



**City of Broken Arrow**

**Minutes  
Planning Commission**

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Jaylee Klempa  
Vice Chair Robert Goranson  
Member Jonathan Townsend  
Member Jason Coan  
Member Mindy Payne*

**Thursday, January 25, 2024**

**Time 5:30 p.m.**

**Council Chambers**

**1. Call to Order**

Chairperson Jaylee Klempa called the meeting to order at approximately 5:30 p.m.

**2. Roll Call**

**Present: 5 -** Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

**3. Old Business**

There was no Old Business.

**4. Consideration of Consent Agenda**

**A. 24-166 Approval of Planning Commission meeting minutes of January 11, 2024**

Senior Planner Chris Cieslak presented the Consent Agenda.

Chairperson Klempa explained the Consent Agenda consisted of routine items, minor in nature, and was approved in its entirety with a single motion and a single vote, unless an item was removed for discussion. She asked if there were any Items to be pulled from the Agenda for discussion. There were none.

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend.

**Move to approve the Consent Agenda**

The motion carried by the following vote:

**Aye: 5 -** Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

**5. Consideration of Items Removed from Consent Agenda**

There were no Items removed from the Consent Agenda; no action was taken or required.

**6. Public Hearings**

**A. 24-157 Public hearing, consideration, and possible action regarding BAZ-001240-2023 (Rezoning), Williams Property, approximately 9.64 acres, A-1 (Agricultural) to RS-3 (Single Family Residential) located east of Elm PL (161st E. Ave), and south of Florence Street (111th Street).**

Mr. Cieslak reported BAZ-001240-2023 was a request to change the zoning designation on 9.64 acres from A-1 (agricultural) to RS-3 (Single-Family Residential). He stated the property was located east of Elm Pl (161st E Ave), and south of Florence Street (111th Street) and was unplatted. He stated the property owner was rezoning the property to facilitate a lot split and build a residential home. He noted according to the FEMA Maps, none of this property was located in the 100-year floodplain; water and sanitary sewer service was available from the City of Broken Arrow. He stated based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommended BAZ-001240-2023 be approved subject to platting.

The applicant, J.R. Donelson, JR Donelson Inc., explained the property owner wished to split the lot so another family could purchase 2.5 acres and build a single family home. He noted the property owner's home was on the south end of the property. He requested the platting requirement be waived to allow the applicant to move forward with the lot split. He stated he agreed with Staff's recommendation for an access drive but was hoping for the platting requirement to be waived so the applicant could just move forward with the lot splitting process.

Vice Chair Robert Goranson asked if there would only be one lot split on this property.

Mr. Donelson responded in the affirmative. He noted the lot would be split into two lots, one lot would be 2.78 acres to be sold, and 7.20 acres would remain with the property owner.

Chairperson Klempa asked if Staff had any objections to platting being waived.

Mr. Daroga asked about the right-of-way along Florence.

Mr. Donelson stated the property owner had no issues dedicating an additional 24.25 feet if required.

Mr. Daroga stated to benefit the City, if the Planning Commission agreed, perhaps the platting requirement could be waived subject to the street right-of-way and 17.5 foot utility easement being dedicated at the time of the lot split.

Discussion ensued regarding how the motion should be worded.

Chairperson Klempa noted no members of the public signed up to speak. She closed the public hearing.

Commissioner Jason Coan asked if it was common to recommend a waiver for platting.

Mr. Daroga responded it was not common but was done in single lot types. He stated the platting of this property would not be very beneficial to the City in this case; the main benefit of platting were the fees and the right-of-way dedication. He noted in this particular case the right-of-way was more important than the platting fees.

Vice Chair Goranson noted the property could only be legally split one more time.

Acting Community Development Director Grant Rissler noted based on frontage the lot could not be split further.

Commissioner Coan stated after the zoning change and lot split, this property would not be eligible to be split again.

Mr. Rissler concurred.

Mr. Daroga said the items determined in the platting process included utility easements, right-of-way, access points, and stormwater management. He noted in this particular case, stormwater management with detention may not be required as only a single family home was being constructed. He stated the right-of-way and utility easements were the important points.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.

**Move to approve Item 6A per Staff recommendation and with the platting requirement waived, subject to dedication of 50 feet of right-of-way and 17.5-foot utility easement**

The motion carried by the following vote:

**Aye:** 5 - Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

Chairperson Klempa indicated this Item would go before City Council on February 20, 2024; if any wished to speak regarding this Item, a Request to Speak form should be submitted prior to the meeting start.

## 7. Appeals

There were no Appeals.

## 8. General Commission Business

### A. 24-150 **Consideration, discussion, and possible approval of Preliminary Report of the Housing & Demographic Study**

Special Projects Manager Farhad Daroga reported the Broken Arrow Comprehensive Plan was adopted in 2019 and included many items to be studied for the future. He noted this particular item was recommended in the NEXT Comprehensive Plan. He reported a little over a year ago, Broken Arrow contracted Points Consulting to prepare a Housing & Demographic Study. He indicated Points Consulting worked with Staff and a Citizens Advisory Committee over the last year and developed a preliminary report. He stated he would present the project overview and update, the demographic and housing matrix, and then the community survey. He stated the schedule for the project was included in the information packet.

Mr. Daroga stated the trends over the past 120 years of Broken Arrow have been evaluated. He displayed and discussed a map illustrating Broken Arrow's population of over 120,000. He noted Broken Arrow had grown an average of 4.5% in each year and decade. He reported Broken Arrow's population in 2020 according to the Census Bureau was confirmed; and the 2022 and 2023 population projections were released by the American Community Survey (ACS). He stated going forward in the presentation, some of the data was from Census and some was from ACS, both of which were of the Bureau of Census. He reported the median age and household in Broken Arrow was a little over 38 years of age, the average age has risen over the past few censuses. He noted Broken Arrow had a lot of young households with

children. He discussed a map showing the annual employment and wage growth rate of the City of Broken Arrow since 2010 and in Tulsa. He noted in the last decade in Wagoner County there was a demographic shift in the number of jobs and amount of total income. He reviewed maps showing employment by industry, as well as owner occupied (72%) and renter occupied homes.

Chamber of Commerce asked if the rental statistics included not only apartments, duplexes and such, but also single family homes which were rented.

Mr. Daroga reported the rental figure included single family homes and multifamily homes. He stated the only figure it might not include would be congregate housing such as nursing homes which was only about 2% of housing in Broken Arrow. He stated 72% of Broken Arrow homes were occupied by individuals who owned the property. He noted Wagoner County had 80% home ownership which was a high percentage compared to the State and National demographics. He reviewed a chart and map which illustrated the home building activity in Broken Arrow over the last 17 years. He reviewed home values and trends; homes were up to well over \$250,000 dollars; the cost of housing was up higher than the normal trend from 2019. He stated the median home value to median household income ratio might not be pertinent at this level, but compared to other cities nationally this was an important economic trend. He noted the low number, 2.9, meant income levels were much better than in other communities; a higher number meant residents were paying more income towards housing.

Vice Chair Goranson asked if the median home value based on income was measured against a two income or one income household.

Mr. Daroga stated it was a household income, a small percentage of which had more than two incomes, while the majority of households had 1.5 incomes. He noted Broken Arrow's household incomes were less than 2 incomes per household, but higher than 1.5 incomes per household, which was a healthy number.

Discussion ensued regarding home values compared to household incomes and how this number was reflected in Broken Arrow and Tulsa County, and the values of homes in Tulsa and Broken Arrow.

Mr. Daroga discussed rental rates (single family and multifamily) in Broken Arrow noting since 2019 this figure had risen considerably.

Commissioner Coan asked if this might be a result of the short term rental trend.

Mr. Daroga noted this was a good question, but the answer was no. He stated the housing stock in Broken Arrow was over 46,000 units, and the short term rental units numbered less than 150 units, so the percentage of short term rentals was a very small number. He reviewed rental prices by unit.

Mr. Daroga reported the second phase of this report included benchmarking Broken Arrow against similar cities in the region and across the country. He indicated the consultants looked at 20 to 25 different cities with similar economic characteristics; with Staff discussion and Committee input, this list was increased to 31 cities, and subsequently he added five more cities in Oklahoma which did not have the same metrics but were neighboring communities. He stated some of the data compared Broken Arrow to 36 other cities on economic terms, not necessarily on demographic terms. He displayed and discussed slides showing the cities which were selected for comparison, the population changes in each, noting Broken Arrow was in third place behind Louisville TX, and South Fulton GA, which was a suburb of Atlanta, in terms of population growth since 2019. He noted the pandemic significantly affected demographics and economic factors. He stated the consultants studied metrics such as population, median income, households, percentage of owner occupied, monthly housing costs, and home values. He indicated Broken Arrow was about average in these metrics. He discussed how Broken Arrow compared to the 36 cities, noting Broken Arrow was the tenth largest in the 36 cities.

Mr. Daroga reported part of the study done, with the help and input of the Advisory Committee, was the 24 point questionnaire which was distributed between September and November of last year, with approximately 4,000 responses. He noted the questions were regarding how Broken Arrow citizens felt about housing and demographics in Broken Arrow. He noted there was always a margin of error in any survey conducted. He reported the survey response rate was 4.4% which was very good; national average survey response rates were between 4% and 5%, so any response rate over 4% was good. He noted the margin of error was 2%. He discussed how the consultants tallied up the survey results noting a "clean up code" was used to lessen the bias of responses. He explained why the "clean up code" was needed and used. He reviewed some of the results of the survey.

Discussion ensued regarding the survey results and responses.

Mr. Daroga reviewed slides which illustrated how citizens of Broken Arrow felt about housing in Broken Arrow. He noted in general, residents felt it was less expensive to own in Broken Arrow than in other cities. He stated it was also noted the answers to the survey were more pertinent and clearer when pictures were included in the question. He noted many citizens were comfortable with dense housing options in mixed use areas. He noted the new zoning code proposed and allowed ADUs which doubled the density of a neighborhood.

Mr. Daroga explained this was a preliminary report which next month would be presented to City Council. He discussed a map which showed the changes and population growth in Broken Arrow since its inception, as well as the some of the key planning factors which contributed to the growth of Broken Arrow.

Discussion ensued regarding the growth of Broken Arrow and how the roads contributed to growth.

Mr. Daroga stated the consultants predicted a continued 4.5% growth rate in Broken Arrow.

Vice Chair Goranson asked what road developments or other things might contribute to the growth of Broken Arrow.

Mr. Daroga stated Broken Arrow's quality of life, affordability, school systems, community safety, etc., would increase growth in Broken Arrow.

Discussion continued about the growth in Broken Arrow; what might contribute to its growth; whether the City wanted to continue to grow at this rate; how the City wanted to grow; and residents wanting to prevent change in the City.

Mr. Daroga noted the fastest growing cohort in Broken Arrow was adults over 65 years of age. He noted in 2000 and 2010, 9% to 10% of the Broken Arrow population was categorized as over 65 years of age; today that percentage moved to 15%. He stated this population trend of residents over 65 was one of the fastest growing cohorts in the City. He stated the younger population cohort, percentage wise, was flattened. He stated this meant Broken Arrow services, including housing, would need to shift to cater to older people. He noted the 82% single family detached housing would inevitably shrink as the market demand changed, as well as due to other contributing economic factors.

Vice Chair Goranson asked if there was anything in the Housing Study which indicated the City of Broken Arrow needed more apartments.

Mr. Daroga stated Broken Arrow needed, not necessarily apartments, but more attainable housing. He said attainable housing meant housing that was more affordable to a broader spectrum of the community and could include apartments, duplexes, triplexes, etc.

Commissioner Coan stated Broken Arrow needed more of a variety of homes.

Vice Chair Goranson agreed.

Mr. Daroga displayed and discussed slides which showed the different age cohort trends in Broken Arrow. He noted all of this data would be provided in a book at the end of the process to the Planning Commission. He discussed the changes in the median age in Broken Arrow over the years.

Vice Chair Goranson asked if rental developers shared market research numbers with Staff showing the need for rental units in Broken Arrow.

Mr. Daroga noted the numbers in the study would be available on the Broken Arrow website. He noted the State of Oklahoma was doing a housing study from a rental perspective and a cost perspective. He stated the City of Tulsa was also doing a Housing & Demographic Study. He indicated this data would be available to developers. He stated the data was not proprietary. He noted the data was collected from other sources and assembled by the consultants.

Commissioner Townsend asked if any data was collected regarding different ethnicities residing in Broken Arrow.

Mr. Daroga responded in the affirmative; the data was in the packet. He noted the number of ethnic groups included on the census had increased significantly since 2010 and now included a multi-race category and a good percentage of the population checked the multi-race option.

Commissioner Townsend asked there were any ethnic trends in Broken Arrow. He indicated

he wondered with the increase in Broken Arrow's population if there were certain ethnicities that found Broken Arrow more desirable.

Mr. Daroga stated the simple answer was Broken Arrow was more diverse today than it ever was. He displayed and discussed a slide showing the 36 cities Broken Arrow used as comparison cities. He noted 73% of Broken Arrow homes were owner occupied.

Commissioner Coan asked if the growth rate of Broken Arrow was compared to the growth rate and trends of Tulsa and surrounding municipalities. He stated Broken Arrow was at 4.5% and he was curious if perhaps Owasso was at 6.5% which could result in a slight decrease in population growth in Broken Arrow.

Mr. Daroga responded in the negative; this was not done for this particular study, but in 2016 and 2017 he prepared a demographic study which showed the population and percentage of growth for all of the cities in Oklahoma. He noted the figures and percentages were skewed because if you had a city of 10,000 which grew by 1,000, the growth rate was 10%, but a city of 120,000 would not grow by 10%, so as cities grew, the growth percentages grew smaller.

Mr. Rissler indicated the State was conducting a study as well which would be available within the next 12 to 18 months and could be used for growth rate comparisons.

Commissioner Coan stated he felt this Housing and Demographic Study showed how Broken Arrow was a desirable place to live; Broken Arrow did not have homes which increased by \$400,000 dollars in value making it unaffordable to live in Broken Arrow, but there was a steady increase in the value of homes. He thanked Mr. Daroga, the consultant, City Staff, and the Committee for putting together this Study.

Mr. Daroga noted Points Consulting was the principal consultant for this Study; Points Consulting teamed up with Johnson & Associates out of Oklahoma City to work on the Study. He indicated the Study would ultimately include more GIS data and heat maps, and other maps prepared in the future; this was a preliminary study. He stated the Study provided information to keep in mind next time development cases were presented.

Vice Chair Goranson stated this was good data, but the data still did not say whether or not a certain geographic location in the City of Broken Arrow should be developed as multifamily or single family homes.

Chairperson Klempa agreed noting it was good to know Broken Arrow needed a certain type of home development, but the Planning Commission would still have to determine whether a certain type of housing was a good fit for a certain area in the City.

Mr. Daroga stated geographically this Study did not show where certain housing types should be placed, but the NEXT 2019 Comprehensive Plan showed the land use guidelines. He noted the consultants preliminarily prepared 20 points, or suggestions, for the City and would present these with the final Study presentation. He noted the suggestions included ADUs for the next Zoning Code, promoting higher density or attainable density, etc.

Vice Chair Goranson asked when the next Comprehensive Plan might be developed. He asked if it would be another 15 years before a new Comprehensive Plan was developed.

Mr. Daroga stated he felt it would be done much sooner than that. He stated in the past the Comprehensive Plan was redone every 20 years or so, but as a fast growing large city one could make a case to redo the Comprehensive Plan sooner than 20 years. He noted the growth rate would change and when the growth rate was dormant, a new Comprehensive Plan was not needed as often, but the Broken Arrow Community was changing very fast.

Vice Chair Goranson noted he felt a new Comprehensive Plan would be easier to do while the data was fresh.

Commissioner Payne stated she felt a new Comprehensive Plan would be needed in another 5 years. She noted housing would need to change to bring in new people.

Commissioner Coan asked if there was a survey which determined what the newer generation wanted in a community. He asked what would attract people to move to Broken Arrow.

Mr. Daroga stated there was a lot of literature with this type of information, but this Study did not include that type of information. He noted the information could be evaluated to determine what the national trends were. He stated the housing needs for the older and younger (over 55 and under 25) population in Broken Arrow were obvious. He noted the other age groups had housing needs as well, but the issue was attainability and affordability. He stated the average cost of a starter home in Broken Arrow was \$265,000 dollars which was a lot.

Vice Chair Goranson asked if the growth of multifamily since 1981 was linear with single family home growth. He asked if both multifamily and single family homes had grown at approximately the same rate.

Commissioner Coan stated there was a slide earlier which showed there was a slight increase in the amount of multifamily development as compared with single family development in Broken Arrow. He stated in 1980 something like 85% of the homes were single family homes but now approximately 75% of homes were single family; however, this was still quite a bit higher than the national average.

Discussion ensued regarding the growth percentages of multifamily versus single family homes over the past 50 years; the different types of multifamily housing in Broken Arrow versus the types it needed; the condominiums in Broken Arrow built in the 70s and 80s which have become rental units; upcoming generations' housing preferences; future transit needs; how to attract the younger generation to Broken Arrow; and the number of jobs available in the City of Broken Arrow.

Commissioner Townsend asked how many residents who were employed actually worked within the City of Broken Arrow.

Mr. Daroga responded approximately 22% of the 58,000 working individuals residing in the City of Broken Arrow worked a job within the City of Broken Arrow.

Commissioner Townsend stated he was curious about the number of job opportunities available within the City of Broken Arrow which might encourage people to move to the City of Broken Arrow.

Mr. Daroga stated he had this information in his previous study, done in 2017, and he would get this information for the Planning Commission. He stated while the numbers might have changed, the percentages had not changed much. He noted the study even included commuter data noting the average commute time for commuters in Broken Arrow has risen from 19 minutes to 21 minutes.

Discussion ensued regarding the average commute time in Broken Arrow; and appreciation for Mr. Daroga's large pool of knowledge.

Vice Chair Goranson asked if a chart could be prepared showing where and when apartment buildings were developed in Broken Arrow over the past 50 years.

Mr. Daroga indicated a heat map showing where every subdivision was platted in Broken Arrow by decade would come to the Planning Commission in the next meeting. He stated Broken Arrow had 900 subdivisions, of which approximately 680 were residential, and the map would show where and when each was developed by date. He stated the difficult thing was Broken Arrow had a lot of land which was developed in the early years which was not platted.

Discussion ensued regarding the apartments in Broken Arrow; the unplatted development in Broken Arrow; and assembling platted development data.

Vice Chair Goranson asked if there was also school development data for review.

Mr. Daroga stated Broken Arrow Schools and the Union had excellent data regarding the number of schools and enrollment numbers.

Vice Chair Goranson stated the enrollment and capacity numbers changed regularly.

Mr. Daroga stated the capacity numbers changed when schools added on, the enrollment numbers changed based on the Master Plan.

Vice Chair Goranson stated the number of schools, capacity and enrollment numbers would all be good to see.

Mr. Daroga stated he made notes about what the Planning Commission would like to see including a growth map showing single family and multifamily; a graph showing growth percentages of Oklahoma cities, percentage of housing types; a line chart showing growth for multifamily; etc.

Discussion ensued regarding the desire to see a map showing the growth of schools in Broken Arrow; how the Broken Arrow school districts extended outside of Broken Arrow's City Limits and how this would affect the map; and changes in State legislation affecting the capacity of classrooms.

Mr. Daroga stated the contract with the consultant did not include school data. He indicated the schools had a Master Plan and had a lot of this type of data was available on its website. He noted Union sent Broken Arrow quite a bit of data even though 60% of Union was in Tulsa. He stated he could bring the data to the Planning Commission. He stated someone asked where people were moving to Broken Arrow from, and between 8.9% and 11% were moving to Broken Arrow from within the seven counties around Tulsa, so the question was why people were moving to Broken Arrow and where people were moving from. He stated the number of foreign born citizens moving to Broken Arrow has grown dramatically. He stated Broken Arrow had a large number of foreign born citizens, and only 53% of these citizens were naturalized, 47% were not.

Commissioner Coan stated Broken Arrow had over 38,000 jobs.

Discussion ensued regarding the number of Broken Arrow residents who left the City to work and the number of non-Broken Arrow residents who commuted to Broken Arrow to work.

Commissioner Townsend stated what attracted him to Broken Arrow was Broken Arrow's status as one of the safest places to live.

Mr. Rissler stated Broken Arrow was one of the top 50 safest cities in the United States for its size and was often in the top 30. He stated he would like to know where the Broken Arrow workforce came from.

Commissioner Payne thanked Mr. Daroga for all his very hard work.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan.

**Move to approve the Preliminary Report of the Housing & Demographic Study**

The motion carried by the following vote:

**Aye: 5 -** Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa

Chairperson Klempa indicated this Item would go before City Council on February 6, 2024.

#### **9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)**

Robert Goranson thanked Staff for sending out emails about upcoming zoning sign placements so he could do advance research regarding the zoning change requests.

Chairperson Klempa thanked Farhad Daroga for his efforts regarding the Housing & Demographic Study.

#### **10. Adjournment**

The meeting adjourned at approximately 7:10 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.

**Move to adjourn**

The motion carried by the following vote:

**Aye: 5 -** Mindy Payne, Jason Coan, Jonathan Townsend, Robert Goranson, Jaylee Klempa