



association of central oklahoma governments

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Oklahoma County Commissioner

Secretary/Treasurer Kathy Walker
Nichols Hills Councilmember

Interim Executive Director
John G. Johnson

AGENDA

JOINT LAND USE STUDY TECHNICAL WORK GROUP

Friday, April 25, 2008
10:00 a.m.

ACOG Conference Room
21 E. Main Street, Suite 100, Oklahoma City, OK 73104

- A. Call to Order and Introductions (Attachment A)
- B. Approval of Minutes (Attachment B)
Action Requested: Motion to approve the February 1, 2008 minutes
- C. Summary of Stakeholder Meetings and February 28, 2008 Public Meeting (Attachment C)
Action Requested: For information only.
- D. Extension of Joint Land Use Study Timeframe (Attachment D)
Action Requested: For information only.
- E. Presentation of the Revised JLUS Draft Report by Consultant Team (Revised Draft Report was sent to committees on April 15, 2008)
Action Requested: Committee review and comment on the Revised JLUS Draft Report, and consider recommending that the JLUS Policy Committee accept the Draft Report.
- F. New Business
- G. Adjourn

JLUS Technical Work Group Members and Alternates

Name	Title	Entity	
Mark Seibold	City Planner	City of Choctaw	Member
Robert Floyd	City Manager	City of Choctaw	Alternate
Dan Cary	Emergency Mgmt. Director	Cleveland County	Member
Robert Wood	Building Engineer	Cleveland County	Alternate
Tom Leatherbee	City Planner	City of Del City	Member
Billy Harless	Community Develop. Dir.	City of Midwest City	Member
Ron Green	Current Planning Mgr.	City of Midwest City	Alternate
Jim Pumphrey	Mayor	City of Nicoma Park	Member
Beverly McManus	City Clerk	City of Nicoma Park	Alternate
Susan Miller	Planner IV	City of Oklahoma City	Member
Aubrey Hammontree	Planner III	City of Oklahoma City	Alternate
Tyler Gammon	Planning Director	Oklahoma County	Member
Ruth Walters	Planner	Oklahoma County	Alternate
Louis Smitherman	City Manager	City of Spencer	Member
Bill Dalke	Community Planner	Tinker Air Force Base	Ex-Officio
LouAnna Munkres	Community Planner	Tinker Air Force Base	Ex-Officio

MINUTES

**JOINT LAND USE STUDY (JLUS) TECHNICAL WORK COMMITTEE
Friday, February 1, 2008
10:00 a.m.**

The Joint Land Use Study (JLUS) Technical Work Group met on Friday, February 1, 2008 at 10:15 a.m. in the ACOG Conference Room at 21 E. Main Street, Suite 100, Oklahoma City, Oklahoma.

PRESIDING

Mr. John G. Johnson, Interim Executive Director, ACOG

TECHNICAL COMMITTEE MEMBERS PRESENT

Tom Leatherbee	City of Del City
Billy Harless	City of Midwest City
Ruth Walters	Oklahoma County
Susan Miller	City of Oklahoma City
Bill Dalke	Tinker Air Force Base, Ex Officio
Louis Smitherman	City of Spencer

GUESTS PRESENT

Mark Edwards	City of Del City
Ken Bartlett	City of Del City
Aubrey Hammontree (alternate)	City of Oklahoma City
Ron Green (alternate)	City of Midwest City
Michael Coker	Michael R. Coker Company
James Falvo	DFW Advisors
Linda Pavlik	Pavlik and Associates

STAFF PRESENT

John G. Johnson	ACOG
Ellen Owens	ACOG
Jerry Church	ACOG
Holly Massie	ACOG

A. CALL TO ORDER AND INTRODUCTIONS

Mr. Johnson called the meeting to order at 10:15 a.m. and asked all of the attendees to introduce themselves to the rest of the group.

B. PRESENTATION OF THE JLUS DRAFT REPORT BY CONSULTANT TEAM

Mr. Falvo: We've turned in our draft report. I hope everyone has had a chance to look at it. This is a synopsis of our recommendations. We grouped the cities together by recommendations.

Mr. Coker: Where we are on this first set of recommendations are recommendations that are kind of general across the Tinker environmental area. We think you ought to consider the transfer of development rights. That's when you take unused development opportunity and move it some place else. Some place that is less impacted or that does not have the same potential as impacting on the Base as a development that might be in the APZ-I or a high noise level area.

The second area is building code revisions. When we talk about the Department of Defense recommendations, the DoD has a lot of recommendations about how you should deal with noise, especially on Base, but we also think about noise reduction levels that are intrinsic to International Building Codes or any other codes that you might be using locally. We think that you need to bring your codes to the point where they allow for new construction to be noise efficient to help with noise reduction. In fact, the International Building Codes recommend that you have design standards that bring the interior noise levels down to 45 decibels for residential, irrespective of whether you're close to an Air Base or not. And if you do what is required under the new Energy Code, you will almost get there anyway.

Mr. Falvo: Mike, what about remodel and rehab? You said just new construction.

Mr. Coker: Well, for new construction, we think that if you adopt the current codes, you're going to get there. For a remodel or rehabilitation, we think that you should consider programs that encourage people to bring their houses up to noise-reduction standards that are comparable. And you can do that sometimes just by meeting the Energy Codes by replacing the windows, by dealing with insulation in the attic, noise barriers, dealing with baffles, sealing up the cracks around your doors. Noise is like water, it goes to the place of least resistance. If there's a crack in your wall or if you've got a vent pipe, noise will come down those. So figure out structures that will help reduce those. You'll see those as a recommendation a little later on.

Mr. Falvo: But that's one thing I want to point out. We're making the recommendation for new construction only, not remodels or rehabilitation at this point.

Mr. Coker: Please ensure that the height and obstruction ordinances reflect the current Air Force and FAA's Part 77 requirements and their applicability to height and obstruction clearances in and around airfields. We think that if you've got provisions that deal with that already, make sure they comply with those current regulations. If you don't have provisions that deal with obstructions in the take-off and landing areas and those construction plains around the runways that are off the airport, that you try to implement those into your current building codes and your design ordinances.

We think that it's really good that you develop some construction guidelines that say what the standards are for building around Tinker. We think that it makes good sense for builders, designers, architects, and everybody related to construction activities.

We think positioning structures on your sites, assuming that the site is appropriately sized, should be done to get the maximum noise reduction based on the topography and actual land area that surrounds the property.

Ms. Massie: I noticed it says *require* there.

Mr. Coker: Well, if you look at this where it says require, in most cases what we're really suggesting is that you consider a voluntary program. We just haven't changed that language yet. But we're really thinking that for the municipalities and the counties that it makes sense to put opportunities in place to bring your buildings and all of your designs into a position where they don't conflict with the operations and the potential future missions of the airfield. Requiring is a word that we use when what we're really saying is think about putting a program together that provides this opportunity.

Mr. Falvo: The cities can require this as part of their process.

Mr. Coker: That's up to them. The next set of recommendations is for Midwest City, Oklahoma City, Oklahoma County, and Cleveland County. Once again, what we're recommending is the architectural design for noise level reduction which has to do with building codes and your design guidelines. We're recommending that you look at the creation of a sound attenuation program that basically is voluntary. It really applies to existing buildings more than your new construction because new construction that's built underneath the current codes is going to get the noise reduction standards that are recommended throughout. But we think that if you put together a voluntary program that allows people to bring their homes, especially the homes that are impacted by noise, up to a level where they achieve that noise reduction, there ought to be a certification program. That's something they can actually use as a marketing tool for the sale of their homes or the transfer of the title at some future date.

We're recommending that all of you look at your regulations to see how you can modify them to be more comprehensive as it relates to the minimization of incompatible land uses in and around the airfield, especially in the Accident Potential Zones.

The modification of Future Land Use Plans has to do with your comprehensive plans. Not everybody has one, but if you have one, you ought to bring it up to speed so that it has guidelines for developers so they know the land use requirements before they get to your community.

We've talked about encroachment before. Encroachment occurs on the civilian side against the fence, and on the military side against the fence. The closer they come to us, if we're already there, that can be an encroachment towards us and vice versa. You can see by the most recent noise contours that there's a lot of land that's impacted in the 65 LDN or greater noise level. As you look at our recommendations for noise reduction, they apply to the area inside the 65 LDN.

For Del City, Oklahoma City, and Midwest City, we want you to consider a voluntary acquisition and noise mitigation program. If there are properties that are available inside the APZ-I or the areas that are highly noise-impacted, and when I say highly noise impacted we're really talking about the ones that are not 65 because from 65 to 75 LDN we can do things to your house to make it noise efficient. I'm talking about those areas that are really noise-impacted areas, where you should try to voluntarily acquire that property. One way you can do that is sometimes is go to the property owner and say we'll trade you some land, or we'll let you take the property rights that you would have had here and move them onto some property that's not impacted some place else in the city. Now that's a trick for you because you have to change your rules, but that's something that you and your councils can do.

Land Banking in APZs and 70+ db DNL Areas means to put the land in a temporary holding status. We're not talking about taking somebody's property rights away from them. We're talking about having the property owner bank their land in anticipation of being able to relocate the density to some place else. It's very similar to the transfer of development rights program.

The following recommendations are for Midwest City, Oklahoma City, Spencer, and Oklahoma County. The bulk of our recommendations for Spencer have to do, not with noise, but with flight tracks. The flight tracks are usually high enough that they are not impacting your community with a high level of noise, but they do have flight tracks that go over your community.

With the modification of the re-zoning process, we're really talking about not giving somebody something they don't already have that's going to adversely affect your compatibility. If you've got a low density kind of use that's out in the APZ-I, don't give

somebody permission to put a high school there because it wouldn't make any sense. We're saying to develop programs that keep people from doing that.

Revise your maps to be more current. We found there are a number of maps, in some cases that go back to 1983, that have noise contours that are 25 years old.

We recommend a voluntary avigation easement program for Spencer. That would allow the purchase of easements to ensure land use compatibility of properties within the 65 db LDN or greater noise contour.

Real estate disclosure, in our past experience, has been a real touchy situation. We think that your state law currently requires that if you're a real estate agent or a property owner who wants to sell your property and you know that there's something that could affect the durability, the usability, the safety of your property or the property you're trying to sell, we think you're required to disclose that. In this case we're saying take it a step further. Clearly identify that you've got noise impacts in the noise area that are affected above 65 LDN and if you're in the APZ because you know that there are a couple of areas where we have lots of houses in the APZ-II and some houses and even high schools in APZ-I. So we think that if you're selling property, you ought to tell the purchaser about the potential effect of having Tinker near by. The real estate agents say that hurts their ability to sell the property, we think your state law already requires it.

We recommend bird management for Oklahoma City and Oklahoma County. Southeast Oklahoma City's landfill is a good distance from the airfield, and most of the flights that occur out there are at elevation. But we find that landfills create birds and birds create problems for airplanes. Tinker has a lot of airplanes so we think you ought to work with the state and the local municipalities to minimize the number of landfills that could be constructed around the airfield. We also recommend that you formally prohibit new sanitary landfill or wetland mitigation projects within 10,000 feet of aircraft runways.

One of the things the Oklahoma City Southeast Sector Plan calls for is to study the closure of Douglas Boulevard to thru-traffic in order to improve the viability of the MROTC and other Tinker activities that are on the east side of Douglas. This requires some reconfiguration of ODOT's interchanges at I-40 and I-240, but those modifications are already on their work plan, unfunded, but they are on their work plan for the future. So we think that this is a recommendation that deserves to be considered because we think it improves the viability of the Air Base and it provides the opportunity to do something with the stacking that currently impacts getting into that gate that's on the Douglas side.

Our recommendations for Tinker Air Force Base are to improve the communication flow from the Base to the communities. We think that individually, the communities do a pretty good job of communicating with the base and the Base has a pretty good track record of communicating with the individual communities. But there doesn't seem to be

an umbrella or a blanket organization that allows the communications both vertically and horizontally at the same time. We think they need to either provide or improve that vertical or horizontal communication with all the communities and that includes both of the counties.

Mr. Falvo: If you have not read the Del City interim zoning regulations, you should. They did a really good job putting those together and I commend them very much. They are in the appendix.

You can combine the voluntary noise attenuation program with an easement program. The easement program can be used both in noise areas and in safety zones. The safety zones that affect the crosswind runway were put in when the crosswind runway was opened so the neighborhoods were developed prior to that runway and you can't expect those people to go away.

We did make a recommendation about the possibility of acquiring the Tinker Business Industrial Park.

Ms. Walters: Point of clarification – unincorporated Oklahoma County, there is no unincorporated Oklahoma County within the study area. We own land in the study area, but it's all under Midwest City's regulations and jurisdiction. So as far as our master plan addressing that, we don't have any jurisdiction in any of the other cities or towns. We only have control over what's unincorporated so we can't actually put that in our plan or our regulations because we can't control it.

Mr. Coker: The recommendation would be to put it on Midwest City to take the action that's recommended.

Ms. Hammontree: The report references in Oklahoma City we have zoning districts, overlay districts, the AE 1 and AE 2, zoning overlay districts which were based on previous contours which I believe have shrunk since they've redone those contours. Is there any benefit in us not modifying what we already have in our zoning district to shrink that back down so we can protect a larger area?

Mr. Coker: In Oklahoma City's case, it's easier to keep what you've got than if you shrink it and need to expand it back.

Ms. Hammontree: I just wanted to make sure that it doesn't specifically say in here that it needs to change and that it's okay the way it is.

Mr. Coker: It's okay the way it is.

Ms. Massie: How often is the AICUZ study revisited? That's what will determine the noise contours.

Mr. Dalke: We revisit usage of the runway every year. We got out and determine whether we need to get another data collection. Historically, we do a data collection every five to six years. Oklahoma City uses a 60 LDN. The Air Force doesn't address anything lower than 65 LDN.

Mr. Harless: On the Tinker Business Industrial Park where it says "acquisition" maybe it should say "overall management" instead of "acquisition."

Mr. Falvo: We discussed the fact that it had been built under the auspices of the density as it's written, but it's really not because the density has shrunk. How you handle that is up to you, but we just want to point out that it an issue you need to address. I did find out that the owner was approached a few years ago about an acquisition and he was amenable to that, but we'll look at that language.

Mr. Green: On Figure 6.6, the map of a landfill north of Tinker doesn't exist. There's one at N.E. 36th and Mosely, but that's in Oklahoma City.

Mr. Falvo: What we're trying to do today is get some clarifications. If you have corrections, get them to Holly.

Mr. Dalke: It talks about the crosswind runway. That was built in 1942.

Mr. Edwards: When you're talking about the avigation easements and the cities considering the acquisition of those easements, traditionally we pay for easements for most projects that we do. If there are some huge easement issues that will require a huge amount of money, who will pay for the easements?

Mr. Falvo: One of the things you can do with the easements is possibly tie it into the sound attenuation. If people bring it up to date, they also give you an easement at that point and you get cash or a tax break if you want. The actual cost of that, the Department of Defense is not going to pay for easements. The FAA would if it's an FAA project, but it's not a large amount. You don't want to get into a situation where you're buying those easements because it will cost you an arm and a leg to buy those things.

Mr. Dalke: Look at the Oklahoma City ordinance. Oklahoma City buys an easement for a dollar; I believe this is how it works, when they have projects or building permits in those areas. It is a land acquisition and you have to pay that minimum of a dollar for it.

Mr. Falvo: There's a lot of ways to acquire these. The idea that you have an acquisition program is pretty important.

Mr. Johnson: I think we have to remember that the mission is to help protect the Base from future BRAC rounds. If the Base moves away, how important is that to you economically? Just seems like to put things in place you may have to spend money now, but to be able to put things in place is a pretty small investment compared to what the return would be in helping the Base.

Mr. Coker: When the Base Realignment and Closure Commission comes up next time and Tinker is one of the facilities considered, they're going to hold up to the light everything out of the last AICUZ and everything out of this study that could stop it and whether you've gotten the avigation easements or not, the fact that you've established a program to acquire them makes a difference to that reviewing authority. Everything that's in this report is designed to give you a better handle when the next round of considerations and any subsequent rounds of considerations is looked at for Tinker. Whether you implement them all or none of them is up to you, but we think that all of the recommendations that are in here merit your consideration. The ones that make sense at the local level, implement them.

Mr. Falvo: One other thing we discussed that we didn't go into much detail on because we haven't discussed it with the Policy Committee, is that there seems to be good communications and relations on an individual entity basis with the Base. We think that maybe you might look at some entity that coordinates with everyone to make sure that everyone is on the same path. You might consider setting up a committee that would coordinate with all of the entities and with Tinker so that it's a two-way street. One of the biggest problems we see with Bases is communication and coordination of communication is a pretty big part of that.

Mr. Johnson: Tinker does not have the best of reputations in the Office of Public Affairs. Some people have keys to those doors and some people don't, but for whatever the reasons are, and it may be short-staffed or whatever, but traditionally, they have a long history with media and with the community of not having good communication lines.

Mr. Falvo: If this group could meet and share ideas among themselves, one entity might know about something going on at the Base that the others don't.

Mr. Johnson: ACOG would be happy to host a post-JLUS situation where semi-annually, quarterly, we could at least have an opportunity to get together if we have news to share.

Mr. Falvo: What our thoughts were was that your JLUS Policy Committee could evolve into that.

Mr. Johnson: We can do that if we can just engage Public Affairs, which we'll try to do.

Ms. Massie: There are several instances where the report recommends putting the noise contours on the zoning and comprehensive planning maps, but what about the Accident Potential Zones? Is that also a recommendation that those be on the maps?

Mr. Falvo: Yes, it is. If it's not in there, it was intended to be.

Ms. Massie: In looking over the summary of recommendations, I do have three additional ones and one of them is related to the communication we were just talking about, which is to adopt a communications strategy and to develop some type of ongoing program that the communities can let each other and the Base know when they have developments that are going to be in these zones on a more formal, routine fashion. That's what we've been told by the funding agency, Department of Defense, they'd really like to see come out of this is something formal. So I've added that to the table you have. Also, there has been discussion but there's no recommended development density within Accident Potential Zones, so maybe the communities and Tinker might want to look at setting some sort of maximum density standards based on various land use categories.

Mr. Coker: You're talking about human densities, not FAR [Floor to Area Ratio].

Ms. Massie: Human densities, yes.

Mr. Falvo: Your second recommendation about communication, would that not be covered by the Policy Committee coordinating everything?

Ms. Massie: It would but I think on a day-to-day planning basis when development requests come in, there should be some way to communicate that with the Base. And also the Base, if they're going to have a change in missions, they could communicate that back to the communities as well.

Ms. Pavlik: So you're saying they need some sort of written policy or process that becomes a guide that everyone uses?

Ms. Massie: Right. And I think one of the difficulties is that you have turnover. You have turnover as far as leadership at the Base and you have turnover at the cities, but you always have planning.

Ms. Pavlik: But if those documents and kind of a checklist was there in the planning department on who to communicate with, the office of or whatever, would help.

Mr. Falvo: Would this be just a coordination or just an informational thing? You're not asking the Base to present something to the communities before they do it for their approval?

Ms. Massie: No, but there was some discussion previously with Tinker staff and Cyrena Eitler of DoD that Tinker might have the opportunity to comment and say this might be a problem because; so there would be the opportunity for feedback. And maybe it could be helpful to the cities.

Ms. Hammontree: When you're talking about the conservation easements and encouraging cities to pursue those, I believe we have a company called Land Legacy that does some local work that have been very interested in doing some conservation easements around Tinker and in Oklahoma City. I thought it would be worth listing it specifically in the report.

Mr. Dalke: There are some DoD programs specifically that have been used down at Ft. Sill to purchase some of those kinds of easements. There is some DoD money. You could mention that in your report as something the Air Force might pursue and try to get funding for that kind of program.

C. OVERVIEW OF UPCOMING FEBRUARY JLUS PUBLIC OUTREACH ACTIVITIES

Ms. Pavlik said there was a handout that listed the proposed schedule of community presentations. She said the consultants would like to make the presentations during the month of February in order to keep the process moving. She said letters would be sent to city managers to request the JLUS presentations be put on individual meeting agendas.

D. NEW BUSINESS

There was no new business.

E. ADJOURNMENT

The meeting was adjourned at 11:20 a.m.

ADOPTED THIS _____ DAY OF _____, 2008.

INTERIM EXECUTIVE DIRECTOR

ACOG

Association of Central Oklahoma Governments

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MEMORANDUM

DATE: April 18, 2008
TO: JLUS Technical Work Group
FROM: Holly Massie, Special Programs Officer
SUBJECT: Summary of Stakeholder Meetings and February 28, 2008 Public Meeting

INFORMATION:

The second public meeting for the Joint Land Use Study for Tinker AFB and the surrounding communities was held on February 28, 2008, at 7:00 p.m. at the Midwest City Library. The purpose of the meeting was to present the preliminary recommendations of the Joint Land Use Study to the general public, as provided to the JLUS Technical and Policy Committees earlier in February by the consultant team.

A postcard announcing the meeting was mailed to nearly 200 individuals, which included study area elected officials, chambers of commerce, school superintendents, city board and commission members, neighborhood and civic groups, and interested citizens who attended the first JLUS public meeting last October. Additionally, ACOG staff issued a press release to 33 media outlets, including print, radio and television. Attached is a summary of the public meeting and list of those who attended.

In addition to the public meeting, DFW Advisors, Michael Coker Company and Pavlik and Associates made presentations to numerous study partners and stakeholders, as called for in the JLUS Public Involvement Plan and reflected below:

February 19 (Tuesday)

8:30 a.m. – Oklahoma City Council, 200 N. Walker, 3rd Floor, City Hall

9:00 a.m. – Cleveland County Board of Commissioners, 201 S. Jones, Norman, County Courthouse

1:30 p.m. – Mid-Del Independent School District, 7217 SE 15th, MWC, Administration Building

February 21 (Thursday)

7:00 p.m. – Spencer City Council, 8300 NE 36th Street, City Hall

February 26 (Tuesday)

6:15 p.m. – Choctaw City Council (pre meeting), 2500 N. Choctaw Road, City Hall

7:15 p.m. – Midwest City Council, 100 N. Midwest Boulevard, City Hall

February 27 (Wednesday)

9:00 a.m. – Oklahoma County Board of Commissioners, 320 Robert S. Kerr, OKC, Courthouse

February 28 (Thursday)

11:30 a.m. – Midwest City Chamber of Commerce, East Is In Luncheon, Rose State College Student Center, Midwest City

March 3 (Monday)

6:00 p.m. – Del City Council (including Chamber representatives), 4517 SE 29th Street, City Hall

March 6 (Thursday)

9:30 a.m. – Mid-Del Board of Realtors, Midwest City

10:30 a.m. - OKC Chamber of Commerce-Greater OKC Partnership Group, 123 Park Ave., Oklahoma City

March 19 (Wednesday)

2:00 p.m. – Central Oklahoma Homebuilders Association, Oklahoma City

April 1 (Tuesday)

7:00 p.m. – Nicoma Park City Council, 2301 Nichols Drive, City Hall

ACTION REQUESTED:

For information only.

MEETING SUMMARY

Joint Land Use Study Public Meeting
Midwest City Library, Room A, 8143 E. Reno Ave., Midwest City, OK 73110
Thursday, February 28, 2008
7:00 p.m.

The second public meeting of the Joint Land Use Study (JLUS) was called to order by David Howe, JLUS Policy Committee Chairman. He introduced John Johnson, interim director of the Association of Central Oklahoma Counties (ACOG). Among the elected officials and their representatives present were Del City Mayor Brian Linley, Del City City Manager Mark Edwards, Spencer City Manager Louis Smitherman, State Representative Gary Banz, and Col. Mona Lisa Tucker of Tinker Air Force Base.

Mr. Howe explained that the JLUS is a cooperative land use planning effort among Tinker Air Force Base and the surrounding central Oklahoma communities, sponsored by ACOG. Partners are Midwest City, Del City, Oklahoma City, Spencer, Choctaw, Nicoma Park, Oklahoma County, Cleveland County, the Oklahoma Strategic Military Planning Commission and Tinker AFB. The U.S. Department of Defense (DoD), Office of Economic Adjustment (OEA) is the funding agency. James Falvo, principal, DFW Advisors, Ltd. Co., as the lead JLUS consultant, gave a brief overview of the process and contrasted the JLUS with the Air Force's Air Installation Compatible Use Zone Study (AICUZ), the latter being the military's formal process for recommending land use policies around the base to reduce their impact on the base's mission. The JLUS, in turn, belongs to the communities. The JLUS includes land development recommendations supportive of the base's mission, and is designed to complement the AICUZ and incorporates AICUZ information.

Health, safety and welfare concerns related to the local communities include: (1) excessive installation noise identified by the AICUZ noise contours, and (2) potential incompatible development in the Clear Zone (CZ) and Accident Potential Zones (APZ). Encroachment occurs when communities continue to grow near and around military installations, exposing more people to safety and noise concerns. Encroachment limits the ability to train and maintain operational readiness.

Michael Coker, AICP, president of the Michael R. Coker Company and a planning expert, discussed several recommendations for the surrounding communities included in the JLUS draft report, including the following:

- Developing a transfer of development rights program to maintain public safety and mission sustainability where development rights currently exist.
- Continuing to meet or exceed DoD recommendations for noise level reduction.
- Upgrading building codes to the most recent version of the International Building Code.
- Preparing a construction guide for builders, developers, architects, inspectors to clarify development and building guidelines in areas impacted by accident potential and noise.
- Encouraging positioning of structures on a development site for the purpose of reducing noise levels in the most noise-sensitive buildings.

Recommendations specific to cities and counties were outlined as follows.

Midwest City, Oklahoma City, Oklahoma County and Cleveland County

- Establishing guidelines for existing structures and new construction in the 65 plus dB DNL to participate in a sound attenuation program. Once a structure complies with the program, certification should be awarded to the property owner and recorded along with all other property ownership records.

Del City, Midwest City and Oklahoma City

- Modifying land use and comprehensive plans to minimize incompatible land uses in and around the base, particularly within *both* of the AICUZ accident potential zones.
- Incorporating a new land use category into Future Land Use Elements of comprehensive plans to promote compatible land use development surrounding Tinker AFB
- Allowing land to be placed in a temporary holding status to be turned over for compatible development at a future date

Midwest City and Oklahoma City

- Establishing land use policies against re-zoning land to any category permitting residential development within the existing or future 65 dB DNL contour unless sound attenuation will be achieved.
- Showing noise contour areas on all adopted Future Land Use Plan and zoning maps. All new development within these areas should be required to provide noise attenuation features

Spencer, Midwest City and Oklahoma City

- Allowing the purchase of avigation easements to ensure land use compatibility of properties within the 65 dB DNL or greater noise contour

Oklahoma County and Cleveland County

- Implementing disclosure process for structures located within AICUZ noise contours and accident potential zones at the initial advertisement of property (e.g., Multiple Listing Service database).

Oklahoma County and Tinker AFB

- Working with the state's agriculture department to help reduce the number of birds circling the landfill in the southeast sector.
- Determining the feasibility of closing Douglas Boulevard to address future needs for Tinker expansion

Tinker AFB

- Providing (or continuing to provide) detailed information regarding proposed development plans and future mission changes to surrounding communities.

Linda Pavlik of Pavlik and Associates, communications consultant, explained the importance of public input and reported meetings with all study partners, their staffs, and chambers of commerce. The next public meeting is scheduled in May, and she emphasized that the full draft report is available on line at www.acogok.org/jlus. Attendees were encouraged to fill out comment forms made available prior to the meeting.

Following the presentations, general comments were made and questions answered. One person questioned a proposed purchase of the GM plant by Oklahoma County and subsequent gift of the property to Tinker AFB. He said that the GM property is on the tax rolls, and if given to the military, it would become tax exempt. Mid-Del ISD depends on property taxes for its budget, he said, asking if the JLUS report could recommend a mechanism whereby the school district could receive dollars from this type of transaction. There was discussion about several area schools being located in the APZ II and how this use could be addressed. Linda Pavlik stated that some property owners present had expressed a concern to her that their neighborhoods would be cleared. Mr. Falvo told the group that condemnation of properties was not being recommended in the report.

JOINT LAND USE STUDY (JLUS) PUBLIC MEETING

Thursday, February 28, 2008

7:00 – 8:00 p.m.

Midwest City Library, Room A

8243 E. Reno Avenue, Midwest City, Oklahoma

Attendance List

Name	Affiliation
Glenn Goldschlager	Midwest City resident
Lloyd Lumry	Midwest City resident
DeAnna Lumry	Midwest City resident
Billy J. Williams	Del City resident
Dorothy Rogers	Midwest City resident
Gary Haynes	Del City resident
Dwight W. Peoples	Spencer resident
Janelle Stafford	Tinker Business Industrial Park
Warren Thomas	Tinker Business Industrial Park
John Estes	The Oklahoman
Gary W. Banz	State Representative
Hon. Brian Linley	Del City Mayor
Mark Edwards	Del City – City Manager
Louis Smitherman	Spencer City Manager
Ruth Walters	Oklahoma County Planner
Col. Mona Lisa Tucker, ABW/Vice Commander	Tinker Air Force Base
Gene Gallogly, Base Civil Engineer	Tinker Air Force Base

JOINT LAND USE STUDY (JLUS) PUBLIC MEETING

Thursday, February 28, 2008

7:00 – 8:00 p.m.

Midwest City Library, Room A
8243 E. Reno Avenue, Midwest City, Oklahoma

Attendance List (Cont.)

Name	Affiliation
Bill Dalke, Base Planner	Tinker Air Force Base
LouAnna Munkres, Community Planner	Tinker Air Force Base
Brion Ockenfels, Public Affairs	Tinker Air Force Base
Dave Howe	JLUS Policy Committee Chairman
James Falvo	DFW Advisors Ltd.
Michael R. Coker	Michael R. Coker Company
Linda Pavlik	Pavlik and Associates
John G. Johnson	ACOG
Jerry Church	ACOG
Holly Massie	ACOG

ACOG

Association of Central Oklahoma Governments

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MEMORANDUM

DATE: April 18, 2008
TO: JLUS Technical Work Group
FROM: Holly Massie, Special Programs Officer
SUBJECT: Extension of Joint Land Use Study Timeframe

INFORMATION:

The JLUS grant agreement with the U.S. Department of Defense, Office of Economic Adjustment (OEA), was signed by the OEA director on July 26, 2007, and the consultant contract between ACOG and DFW Advisors Ltd. Co. was executed on July 27, 2007, following approval by the ACOG Board of Directors in June 2007. These actions allowed the consultant team to officially begin work in August 2007.

Both the federal grant agreement and consultant contract are due to expire April 30, 2008. In order to complete the JLUS, it will be necessary to extend the grant period and ACOG's contract with DFW Advisors for approximately 60 days – until **June 30**. The ACOG Board of Directors will consider the contract extension at its April 24, 2008 meeting and ACOG staff is working with the OEA project manager to extend the federal grant period.

ACTION REQUESTED:

For information only.