44 and 51st Street. The proposed use is a tire store. A lot-split was processed and approved and dedication received on right-of-way for 51st Street. (L-12390, 9/16/70) Deed of Dedication filed in Book 3941, Page 75. A copy of the previous survey was provided for information. A plot plan for the tire store was available for the TAC meeting. Staff recommended approval subject to:

1. Grading and/or drainage plan approval by the Department of Public Works (Stormwater) through the permit process. (Fee in-lieu for any net increase in imperviousness.)
2. An access control agreement is required, subject to the Department of Public Works (Traffic) approval. (Access from 51st Street may be "right-turn-only" due to future construction.)
3. Provide 17-1/2' utility easement along front parallel to 51st Street.

The applicant was not represented.

Staff advised that they had received correspondence from the Department of Transportation (Highway Department) reminding the applicant that Interstate-44 in this area would eventually be widened. They further advised that it would impact this tract but did not know to what extent. There were no specific requirements from the DOT and this information was advisory at this time.

On MOTION of NELSON, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of waiver of plat on Z-6341, subject to the conditions outlined by Staff and the Technical Advisory Committee and noting the comments by ODOT.

*Note: City Council approved CS zoning 12/12/91. Board of Adjustment approved Use Unit 17, for a tire store on 12/27/91 (Case #15901)

Mr. Wilmoth advised the applicant had no objections to the conditions.

TMAPC Action; 10 members present:

On MOTION of CARNES, the TMAPC voted 10-0-0 (Ballard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughor "absent") to recommend **APPROVAL** of Waiver of Plat on Z-6341 as recommended by staff.

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Z-6330 Harters Second Sub. (1793) (PD-6) (CD-9)
2538 E. 21st Street

(OL)

Staff Recommendation

This is a request to waive plat on the E.80.6' of the W. 141' of the N.193' of Lot 29, Blk.1 of the above subdivision. The property contains an existing building that will be converted to office use. Since the tract is already established and completely surrounded by other platted land, Staff sees no objection to a waiver request provided the Major Street & Highway Plan requirements are met. Twenty-first Street has been down graded to a secondary arterial in this area which will require 50' from centerline. The original plat dedicated 25' so an additional 25' is needed. Existing R/W in this area varies from 60' from C/L to 25' from C/L. Other requirements such as storm drainage fees, etc. will be met through the permit process. It is recommended that the request be APPROVED, subject to applicant providing the additional right-of-way to meet the Street Plan Requirements.

Mr. Wilmoth advised the applicant was in agreement with staff conditions.

TMAPC Action; 10 members present:

On MOTION of CARNES, the TMAPC voted 10-0-0 (Ballard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughton "absent") for APPROVAL of Waiver of Plat for Z-6330 Harter's Second Subdivision as recommended by staff.

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BOA-15896 Regency Industrial Addition (2593) (PD-18) (CD-7)
3825 East 47th Place

(IL)

Staff Recommendation

The Board of Adjustment has approved a Day Care Center in an existing building on Lot 4, Block 1, of the above named subdivision. Since this property is already platted and improvements in place, Staff recommends approval, noting that the existing plat will satisfy the provisions of Section 213 of the Code.

TMAPC Action; 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Ballard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughton "absent") for APPROVAL of Waiver of Plat for BOA-15896 Regency Industrial Addition.

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Lot Split for Waiver:

*L-17492 Bushyhead/Mendenhall (1482) (PD-8) (CD-2)
807 W 91st Street South

AG

Staff Recommendation

The tract being split is unplatted and fronts on W. 91st Street South. Jenks City limits is south across 91st Street. The purpose of this request is to enlarge a previously split lot and provide land access for a 2-1/2 acre land-locked tract. Waiver of Street Plan requirements is requested.

A previous lot split [L-16183 6-20-84] split out a .66 acre tract on 91st Street. At that time the right-of-way requirements were waived to satisfy Health Department requirements and assessors records show a total 50' right-of-way on 91st Street. This split will add approximately 80' on the north to increase the lot to 1+ acre. There are dwellings on both tracts.

A 25'x 331' strip along the east boundary will be transferred to the vacant 2.5 acres to the north which is landlocked to provide access to W. 91st Street. The applicant states there are service lines to the existing house which border this strip and therefore, cannot provide the 30' required by the Zoning Code. BOA approval of the frontage requirement is being requested. Variances of bulk and area requirements for the balance of the lot are also pending.

Only the 24.75' statutory right-of-way exists on W. 91st St. An additional 25.25' is required to meet the Street Plan requirements. The applicant is requesting waiver of the street dedication. When the three lots adjoining this property were split in 1989, right-of-way was given. Since the smaller tract is being increased, Staff sees no reason why the right-of-way should not be offered. Currently, along this section on the south side of 91st (Jenks) 50' of right-of-way exists.

Staff recommended **APPROVAL** subject to conditions:

1. City Board of Adjustment approval for variances of bulk and area in an AG district and frontage (#15905 12-27-91)
2. City County Health Department approval for septic systems.
3. Dedication of the required 25.25' to meet the Street Plan.
4. Grading & drainage plan approval through the permit process. (can pay fee in-lieu for net increase in imperviousness at time of development.)
5. Provide 25' utility easement north/south along the panhandle of rear tract, if required.

The applicant was represented by Mr. Mendenhall, who objected to the dedication of additional right-of-way on 91st Street. Staff and TAC explained the need for additional right-of-way for future widening, improvements and utilities. Applicant was also reminded that similar splits to the west had already provided right-of-way. TAC will not recommend waiver of Subdivision Regulations requiring conformance with the Street Plan.

On MOTION of HERBERT, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of L-17492, subject to all of the conditions outlined by Staff and the Technical Advisory Committee.

Mr. Wilmoth advised item #1 has been taken care of by means of a variance by Board of Adjustment action and is not an issue at this meeting.

Mr. Wilmoth reported the applicant is asking for a waiver of condition #3. He added that the Technical Advisory Committee did not recommend waiver of this acquisition of right-of way. Mr. Wilmoth advised he has had communication with the applicant indicating item #5 can be worked out since there are existing utilities.

Applicant Comments

Steve Mendenhall

4545 South Lewis

Mr. Mendenhall, representing the applicant, presented photographs of the property in question along with maps and background of another waiver which was given for street frontage in 1984 to satisfy Health Department requirements. He expressed his objection to the dedication of additional right-of-way. He explained this is merely one sister giving a piece of land to another sister. Mr. Mendenhall went on to explain the 2.5 acres does have all utilizes; therefore, item 5 is not needed. This does not include sewer since there is a septic system.

Review Session

Mr. Doherty asked Mr. Linker that should the Planning Commission insist on the dedication and should the city widen 91st Street and create a condition where the septic system did not work if it would be incumbent on the applicant to take corrective action or if the city, in part of the widening process, bear some responsibility.

Mr. Linker responded the city probably would not share any responsibility, unless it was part of the additional taking of property that was necessary at the time.

Mr. Parmele expressed disagreement with extraction of additional right-of-way for condition of approval of lot split. He added that if the property owner objects to it then he would be in favor of waiving the Major Street and Highway Plan. If this should be a problem in the future the city would need to acquire the right-of-way and at that time the problem would be addressed whether the

septic system is there or not. If it is there the property owner would be due additional compensation. If right-of-way is given now and no additional right-of-way is acquired in the future it is the property owner's expense and burden.

Ms. Wilson pointed out lot splits are under the Planning Commission's jurisdiction and authority and that is how streets are devised. She has no problem with right-of-way and indicated favor with staff recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **WILSON**, the TMAPC voted 7-2-1 (Ballard, Carnes, Doherty, Neely, Selph, Wilson, Woodard, "aye"; Horner, Parmele "nays"; Midget "abstentions"; Draughon "absent") to recommend **APPROVAL** of the Lot Split for Waiver for L-17492, subject to staff conditions

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LOT SPLIT FOR DISCUSSION:

L-17455 Hills (2093) (PD-6) (CD-9)
2660 E. 38th Street

Chairman Parmele announced a request for continuance on this item has been received from Harrison Townes, President of Greater Oakview Estates Homeowners Association. He noted that it was not a timely request, having been received after the cut-off date, 12:00 noon, Monday. He advised policy does provide on zoning cases that a continuance would be granted, if there is a timely request. Mr. Parmele advised the Planning Commission would consider the request; however, he is unsure whether it is appropriate.

Interested Parties

Richard Sevenoakes

2648 East 38th Street 74105

Mr. Sevenoakes advised he is one of the representatives of the Greater Oakview Homeowners Association and notice of the lot split was only received Monday, January 6. This was the first notice given of any potential lot split. At this time residents attempted to notify others in the neighborhood. Mr. Townes hand delivered the request for continuance on Tuesday, January 7. He indicated the homeowners would like to hold a meeting to discuss options available to them. There has been insufficient time to seek legal advice and requested the courtesy of a 45 day continuance be granted to the Homeowners Association.

Chairman Parmele commented this is a problem arising from the new policy of notifying abutting property owners of a lot split. This would normally be a routine lot split, if not for the extension to the utility easement. He advised it meets all the requirements and would be a normal preapproved lot split.

Mr. Sevenoakes objected that the neighborhood was not notified. Only those immediately adjacent to the property were sent notices. The Homeowners Association was not made aware of it. Since they are not aware of Planning Commission policies, they are unknowledgable as to what options are available to them. He appealed to the Planning Commission as one citizen to another to give the Homeowners Association an opportunity to investigate options available to them.

Ms. Wilson commented that before TMAPC is a request from the Homeowners Association, and policy states a request will be favorably considered if in writing and received before noon on Monday. Since this request has been received the Planning Commission does need to vote on the request received. The letter from Harrison Townes states, *The unusual shape of the split out lot would indicate that any new residence built on it would be far nearer the street than any other of the homes in this block and could therefore negatively affect the area.* She pointed out they are not timely so they will not be favorably considered, but since they did make a request the Planning Commission needs to vote on the item.

There was discussion on the length of continuance requested.

Mr. Sevenoakes advised the 45 day continuance was a suggestion, and they would accept any continuance the Planning Commission would grant.

Mr. Midget asked what the applicant would consider a reasonable continuance to allow the neighborhood to meet and discuss the situation.

Applicant Comments

Chris Hills

2660 E. 38th St. 74105

She explained that she has worked carefully since September, with INCOG, to develop a survey that would be good for the neighborhood. She pointed out that if the lot split had been filed sooner it would have gone through approval without any notification. In response to a question from Mr. Parmele, Ms. Hills replied that she would not agree to a continuance. In response to Commissioner Selph's question Ms. Hills replied she felt a continuance of any length was unreasonable. She advised letters of notification were received by abutting neighbors the weekend after Christmas. She commented the new policy advises notice must be mailed 10 day before the meeting. She advised everyone received their letters, but did not get together in time. Ms. Hills reiterated this is a normal lot split and meets all zoning and code requirements.

There was discussion as to whether homeowners did receive notice, as Ms. Hills believed they did and when they were mailed out.

Mr. Doherty explained the notices would not have been sent out to the entire neighborhood, but according to TMAPC policy would go to the abutting occupied property owners.

Mr. Wilmoth stated this lot split meets all the regulations; it is a prior approval; it has 18,000 SF and only is required to have 13,500 SF; there is 119' of frontage and only is required to have 100'. He noted residents may be concerned with what will actually be constructed on the property and advised building lines are controlled by zoning.

Mr. Linker advised it must be made clear that the Planning Commission does not have any discretion in this case, if the lot split meets subdivision regulations.

Mr. Parmele declared this is a point that needs to be made. The application made meets all zoning and subdivision regulations. It mandates Planning Commission approval. The lot split notification policy was formulated at Councilor Bartlett's request so that residents in the neighborhood would be made aware that construction was to take place and allow residents to communicate with the developer, builder, or homeowner. He pointed out it is only because of this policy change that these homeowners were notified.

Mr. Sevenoakes pointed out the Homeowners Association was not notified of the lot split and feels they should not be ignored in such a situation.

Mr. Parmele pointed out that it is not Planning Commission policy, but laws that mandate approval of the lot split.

Mr. Doherty explained legal council has informed the Planning Commission that they have no choice but to approve the lot split whether it occurs now or at some future date.

Mr. Midget expressed it may be helpful to know the lot split does not necessarily grant the property owner permission to begin construction.

Mr. Sevenoakes asserted that the Planning Commission has had the benefit of legal advice and the Homeowners Association has not had that benefit, or the benefit of Planning Commission rules.

Mr. Midget explained there is still an opportunity to make sure if any construction takes place it will meet with the integrity of the neighborhood.

Ms. Wilson commented the recent policy the Planning Commission voted on, regarding lot splits, dealt with notification of a lot split in an established residential neighborhood that results in a buildable lot, then notification would be given to abutting homeowners for the purpose of allowing those individuals to have communication with the builder or developer of the lot. The homeowners present have not had the chance to meet with the developer of the lot. Ms. Wilson believes Councilor Bartlett wanted to insure communication between a proposed new development in a neighborhood and the residents living there. She feels these

residents have not been given the opportunity to discuss this matter sufficiently.

Mr. Parmele agreed the purpose was to notify abutting property owners so they might have the opportunity to be aware of what was to be constructed and meet with the builder, but the purpose was not to allow residents to protest a routine lot split. Mr. Parmele added one proposal discussed was notifying property owners after a lot split had been approved.

Mr. Linker pointed out the reason this lot split comes before the Planning Commission is to determine that subdivision regulations have been met. This is the purpose of the hearing. If the Planning Commission determines the subdivision regulations have been met, as recommended by staff, there is no discretion; it is administrative.

Commissioner Selph noted he appreciates what Councilor Bartlett is attempting to accomplish and applauds his effort. He is pleased to hear the policy of notification has been adopted. He encouraged the Planning Commission to include Neighborhood Associations to receive the same notification abutting property owners receive, in this particular case or cases in the future.

Mr. Parmele agreed the Planning Commission may wish to amend this policy.

Mr. Doherty commented request for continuance is moot; the Planning Commission has no choice but to approve the lot split. A continuance serves no one. The neighborhood is aware the application has been made, the split will be granted and can open whatever dialogue necessary with the property owner. The Planning Commission should not be a part of that process.

Mr. Midget disclosed the point he was trying to make is to ensure the Neighborhood Association is kept abreast of what kind of development will take place on this lot. The primary concern is that whatever is constructed is consistent with the overall development in the neighborhood. Even if this lot split is approved there should be assurances that Neighborhood Association be informed on what is taking place. He suggested recommending safe guards to ensure this.

Mr. Parmele instructed Rules and Regulations Committee to expand the notification process to include Homeowners Associations in the notification process, along with Chairs and Co-Chairs of the district.

TMAPC Action; 10 members present:

On MOTION of DOHERTY, the TMAPC voted 6-4-0 (Carnes, Doherty, Horner, Neely, Parmele, Woodard, "aye"; Ballard, Midget, Selph, Wilson "nays"; " no abstentions"; Draughon "absent") to DENY CONTINUANCE of Lot Split for Discussion L-17455 (2093).

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Staff Comments

Mr. Wilmoth explained how the lot split met zoning and subdivision regulations. The reason for the 10' panhandle running to the south is for access to the sewer. This is the only thing that makes this lot configuration unusual and why it is brought before the Planning Commission. The frontage is 119.33' on tract two and on the remaining lot 100'; these both meet the zoning code, RS-1. Area is 18,662 SF in the smaller tract which exceeds the 13,500' required. The larger remaining tract is 42,968 SF which far exceeds the 13,500 SF. There are no other requirements under the subdivision regulations; it abuts the sewer and meets all regulations.

Applicant's Comments

Ms. Hills declared any building constructed would meet zoning codes established to protect the neighborhood. One lot will be a 1/2 acre in size and the lot remaining is 1 1/2 acres. She feels a 1/2 acre lot is ample for construction of a large house.

In response to a question from Mr. Parmele, Ms. Hills advised the lot has not been sold as yet.

Chairman Parmele requested Ms. Hills to notify the Homeowners Association when the lot is sold so they may work with the buyer and builder. Ms. Hills agreed to do so.

Ms. Wilson noted that many times area residents are concerned about architecture in lot splits and compatibility with the existing neighborhood. She asked if Ms. Hills would visit with homeowners to work with them in this respect. Ms. Hills agreed to do so.

Interested Parties

The following list of individuals voiced their opposition to the lot split.

Terry Townes	2685 East 38th Street	74105
Harleen Grewal	2647 E. 38th St	74105
Richard Sevenoakes	2685 East 38th St.	74105
Becky Ellsworth	2621 E. 38th ST.	74105
LeRoy Ellsworth, Jr.	2621 E. 38th St.	74105
Madge Smith	2633 E. 38th St.	74105
Darrell Smith	2633 E. 38th St	74105
Joe Hall	2135 E 47th St.	

Individuals speaking voiced the following concerns:

Notice of the lot split was not received in a timely fashion to allow area homeowners opportunity to reply in a timely fashion or allow property owners to meet to discuss impact on the neighborhood. Some of the property owners advised they did not receive notice. Residents felt that since not all

property owners abutting the property received notice those in opposition to the lot split should be favored.

The new structure would be too close to existing properties.

Residents believed they could prevent the lot split by voicing their opposition if they believed it was not best for the neighborhood. They urged reconsideration of the lot split and asked the Planning Commission to consider the integrity of the neighborhood.

Residents were appalled that anyone would consider building a house at the front of a lot split in such a small space when surrounding lots are much larger. Fears that should this lot split be allowed others may wish to do the same were expressed. They asked the Planning Commissioners to vote as individuals and not as any individual says they must.

TMAPC Comments

Mr. Wilmoth indicated those property owners which were notified of the lot split.

Ms. Wilson noted that technically according to new policy not all abutting property owners were notified.

Mr. Doherty pointed out no notification is required, TMAPC policy establishes notification as a courtesy, not that residents may influence the lot split if it meets subdivision regulations.

Mr. Carnes explained Estate Lots classification and urged area residents to consider this for their neighborhood in the future to protect against this type of lot split.

Mr. Doherty informed of remedies the neighborhood might consider such as blanket RE rezoning for the remaining lots and urged participation in that process to shape it to avoid these problems in the future and welcomed input.

TMAPC Review

Mr. Parmele advised, although he may not agree with what is being done and has sympathy for the residents in the area, he does not see how the Planning Commission has a choice in the matter.

Mr. Carnes asked Mr. Linker if because of the strip being abutted if that gave the Planning Commission any legal reason to vote against the lot split.

Mr. Linker replied that it did not. This puts it in compliance with subdivision regulations.

Mr. Doherty advised it grieved him to do so because he has friends in the area, and added he did not like the lot split when he reviewed it because it is not in keeping with the area, and

acknowledged steps must be taken to avoid this type of thing in the future there is no choice now, he must move approval.

Commission Selph commented the lot split may meet every technical aspect and every requirement, according to legal council the Planning Commission can not vote to deny the lot split, he feels that if an issue calls for a vote you can vote yes or no. He expressed concern with compatibility and even though it may meet technical requirements he has strong reservations on approval of this lot split.

Mr. Parmele agreed that he is not sure it is compatible, but the Planning Commission does not set the market standards for domain for that particular size lot in that neighborhood. It may or may not be detrimental.

Ms. Wilson expressed sharing Commissioner Selph's concerns as far as the issue of compatibility; it may meet all requirements for the area, but is not compatible. She stated reservation about supporting a lot split because of the flag lot configuration.

TMAPC Action; 10 members present:

On MOTION of DOHERTY, the TMAPC voted 5-5-0 (Carnes, Doherty, Horner, Neely, Parmele, "aye"; Ballard, Midget, Selph, Wilson, Woodard "nays"; " no abstentions"; Draughon "absent") to APPROVE Lot Split L-17455 (2093).

MOTION FAILED

In response to a question from Mr. Parmele, Mr. Linker advised the applicant has 10 days to appeal to District Court.

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LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

*L-17476 Burgess (3483) (PD-26) (CD-8) 5330 S. Mingo Road
L-17480 Power Equip (3693) (PD-18) (CD-7)
L-17497 Shope (3090) 5008 S. 271st W. Ave.
L-17498 Johnsen (2393) (PD-17) (CD-7) NE/c 33rd & S. 79th E. Ave.
L-17499 Goodman (1683) (PD-18) (CD-8) 3700 Block E. 87th Pl.
L-17500 Veltmon/Fox (1893) (PD-6) (CD-9) Glade Brook Amended, L.9
L-17501 SW Lodging (3592) (PD-8) (CD-2) 802 W. Skelly Drive
L-17502 BOK/QT (1694) (PD-17) (CD-6) 12910 E. 21st St.
*BOA approved variances 12-27-91

Staff Recommendation

Mr. Wilmoth stated the above listed lot splits meet regulations. Staff recommends approval.

TMAPC Action; 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Ballard, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Draughon "absent") to RATIFY the above listed lot splits having received prior approval.

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OTHER BUSINESS:

PUD 185-2: Minor Amendment to reduce required building setback on the north property line of Lot 10 Gladebrook Amended from 25' to 10' -- northwest of the northwest corner of Trenton Avenue and E. 31st Street South

Staff Recommendation

The applicant is requesting that the building setback from the north property line of lot 10 be reduced form 25' to 10'. The property line in question is an exterior boundary of the PUD and the entire area is zoned RS-1. The current 25' setback is the same as the required rear yard in the RS-1 district. The size of Lot 10 has not been reduced nor has a special design been proposed which would mitigate the need for the original setback.

Therefore staff, can not support a reduction of this magnitude and recommend DENIAL of minor amendment PUD 185-2.

Applicant's Comments

Mr. Fox gave a brief history of the property. Mr. Fox is requesting lots 9, and 10 be developed in accordance with the basic bulk and area requirements of RS-1. He advised the original 25' perimeter was put in place to protect the adjoining neighborhoods. Since the western section is developing in a more traditional manner they want to develop the property and meet the basic bulk and area requirements of the RS-1 District.

TMAPC Action; 7 members present:

On MOTION of DOHERTY, the TMAPC voted 7-0-0 (Ballard, Carnes, Doherty, Horner, Neely, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Draughon, Midget, Selph, Woodard "absent") to APPROVE the Minor Amendment of PUD 185-2 as requested.

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PUBLIC HEARING

Chairman Parmele announced the public hearing is to consider amendments to the Comprehensive Plan for District 26 Maps and Text. He advised that Dane Matthews would give a brief overview of District 26 and the proposed amendments. Interested parties will then be given an opportunity to speak and express their views. Chairman Parmele declared that no action will be taken today, and perhaps this item will be continued for 30-45 days so it can be reviewed further by the Comprehensive Plan Committee. Interested parties will be notified of the committee meeting and public hearing.

Staff Comments

Ms. Matthews reported that since the District 26 Plan was adopted there have been several changes within the district, the most obvious being the construction of the Creek Toll Road and the linear park in conjunction with that. There has been an update of the Park and Recreation Plan, the construction of a new school in the area, and continued development, largely of low intensity residential uses and, extension of a sanitary sewer system through part of it. All these occurrences have made it necessary to rethink some of the policies in the plan. Work has been done with the planning team over the past several months to develop policy and map amendments that would reflect the current condition and future development of District 26. The draft amendments are as follows:

DRAFT

PROPOSED PLAN AMENDMENTS - PLANNING DISTRICT 26 JANUARY, 1992

Plan Text Amendments

NOTE: Text that is underlined is proposed to be added, and text shown in [brackets] is proposed to be deleted.

- 2.1.1 Offer a low density option so that all residents of Tulsa have available a choice of lifestyles, and in order that future development will be compatible with existing development and with the physical environment.
- 2.1.2 Maintain a predominantly single-family residential [and industrial] zoning, and designate uses to areas suitable for them in respect to natural and manmade characteristics.
- 3.2.2 Development intensities shall be consistent with the ability of the sanitary sewer systems to accommodate them.

[3.3 Development Policies in Special District 2] (Planning Team could not reach consensus regarding whether to leave this as a Special District - related to question with 4.7.1.4)

4.1 The natural physical assets, [and] the availability of public facilities and the existing development should be the primary determinants of appropriate land uses within the District.

The environmental effect of any development in the District should be reviewed and considered. (Planning team recommendation)

OR

4.1 The natural physical assets, [and] the availability of public facilities and the existing development should be the primary determinants of appropriate land uses within the District. No further rezoning is recommended in this District until such time as the infrastructure is in place to serve it.

The environmental effect of any development in the District should be reviewed and considered. (District Chair recommendation)

OR

4.1 The natural physical assets, [and] the availability of public facilities and the existing development should be the primary determinants of appropriate land uses within the District.

The effect of any development in the District should be reviewed and considered. (Staff recommendation)

4.2 The three intensities of land use are low, medium and high. The intensity of development within each area is generally described as:

A. High Intensity - less than .76 Floor Area Ratio (FAR) for nonresidential uses and/or fewer than 45 residential units per acre.

B. Medium Intensity - less than .51 FAR for nonresidential uses and/or fewer than 36 residential units per acre.

C. Low Intensity - an average residential intensity of fewer than six residential units per acre.

It is anticipated that little or no High Intensity development will occur in this District, and that Medium Intensity uses will largely be restricted to the nodes, Corridor and linear development area where designated. High Intensity uses should be restricted to the existing Corridor. (Planning Team recommendation.)

See 4.3.1.1.4 for Staff recommendation of this text.

- 4.3.1.1.3. Medium intensity residential development should generally occur within designated medium intensity nodes and/or [high intensity] corridors.
- 4.3.1.1.4. High Intensity uses should be restricted to the existing Corridor. However, it is anticipated that little or no High Intensity development will occur in this District. (Staff recommendation)
- 4.3.1.1.5. Future residential development should be compatible with the existing low intensity residential character of the District.
- 4.3.1.1.6. Continued use of the Planned Unit Development process is encouraged for future developments in this District.
- 4.3.1.1.7. Residential development adjacent to the Creek Turnpike should be buffered from noise and other potentially adverse environmental impacts associated with the roadway.
- 4.3.1.1.8. Existing trees should be saved, where at all feasible and desirable, when future development occurs. Any trees removed should be held to an absolute minimum. Any trees that must be removed should be replaced with plantings of trees in other locations within the development.
- 4.4.1.4. Future commercial development should be limited to those areas designated for Medium Intensity development at the intersections of arterials where compatible with the existing environment.
- 4.4.1.5. Use of the PUD is encouraged in future commercial or other Medium Intensity developments, to ensure compatibility with adjacent land uses.
- 4.4.1.6. Commercial zoning should not be granted until adequate infrastructure is in place to serve it. (Planning Team could not reach consensus on whether to include this; staff does not recommend it)
- 4.7.1.4 Development on lands designated as Development Sensitive in this District is discouraged, and should only be through the PUD process to no higher than Low Intensity uses. (Planning Team could not reach consensus on this; it relates to the question on retaining the Special District 2 designation, originally established due to its Development Sensitive nature. Note that this may need to be modified or deleted, depending on the decision made regarding Special District 2).

- 4.8.1 Encourage the continued agricultural use of lands not anticipated for urbanization; i.e., bottomlands west and south of Special District 1 to the Arkansas River. Development on Prime Agricultural lands is discouraged.
- 4.8.1.1. Urban development should not be encouraged in the bottomland adjacent to the Arkansas River or in areas known to be habitats for endangered species.
- 5.2.1.3. Unless otherwise indicated, streets in District 26 designated as arterials on the Major Street and Highway Plan shall be so designated on the Plan Map. [However, they are not to be developed to those standards until such time as existing or proposed development demands it.]
- [5.2.2.1. The potential for eliminating the requirement for curbs and gutters as a part of local street design in lower density subdivisions, as called for in the Tulsa Subdivision Regulations, should be investigated.]
- 5.2.2.1. The Major Street and Highway Plan should be amended to include the extension of Harvard (or a similar alignment in the vicinity) as a residential collector south from 91st Street District 26 to 101st Street. (Staff recommendation; Planning Team has not yet seen this version)
- OR
- 5.2.2.1 The Major Street and Highway Plan should be amended to include the extension of Harvard (or a similar alignment in the vicinity) as a residential collector south from 91st Street into and through District 26 to 101st Street. The 101st Street/Harvard Avenue intersection should not be designated as a Medium Intensity node. (Planning Team recommendation)
- 5.2.2.2. Planning and design for the extension of Harvard should include measures to protect adjacent or nearby residential areas from potential adverse impacts, such as noise, air pollution and appearance. Measures that could be considered include landscaped buffering, open space, pedestrian/bicycle trails and parks. (This could also provide linkage with existing and proposed facilities at Hunter Park, the soccer fields and areas within the neighborhoods).
- 5.2.2.3. The city is encouraged to enforce the present zoning code which requires removal of existing billboards and other outdoor advertising not in a freeway sign corridor, and removal of such nonconforming billboards which do not meet city regulations on or before January 1, 1995.

- 5.3 Pedestrianways/Bikeways
A system of pedestrianways and bikeways is to be developed as indicated on the Plan Map. Timing is to be coordinated with overall development of each area (see Metropolitan-Wide Policies). Further extension of the Tulsa Trails system through this area, except in those environmentally-sensitive areas where such trails would be detrimental, is encouraged.
- 6.2.1 Augment the passive open nature of district development with appropriate active recreation areas to meet the needs of present and future residents of the District in accord with the adopted Park, Recreation and Open Space Plan.
- 6.2.1.1 Encourage the development of park and recreation facilities in conjunction with the extension of River Parks through the District. [River Park Project.]
- 6.2.1.2 The Plan Map indicates the system of parks and open space to be developed within District 26. The acquisition of additional park and open space land is encouraged, as feasible and appropriate.
- 6.2.1.3. Recreational facilities should be included as parts of additional stormwater management facilities to be developed in this District.
- 6.3.1.2 Proposals for new developments near the Jenks School at 101st and Yale should take into account the safety of the school children and impact on the surrounding residential nature of the area when determining circulation, access, and other similar issues.
- 6.3.1.3 Schools are important facilities in this District, and the planning team encourages their continued support and development.
- 6.5.1.1. Develop and maintain adequate drainage facilities, including detention facilities to be located as indicated in the City-Wide Master Drainage Plan and in the South Tulsa Basin Drainage Study.

Plan Map Amendments

- * Remove Medium Intensity cross-hatching at node at 111th and Yale.
- * Show extension of Harvard Avenue south from 91st Street to 101st Street as a residential collector. (See attached recommendations from Silver Chase Homeowners Association regarding preferred alignment and buffering).

- * Show proposed parks as indicated in the adopted Park, Recreation and Open Space Plan. (See also Silver Chase HOA recommendation regarding buffering for Harvard alignment).
- * Show extension of River Parks through the District.

Remaining areas of difference:

- * Whether to leave Special District 2 ("sump area", Development Sensitive) as such, or to remove it.
- * Whether to restrict development in designated Development Sensitive areas to Low Intensity uses.
- * Whether to remove the Medium Intensity cross-hatching on the node at 101st and Yale.
- * Whether to recommend that no further rezoning (commercial and otherwise) occur in this District until such time as the infrastructure is in place to serve it. (Relates to 4.1 and 4.4.1.6.)

Ms. Matthews reviewed the points of difference that exist between the planning team and staff. These are points of difference the planning team felt TMAPC should be the final arbiter on and make the decision since many hours were spent on these points and those involved were unable to resolve them.

Interested Parties

Roy Johnsen

Mr. Johnsen, an attorney appearing on behalf of his client who resides at 93rd and Yale and owns property at the southeast corner of 101st and Yale and on the southwest corner of 101st and Sheridan. His client's principal concern is with their property at 101st and Yale. This property has been designated as nodes under the plan and been zoned accordingly. At this intersection the commercial character of that area has been firmly established. In regard to the southeast corner of 101st and Yale, he advised his client owns 10 acres at this location and it lies within Special District 2. He gave a detailed description of the tract and gave a history of the property. Because of the Special District and sump consideration, the southeast corner of 101st and Yale is not designated as a node as normally would be the case. He understands there is consideration to remove the Special District classification and has concerns regarding this. If this is to be so, they would request the normal node designation of medium intensity be made. Mr. Johnsen feels that changes that have occurred are supportive of a medium intensity designation. The northeast corner was the subject of an application for RM-2 zoning. He advised utility issues have essentially been resolved. Drainage has also been addressed and the sump issue is essentially resolved. Mr. Johnsen stated the facts that have changed all support continuation of medium intensity designation at this intersection. Mr. Johnsen encouraged support of leaving what is already

designated as it is. If the designation of sump areas is to be removed he requested that a node designation be made at the southeast corner.

Mr. Johnsen expressed concern in regard to adopting policy that no further zoning occur until the infrastructure is in place. He is opposed to this.

Charles Norman

Mr. Norman, an attorney representing the owner of the acreage at the northeast corner of 101st and Yale, Property Company of America, and Mr. and Mrs. Ellerd, northeast corner of 11th and Sheridan, reviewed zoning designation history of District 26. Mr. Norman expressed concern over the proposal to delete the node designation from the intersection of 101st and Yale. He urged the TMAPC to not consider elimination of any of the node designations. Mr. Norman noted 11th and Sheridan, southwest corner, is the city limit line between Tulsa and Bixby. The Bixby Comprehensive Plan follows the Tulsa node concept and the southeast corner is identified as a medium intensity node on the Bixby Plan, as well as the other corners that are opposite from Tulsa city limits. Mr. Norman expressed concern over the proposal within the plan amendments to not approve further rezoning until the infrastructure is in place to serve proposed uses.

Mr. Norman commented on areas of concern on the proposed plan text amendments as follows:

Sections 4.1 and 4.3.1.1.4 He indicated support of staff recommendation

Section 4.3.1.1.8 *Any trees removed should be held to an absolute minimum.* Mr. Norman advised this type of requirement is being administered effectively by TMAPC in the PUD process. He pointed out this would not be workable in a wooded area. This requirement should be an area-wide requirement and not just one for District 26. A replacement of tree-for-tree should apply to the entire community.

Mr. Doherty suggested phrasing of *plantings of trees in other locations within or near the development* might be more appropriate. He expressed that preserving the urban forest is the aim and if clearing a forest in one area is involved, perhaps other areas, i.e. medians, could benefit from sapling replacement.

Mr. Norman questioned the ability to preserve an urban forest and have urban development; these are incompatible objectives. Mr. Norman stated no one objects to stating *remove as few as possible*; he is raising the question as to how to decide how many to replace.

Mr. Parmele added the parking study coming before TMAPC has a recommendation regarding preservation of mature trees which may address this issue.

Mr. Norman requested that if this approach is taken he urges applying it throughout the city as an area-wide ordinance or

subdivision regulation as an element to be considered in grading plans and development plans for any subdivision.

4.4.1.6 Mr. Norman indicated he believes infrastructure will exist for every use except with respect to the streets.

4.7.1.4., 4.8.1, and 4.8.1.1 use of *is discouraged* and not *encouraged* introduces a concept for which there is no means of implementation. He questioned how it is possible to preserve prime agricultural lands in the river bottom without denying that property owner some otherwise reasonable use. To state in the district plan that you will discourage development of lands that are development sensitive without that being an area-wide policy is introducing an element different from what has been applied in other areas. Development in sensitive areas has to take that into account in many different ways. For the TMAPC to say *is discouraged* as an element he finds very disturbing. The concept of preserving land for endangered species or preserving prime agriculture land is something new to the planning process. If this is to be accomplished it must be done in some other way; by acquisition, by designation for parks, by expressway planning, by all of the other techniques utilized throughout the community. These are conceptual concerns he has that can be discussed in more detail at the committee level. Mr. Norman is concerned with any effort to delete the node designations that presently exist or to adopt a policy that would suggest in any way that further zoning according to the Comprehensive Plan would not occur until all of the infrastructure is in place.

Doug Vincent

10530 S. Urbana 74137

Mr. Vincent, District 26 Chairman, reported that a major concern to the area is liveability. He noted that the majority of the residents are not objecting to commercial, to development, or profit. In reviewing the overall district, those living in District 26 hope the homeowner and local development of the district does not degrade to the point where every homeowner must have his lawyer present at the TMAPC meeting. He stated that objections seem to be coming from the few lawyers and people coming from outside the area.

Mr. Vincent voiced opinion that the overall changes and updating of the District 26 Plan are recommended with the following exceptions.

3.3 Do not change nor delete Special District 2. Participants were told by staff the reason for change is that the areas have developed. This is more reason for concern and review before any change or development. Special District 2 allows for development, but with a PUD which must consider the serious drainage problem. Storm Water Management currently has a study in progress; any change must be reviewed by qualified and specialized engineers.

4.1 Regarding the environmental issue, it is difficult to understand a planning staff not being concerned with the environmental effect of developments. They wish the word

environmental to remain. Mr. Vincent explained some concern for the environment must be expressed in residential areas. This is an issue that must be reviewed and given consideration.

Mr. Carnes indicated that the development sensitive area could cover this without the need of adding environmental issues. This could be an added expense and burden to the process.

Mr. Vincent questioned if it would be a burden on those applying or in the staff review process.

Mr. Carnes stated that it should be a staff policy, but would hate to have anyone applying have to hire an environmental specialist.

There was discussion regarding how environmental concerns impact staff recommendations.

Mr. Stump explained the staff review process, such as if there are severe slopes, drainage problems, flooding problems, etc. In the past the effect on a group of trees being taken down for a shopping center has not been considered, nor has a species that may be lowered in their population because of construction.

Mr. Doherty advised before a determination on language can be made a common definition of environment must be made.

Mr. Vincent continued that adequate infrastructure must be considered and reviewed during any rezoning or PUD process. The concern is more than inconvenience. Safety, as well as adequate utilities and traffic flow, is to be considered.

4.2 The additional wording is to remain. Interested parties do not understand why staff changed to 4.3.1.1.4. Medium intensity was deleted.

4.3.1.1.8 Consider removing the word desirable. What is desirable to a developer may not be desirable to someone else.

4.4.1.6 The following general wording is recommended:
The infrastructure to handle the development is to be reviewed and considered in the rezoning process.

4.7.1.4 without thorough review by qualified and specialized engineers, the removal of Special Districts designation should not take place.

5.2.2.1 The Silver Chase recommendation should be considered. They have decided among themselves what is best for their neighborhood. The following points must be considered:

1. The City Traffic Engineer stated at a District 26 planning meeting the street would be overloaded as a residential collector if built today.
2. What will be the traffic 10 years from now?
3. The Chairman of TMAPC requested a traffic study after the meeting. Staff, without explanation, decided there was

not a traffic problem. A study has not been done nor considered.

4. More investigation of the traffic is required before the size of the street can be determined.
5. The intersection of 101st and Harvard is not to be a medium intensity node.

ADDITIONAL POINTS

1. Medium intensity cross hatching is to be removed from the corners at 101st and Yale. The vast majority of residents do not feel every 1 mile corner in south Tulsa must have a commercial development. The low intensity development would be compatible with the residential area and development of south Tulsa and District 26.
2. Medium intensity nodes were to be removed from 121st and Yale. Staff decided against this without explanation.
3. A park at Bridle Trails is not to be considered without the discussion of an exact location and local participation. Mr. Vincent explained homeowners have expressed fear their homes may be bought out to make room for a park.
4. The south Tulsa Storm Water Management study should be reviewed and considered before final adoption of this plan.

There was discussion regarding the location of a school with zoning of RS-2; whether it is a low intensity use.

Mr. Doherty advised he considered a school a medium intensity use.

Mr. Vincent advised that they have been working with a member of the school board. The neighborhood was supportive of the school because it is a community non-commercial enterprise supportive of the neighborhood.

Mr. Vincent voiced support of the parking study. He noted that they were not made aware of FD zoning change to AG.

Mr. Stump gave a brief report on what Floodway Zoning was and why the change is being proposed, explaining it was basically an updating of the zoning code.

Frank Lindner

10602 S. Quebec Pl. 74137

Mr. Lindner protested the change in order of the agenda items as presented. He felt it was a violation of open meeting laws. He added that if it were not a technical violation, it was a violation of the spirit of the law. Mr. Lindner pointed out there was never any street flooding until development took place. In regard to the planning process in District 26 he feels residents have not had proper input into the process; instead builders and developers have been controlling the process. Mr. Lindner stated that most cities require builders and developers to pay fees to take care of the infrastructure which should be in place for the developments they put up, unlike Tulsa, which has minimum fee requirements. As a

result, the citizens are paying for this. Mr. Lindner referred to zoning policies in Dallas and Houston, and the lack of planning control. He asked that control of the planning process be returned to the citizens. He asked TMAPC to listen to residents about how they want their district developed.

Kent Schobe

4115 E. 101st Pl. 74137

Mr. Schobe expressed concern over whether the homeowners are involved in the planning process or outside attorneys. He feels the purpose is being defeated if outside attorneys are allowed to dictate what homeowners feel. He addressed the environmental issue. Mr. Schobe stated that this does not mean developers must prepare an environmental impact statement. This is merely expressing a viewpoint. They are expressing that the environment is important to them and their district. He addressed the point brought up of making certain policies city-wide, but until that happens those in District 26 want to single out specific items in their district that denotes special items that set their district apart from others in the city. He also addressed the issue of 101st and Yale. Mr. Schobe acknowledged the northeast corner is currently medium intensity; however, the entire intersection has changed. There is a difference of opinion about whether the school makes it more medium intensity. He feels the school makes it low intensity. He added that there are a number of problems in the area; such as drainage, safety, and to maximize all of their environmental concerns they need to have as low an intensity as possible at that intersection. He feels residents would like to see this down-graded to low intensity. He reminded the Planning Commission the northwest corner is occupied by single-family homes. Any more than low intensity will aggravate the runoff problem. He urged the Planning Commission to support the residents' wishes.

Mr. Parmele stated he feels part of the purpose the Planning Commission serves is listening to the homeowners and also serving the interest of the city as a whole.

Christie Johnson

4216 E. 103rd St.

Ms. Johnson advised she has been involved with the public hearings and is now school board president. She asked the Planning Commission to be aware that there are legions of people who care, as witnessed by the meetings held when trying to locate the school there. The concerns of District 26 are probably more intense there than they are in a lot of other districts.

Mr. Doherty advised the school is well located and is an excellent use for that corner. The debate will be just how intense a use the school is.

TMAPC Review Session

Ms. Wilson asked Dane Matthews to comment on the terminology in the District 26 Plan compared to other districts in regard to accomplishing their desires.

Ms. Matthews acknowledged that all districts are different; one planning district may be more concerned with economic development, so language they prefer might gear toward economic development. The work staff does in reviewing physical facts is covered in the environment. As to other examples such as discouragement of development on certain types of land, the attorneys may be right that there is no way to do that short of rezoning to AG. There are different concerns in this district, but some of those same concerns were uncovered when reviewing Turkey Mountain in Planning District 8. They share many of the same issue and problems.

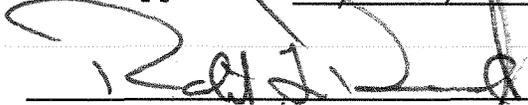
TMAPC Action; 7 members present:

On MOTION of NEELY, the TMAPC voted 7-0-0 (Ballard, Carnes, Doherty, Horner, Neely, Parmele, Wilson, "aye"; no "nays"; no "abstentions"; Draughon, Midget, Selph, Woodard "absent")
CONTINUE Public Hearing on District 26 to March 11, 1992.

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There being no further business, the Chairman declared the meeting adjourned at p.m.

Date Approved: 1-29-92



Chairman

ATTEST:



Secretary

