

Land Use Education & Communication Task Force

April 13, 2009 – 5:00 PM
City Hall at One Technology Center
City Council Conference Room, Room 411

REVISED Meeting Agenda

1. Review and approval of minutes of Task Force meeting of April 6, 2009.
2. Presentation by Task Force member Bruce Bolzle and discussion regarding the status of land use education and communication.
3. Presentation by Jim Beach and discussion regarding LandRules web site and other potential prototypes for improved online delivery of land development information.
4. Task Force schedule and upcoming agenda items.

Land Use Education and Communication Task Force

April 6, 2009 – 5:30 PM

Minutes

(NOT YET APPROVED AND ADOPTED BY THE TASK FORCE)

Task Force members present:

Bill Christiansen – Chairman
Nancy Siegel
Bruce Bolzle
Bill Leighty
Julie Hall
Lauren Brookey
Paul Kane
Steve Alter
Suliman Hawamdeh

There were also several interested parties and staff members present.

1. Review and approval of minutes of Task Force meeting of March 27, 2009.

Councilor Christiansen called the meeting to order.

The task force reviewed the minutes. Ms. Brookey moved approval of the minutes. Several task force members seconded the motion. The minutes were approved.

2. Presentation by Task Force member Julie Hall and discussion regarding the status of land use education and communication.

Councilor Christiansen introduced Julie Hall, who made a presentation, which will be posted at www.tulsacouncil.org. Ms. Hall's presentation included a discussion of the following:

- The Goal of the Comprehensive Plan
- Problem Identification
- Examples (Commercial/Office, Multifamily, and Residential Infill)
- Process Outcomes – Common Themes
- Issues of Due Process
- Issues of Size, Scope and Scale
- Current Issues –
 - PUD -769: The Offices at Holland Lake, West of 81st & Yale
 - Sonoma Grande
 - Residential Infill – 22nd & Lewis

Ms. Woolslayer read a statement describing her experience with infill development at 22nd and Lewis, and its impacts on her adjacent property.

- Questions
- Possible Solutions
 - Review Laws and Procedures to ensure reliability, minimize interpretation and staff 'discretion'
 - Administrative changes need to be published
 - Clear and Broader Notice Requirements
 - Earlier Input
 - Improve Online Access especially PUD development standards
 - Ombudsman/Neighborhood Advocate
 - Protections
 - soil testing
 - bond requirements
 - enforcement
 - Balanced Representation
 - Conscious Effort to Incorporate Standards for Ethics and Fairness into the Process

Questions/Comments:

Mr. Leighty complimented Ms. Hall on her presentation.

Ms. Brookey stated that the presentation captured a huge span of issues and that it points to trends. It highlights the importance of the Task Force's work.

Dr. Hawamdeh stated that some of the problems at 22nd and Lewis mirror problems at Sonoma Grande, and he asked who is policing planned unit developments. If the problems are ones of *enforcement*, not policy, how can the Task Force address them?

Ms. Hall stated that it is often difficult to separate issues of communication from substantive issues of regulation and enforcement.

Councilor Christiansen thanked Ms. Hall for her presentation and stated that the Task Force process is just a first step, and that there needs to be a subsequent process to address problems of enforcement.

Jack Page discussed the recent addition of PUD inspectors. The City now employs five PUD/site/sign inspectors, and developers pay fees to cover the costs of inspections.

Ms. Brookey relayed previous problems with PUD enforcement, and indicated that knowledge of PUD inspectors would have alleviated a lot of concern about recent developments.

Dr. Hawamdeh discussed lighting at Sonoma Grande and asked who actually inspects the lighting. Mr. Page indicated that an inspector has visited the site, at night, to determine if light bulb elements were visible from neighboring properties.

Mr. Alter asked about landscaping requirements at Sonoma Grande, based on photographs in the presentation. There was no landscaping at the fenceline.

Mr. Kane stated that the presentation was illustrative, and that it highlights the complexities of planning and zoning. It also underscores the importance of education

and the need to 'demystify' the system. Two ways that might be accomplished are (1) improving and expanding the Citizens Guide to Planning and Zoning and (2) improving and expanding TMAPC's web site. The Task Force should be cognizant of its mission to improve communication.

Ms. Hall stated that it might be a helpful exercise to try to re-draft the notices that were sent regarding the Sonoma Grande development, and make them clearer.

Councilor Christiansen stated that TMAPC staff will make recommendations for improving notices.

Ms. Siegel asked that a copy of the presentation be circulated and posted, and asked whether the Task Force should develop specific communication mechanisms or whether it should make recommendations about how the City/TMAPC should develop those mechanisms.

Councilor Christiansen indicated that there needs to be a session where the Task Force puts all of the ideas generated to-date on the table and develops a consensus about which ones to recommend.

Ms. Hall indicated that the mission statement should be the starting point for determining how specific the recommendations should be.

Ms. Brookey stated that it might be helpful to revisit the mission statement. Recommendations should reflect goals and a philosophical approach, not just mechanics.

Ms. Siegel read a statement from the Mayor, thanking the Task Force for its diligent work to-date and indicating that the original April 15th deadline could be extended.

An observer discussed stormwater issues on residential lots, with specific reference to Ms. Woolslayer's property near 22nd and Lewis.

3. Task Force schedule and upcoming agenda items.

Councilor Christiansen indicated that the Task Force should aim to finish its work by mid-May.

The next meeting is Monday April 13th at 5:00 PM in Room 411. Bruce Bolzle will make a presentation on issues from a developer's perspective. There will also be an update on the status of surveys from other cities.

[Note: draft agendas for all future meetings through May 18th will be drafted and circulated for Task Force review and comment.]

Meeting adjourned.