



association of central oklahoma governments

Chair Willa Johnson  
Oklahoma County Commissioner

Vice-Chair Kathy Walker  
Nichols Hills Mayor

Secretary/Treasurer Mark Sharpton  
Logan County Commissioner

Executive Director  
John G. Johnson

## AGENDA

### JOINT LAND USE STUDY (JLUS) POLICY COMMITTEE

**Friday, July 18, 2008**  
**10:00 a.m.**

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

- I. Call to Order and Introductions (*Attachment I*)
- II. Approval of the June 25, 2008 JLUS Policy Committee and Technical Work Group Minutes (*Attachment II*)  
**Action Requested:** Motion to approve June 25, 2008 minutes
- III. Receive Joint Land Use Study Final Report (*Attachment III*)  
**Action Requested:** Motion to receive the Joint Land Use Study Final Report prepared by DFW Advisors Ltd. Co., Michael R. Coker Company, and Pavlik and Associates

The report is available at the following links and will be converted from a revised draft to a final report upon a motion to receive the final report by the JLUS Policy Committee:

[http://www.pavlikandassociates.com/downloads/062708\\_JLUS-report-revised-COVER.pdf](http://www.pavlikandassociates.com/downloads/062708_JLUS-report-revised-COVER.pdf)  
[http://www.pavlikandassociates.com/downloads/062708\\_JLUS-Report-Revised-DRAFT.pdf](http://www.pavlikandassociates.com/downloads/062708_JLUS-Report-Revised-DRAFT.pdf)  
[http://www.pavlikandassociates.com/downloads/062708\\_JLUS-Report-Revised-APPENDIX.pdf](http://www.pavlikandassociates.com/downloads/062708_JLUS-Report-Revised-APPENDIX.pdf)

- IV. New Business
- V. Adjourn

**JLUS Policy Committee Members and Alternates**

<b>Name</b>	<b>Title</b>	<b>Entity</b>	
Dave Howe			Chairman
Roger Malone	Councilmember	City of Choctaw	Member
Randy Ross	Mayor	City of Choctaw	Alternate
George Skinner	Commissioner	Cleveland County	Member
Denise Heavner	County Assessor	Cleveland County	Alternate
Brian Linley	Mayor	City of Del City	Member
Dick Carter	Councilmember	City of Del City	Alternate
Russell Smith	Mayor	City of Midwest City	Member
James L. Ray	Councilmember	City of Midwest City	Alternate
Kevin Loudermilk	Councilmember	City of Nicoma Park	Member
Theron Franks	Councilmember	City of Nicoma Park	Alternate
Pete White	Councilmember	City of Oklahoma City	Member
Sam Bowman	Councilmember	City of Oklahoma City	Alternate
Brent Rinehart	Commissioner, Dist. 2	Oklahoma County	Member
Willa Johnson	Commissioner, Dist. 1	Oklahoma County	Alternate
Earnest Ware	Vice Mayor	City of Spencer	Member
James C. Talley	Councilmember	City of Spencer	Alternate
Vacant		Okla. Strategic Military Planning Commission	Member
Col. Lisa Tucker	72 ABW/Vice Commander	Tinker Air Force Base	Ex-Officio
Gene Gallogly	Director, Base Civil Engineer	Tinker Air Force Base	Ex-Officio

**JLUS Technical Work Group Members and Alternates**

<b>Name</b>	<b>Title</b>	<b>Entity</b>	
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) POLICY COMMITTEE  
JOINT LAND USE STUDY (JLUS) TECHNICAL WORK GROUP  
Wednesday, June 25, 2008  
10:00 a.m.**

The Joint Land Use Study (JLUS) Policy Committee and Technical Work Group met on Wednesday, June 25, 2008 at 10:00 a.m. in the ACOG Conference Room at 21 E. Main Street, Suite 100, Oklahoma City, Oklahoma.

**PRESIDING**

Dave Howe, Chairman

**POLICY COMMITTEE MEMBERS PRESENT**

Hon. Roger Malone	City of Choctaw
Hon. Brian Linley	City of Del City
Hon. James L. Ray	City of Midwest City
Hon. Brent Rinehart	Oklahoma County
Hon. Pete White	City of Oklahoma City
Col. Mona Lisa Tucker	Tinker Air Force Base, Ex-Officio
Mr. Gene Gallogly	Tinker Air Force Base, Ex-Officio

**TECHNICAL WORK GROUP MEMBERS PRESENT**

Tom Leatherbee	City of Del City
Billy Harless	City of Midwest City
LouAnna Munkres	Tinker Air Force Base, Ex Officio
Bill Dalke	Tinker Air Force Base, Ex Officio
Susan Miller	City of Oklahoma City
Aubrey Hammontree (alternate)	City of Oklahoma City

**GUESTS PRESENT**

Geranium Carington	City of Del City
Mark Edwards	City of Del City
J. Guy Henson	City of Midwest City
Warren Thomas	Tinker Business and Industrial Park (TBIP)
Michael Coker	Michael R. Coker Company
Linda Pavlik	Pavlik and Associates
Jim Falvo	DFW Advisors

## **STAFF PRESENT**

John G. Johnson	ACOG
Holly Massie	ACOG
Susan Yingling	ACOG
Jerry Church	ACOG
Doug Rex	ACOG

### **I. CALL TO ORDER AND INTRODUCTIONS**

Chairman Howe called the meeting to order at 10:11 a.m., but no quorum was present. He asked all of the attendees to introduce themselves to the rest of the group. The Policy Committee and Technical Work Group engaged in some discussion about the action items, but no action was taken.

At 10:29 a.m., Mr. Rinehart arrived for the meeting and Chairman Howe acknowledged a quorum was met and again called the meeting to order.

### **II. APPROVAL OF MINUTES FROM JUNE 3, 2008 MEETING**

Ms. Massie explained that Cyrena Eitler, with the U.S. DoD Office of Economic Adjustment, had contacted her and asked that the June 3, 2008 minutes, Item IV E. be corrected to include the language that Mr. Linley had read during the meeting which was different than the language included in the agenda. Based on the discussion that occurred at the June 3, 2008 meeting, the added language should read: “The Department of Defense has published a *Practical Guide to Compatible Civilian Development Near Military Installations* to provide local communities with tools, techniques, and collaborative efforts that have proven successful for communities to achieve compatible land use near a military installation through judicious administration of local government policies and regulations. This guide contains detailed discussion of planning and zoning practices.” Ms. Massie asked that the minutes be amended to reflect Ms. Eitler’s information.

Mr. White made a motion to approve the minutes from the June 3, 2008 meeting with the amendment. Mr. Linley seconded the motion. A roll call vote was taken and the motion carried unanimously.

### **III. RECOMMENDED COMMERCIAL AND INDUSTRIAL DENSITY STANDARDS**

Previous to the meeting, Midwest City staff had provided some additional language to the consultants via email they wished to have added to the Report. Copies of the language requested by Midwest City were provided to the committees. After some discussion, resolution was reached on the exact language and the consultants agreed

that the language could be included in the Report. No vote was necessary on this discussion.

Mr. Thomas expressed his opposition to the recommended commercial and industry standards because of the negative impact on his business, Tinker Business and Industrial Park (TBIP).

Mr. Coker explained that there are two parts to the JLUS report. He said that the consultants make recommendations and put them into the Joint Land Use Study Report. Then the Policy Committee will vote to receive the Report as complete. Once the Report is accepted, Mr. Coker explained, it is up to the municipalities to implement the components of the Report. If the municipalities choose not to implement some parts of the Report, then that is their decision.

Mr. Rinehart asked about the possible liability ramifications for municipalities choosing not to implement some of the items in the Report if there was an accident. Mr. Falvo, not being an attorney, said he was not prepared to answer any legal questions.

After some discussion, Mr. White made a motion to include the recommended density standards in the JLUS Final Report. (This was a modification of the action requested language in the agenda which stated “approve and include.”) Mr. Linley seconded the motion. A roll call vote was taken. Mr. Malone, Mr. Linley, and Mr. White voted Aye. Mr. Ray and Mr. Rinehart voted Nay. The motion carried.

**VI. DISCUSSION AND ACTION ON OTHER TABLED ITEMS FROM JUNE 3, 3008 JLUS POLICY COMMITTEE MEETING:**

**A. RECOMMENDED STANDARD FOR LOW DENSITY RESIDENTIAL DEVELOPMENT WITHIN APZ II (NEW RESIDENTIAL DEVELOPMENT IS NOT PERMITTED WITHIN APZ I)**

Mr. White made a motion to approve the consultants’ recommendation for low density residential development within the APZ II. The motion was seconded by Mr. Ray. A roll call vote was taken and the motion carried unanimously.

**B. RECOMMENDATION TO ADOPT MAXIMUM DEVELOPMENT DENSITIES FOR NEW DEVELOPMENT WITHIN APZ I AND APZ II (THIS ITEM WAS PULLED FROM THE JUNE 3, 3008 CONSENT DOCKET – ITEM 21 – PENDING FURTHER REVIEW AND DISCUSSION OF THE RECOMMENDED DENSITIES)**

Mr. White made a motion on the recommendation to adopt maximum development densities for new development within APZ I and APZ II. The motion was seconded by Mr. Rinehart. Some committee members stated that this item seemed repetitive of previous

actions. A roll call vote was taken. Mr. Malone and Mr. White voted Aye. Mr. Rinehart, Mr. Linley, and Mr. Ray voted Nay. The motion FAILED.

**C. RECOMMENDATION REGARDING SECTION 5.7.3 TINKER BUSINESS AND INDUSTRIAL PARK (TBIP) REQUESTED BY DEL CITY – AMEND RECOMMENDATIONS ON PG. V-17 (OF 4/15/08 JLUS DRAFT REPORT)**

Mr. Linley made a motion to strike this item from the agenda and Mr. Malone seconded the motion. A roll call vote was taken and the motion passed unanimously.

**V. NEW BUSINESS**

After some discussion, it was decided that the proposed final meeting date of July 11, 2008 be changed to July 18, 2008 at 10:00 a.m. in the ACOG Conference Room. Ms. Massie asked that all items the Policy Committee members might wish to include in the agenda for the July 18 meeting be sent to her by July 9.

**VI. ADJOURNMENT**

The meeting was adjourned at 1:25 p.m.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
EXECUTIVE DIRECTOR