



City of Broken Arrow

Minutes

City of Broken Arrow
220 South 1st Street
Broken Arrow, OK
74012

Special Joint Meeting City Council & Planning Commission

Mayor Debra Wimpee
Vice Mayor Johnnie Parks
Council Member Lisa Ford
Council Member Justin Green
Council Member David Pickel

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

Tuesday, March 4, 2025	5:15 p.m.	Council Chambers
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1. Call to Order - City Council

Mayor Debra Wimpee called the meeting to order at approximately 5:15

2. Roll Call-City Council

Present 5 - David Pickle, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

3. Call to Order - Planning Commission

Chairman Robert Goranson called the meeting to order at approximately 5:15

4. Roll Call-Planning Commission

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

5. General Business

A. 25-289 Consideration, discussion, and possible action of the Housing and Demographic Study final report from Points Consulting LLC and approval of and authorization to execute Resolution No. 1635

Rockey Henkel, Community Development Director, introduced Item 25-289, Housing and Demographic Study findings, a strategic goal from the 2019 Comprehensive Plan. In May 2023, Points Consulting was contracted to assess current and future housing needs, with input from a community advisory committee.

Farhad Daroga, Placemaking Manager, presented the Housing and Demographic Study as a key component of Broken Arrow's 2019 Next Comprehensive Plan, guiding zoning and subdivision code updates. A consulting firm conducted the study with input from a 15-person steering committee, including the Planning Commission and Council members. The extensive 160-page report analyzes the city's 101-square-mile area, highlighting population trends, housing growth projections, and economic factors.

Key findings indicate Broken Arrow's population is aging, with a median age surpassing Tulsa County's. The study outlines three housing growth scenarios: maintaining the current zoning code would result in 64,910 units, moderate density zoning would increase that slightly, and maximizing infill development could bring the total to over 71,000 units by 2040. This growth could add 40,000 residents in the next two decades.

Demographic and economic insights reveal Broken Arrow's relative affordability, with a favorable income-to-housing cost ratio compared to the region. Median household income is the highest in the area, and only 40% of residents are considered cost-burdened by housing expenses. The city's low poverty rate and increasing household net worth, particularly in the lower-density Wagner County, further indicate economic stability. These findings underscore the need for strategic planning to manage future growth, tying back to comprehensive plan

updates and zoning revisions.

The Housing and Demographic Study was crucial to Broken Arrow's 2019 Next Comprehensive Plan, guiding zoning and subdivision code updates. A consulting firm conducted the study with input from a 15-person steering committee, including the Planning Commission and Council members. The 160-page report analyzed population trends, housing growth projections, and economic factors across the city's 101-square-mile area.

The study found that Broken Arrow's population had been aging, with a median age surpassing Tulsa County's. Three housing growth scenarios were presented: maintaining the current zoning code would have resulted in 64,910 units, moderate density zoning would have increased that slightly, and maximizing infill development could have brought the total to over 71,000 units by 2040. This growth was projected to add 40,000 residents over the next two decades.

Economic data showed that Broken Arrow remained relatively affordable compared to peer cities, with a favorable income-to-housing cost ratio and the highest median household income in the region. However, housing costs have risen significantly, and rental prices have nearly doubled since 2010. The study revealed that renters were more cost-burdened than homeowners, with 60% of the population not considered cost-burdened.

The study also compared Broken Arrow to 36 similar cities and found that it had one of the fastest growth rates. It highlighted the need for strategic housing solutions for aging residents and first-time homebuyers. City officials emphasized diversifying housing options, such as townhouses and condominiums, to accommodate demographic shifts. Discussions included exploring incentives to attract developers and reduce costs for public employees, teachers, and first responders.

Officials acknowledged that rising home prices were a national trend but stressed that Broken Arrow remained more affordable than many comparable cities. With continued population growth and development, the study underscored the need for proactive planning to ensure housing availability and affordability. The Planning Commission recommended adopting the survey to guide future zoning and housing policies.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green

Move to Adopt Item 25-289 Housing and Demographic Study final report from Points Consulting LLC and approval of and authorization to execute Resolution No. 1635

The motion carried by the following vote:

Aye: 5 -

David Pickle, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne

Move to Approve Item 25-289 Housing and Demographic Study final report from Points Consulting LLC and approval of and authorization to execute Resolution No. 1635 for recommendation to City Council

The motion carried by the following vote:

Aye: 5 -

Robert Goranson, Jason Coan, Jaylee Klempa, Jonathan Townsend, Mindy Payne

B. 25-295 Consideration, discussion, and possible action on the updated Zoning Ordinance

Rocky Henkel, Community Development Director, presented Item 25-295, the ongoing zoning ordinance update, noting the lengthy process involved. Initially set for implementation in November 2023, the ordinance was delayed multiple times, with a 90-day extension requested in January 2024, followed by a 30-60-day extension in April. In June, a special meeting was held to review the update, during which the governing body directed officials to collaborate with school districts to assess any potential impacts on school growth and enrollment.

Amanda Yamaguchi, Planning & Development Manager, discussed the zoning ordinance update process that began in November 2020, with Candid Keist Collaborative hired to lead the effort. Over the years, the city engaged in multiple stakeholder meetings, revisions, and advisory committee discussions to refine the ordinance. The last major meeting in June 2024 directed planners to align the zoning updates with the housing study, and school district needs to ensure cohesive growth planning.

The new ordinance primarily focused on housing, consolidating six single-family zoning districts into three to provide greater flexibility for developers while maintaining quality standards. The RS district replaced traditional single-family zoning, while the RSC district allowed for slightly smaller lots similar to recent PUD developments. The RSP district introduced smaller lot sizes, enabling the development of diverse housing types such as duplexes, triplexes, and row homes, particularly in downtown and high-density areas. The ordinance mandated larger buffers and open spaces between developments to balance higher-density housing with neighborhood concerns.

Throughout the revision process, test cases revealed minor text inconsistencies between the old and new codes, which were addressed to ensure clarity. Additionally, adjustments were made to the zoning map and comprehensive plan to align with the updated language. Public meetings led to further refinements, particularly in removing subjective language regarding property values and neighborhood character, replacing it with inclusive language focused on managed growth, and the updated zoning ordinance aimed to provide greater housing diversity while maintaining development standards, responding to community concerns, and ensuring alignment with broader city planning efforts.

The Planning Commission and Council further discussed the zoning ordinance update process, which began in 2020 and continued with refinements to ensure alignment with the housing study and school district needs. The update primarily focused on housing, consolidating six single-family zoning districts into three to provide developers with more flexibility while maintaining community standards. The RS district replaced traditional single-family zoning, the RSC district allowed for slightly smaller lots, and the RSP district introduced smaller lot sizes for diverse housing types such as row homes and duplexes.

Discussions highlighted concerns about ensuring new developments blended well with existing neighborhoods. One key revision clarified that zoning changes should align with the comprehensive plan but not be bound by it, ensuring that zoning regulations remain the enforceable standard. Additional changes addressed front setbacks to prevent significant variations between new and existing homes, promoting neighborhood visual continuity.

City officials planned to publish a public notice for a hearing before finalizing the ordinance, allowing for transparency and additional community input. If approved, the updated zoning ordinance would take effect immediately for new developments, while projects already in progress would be reviewed on a case-by-case basis.

Concerns were raised about the 50-foot buffer required in new developments, emphasizing the need for clear guidelines on its use, such as tree planting or trail integration, to maintain aesthetic appeal. There were also discussions about whether building material requirements could be enforced for single-family homes. Still, legal restrictions limited the city's ability to mandate specific facade materials outside of PUDs.

City officials underscored the importance of collaboration with developers, school districts, and residents to ensure balanced growth. The following steps included a Planning Commission review and public hearings before final adoption by the City Council.

No action was taken for Item 25-295 Action on the updated Zoning Ordinance

6. Remarks and Inquiries by Governing Body Members - NONE

7. Remarks and updates by City Manager, including Recognition of Recent Accomplishments by Employees and Elected Officials - NONE

8. Adjournment-Planning Commission

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to adjourn

The motion carried by the following vote:

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

9. Adjournment-City Council

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks
Move to adjourn

The motion carried by the following vote:

Aye: 5 - David Pickle, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee


Mayor


City Clerk


Planning Commission Chairman

