



association of central oklahoma governments

Chair Eddie Reed
Midwest City Mayor

Vice-Chair Mark Sharpton
Logan County Commissioner

Secretary/Treasurer Willa Johnson
Oklahoma City Councilmember

Executive Director
Zach D. Taylor

AGENDA

ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

AREAWIDE PLANNING AND TECHNICAL ADVISORY COMMITTEE

October 13, 2005

9:00 a.m.

**ACOG Conference Room
21 E. Main St.
Oklahoma City, Oklahoma 73104**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES ([ATTACHMENT II](#))
- III. APPOINTMENT OF NOMINATIONS COMMITTEE TO NOMINATE THE NEXT APTAC OFFICERS ([ATTACHMENT III](#))

Action Requested: The Chairman will appoint a Nominations Committee to nominate the next APTAC officers.
- IV. DEVELOPING ORDINANCES TO RAISE DESIGN STANDARDS ([ATTACHMENT IV](#))

Action Requested: For information only
- V. LAND USE AND BUILDING PERMIT UPDATE ([ATTACHMENT V](#))

Action Requested: For information only.
- VI. NEW BUSINESS
- VII. ADJOURNMENT

I. CALL TO ORDER

Chairperson Rundel called the meeting to order at 9:05 a.m.

II. APPROVAL OF MINUTES

Anais Starr made a motion to approve the minutes of the January 13, 2005 meeting. Elizabeth Jones seconded the motion. The motion passed.

III. RESIDENTIAL BUILDING PERMIT AND DEMOLITION DATA

John Sharp mentioned that the completion of the 2030 OCARTS Plan will be accomplished this summer. He said that 2005 is the next base year and that 2035 is the next plan horizon year. He indicated that in a mid-census timeframe, small area population data is more difficult to determine. He said that ACOG relies on building permit and demolition data as a critical part of base year data. Mr. Sharp said that building permit data is currently being gathered for the whole region. He said that most entities are up-to-date to year 2003. Mr. Sharp said he is requesting that entities provide the 2004 building permit data for January through December with the complete address, and indicating whether it is a single family or multi-family type dwelling. He indicated that ACOG would prefer to receive the information in a digital spreadsheet format, if possible. With that information, ACOG will be able to provide cities with a regional map of all the building permits from 2000 to 2005. He said that ACOG would study the region from the standpoint of where the building permits are located and that it would be done on a year by year basis. He said that ACOG would like to receive the residential permit and demolition data by September 1, 2005.

Jeff Wallace asked if the ACOG totals are ever compared to what the Census Bureau shows as their city totals. Mr. Sharp said yes and that sometimes they differ, but indicated he was not sure why that was the case.

IV. 2030 CITY AND COUNTY POPULATION ESTIMATES

John Sharp said that on Pages IV-2 through IV-4 are listed the counties in the metropolitan area organized in alphabetical order. The Oklahoma State population from 2000 to 2003 is listed at the top. He said this compares the communities with the state. Mr. Wallace said the 2004 figures will be released this summer. Mr. Sharp said it is important to keep track of these numbers because it is possible the 2005 base number will be estimated from these figures.

V. AMERICAN COMMUNITY SURVEY (ACS)

Daniel O'Connor highlighted the American Community Survey/Census information as detailed in the agenda memorandum. He said the released data is based upon values from the prior year. He said the annual estimates for cities of 65,000 and over population will

come out in 2006, but they are being based upon what is being collected currently. He said the three-year averages, for communities of 20,000 to 65,000 population will be released, starting in 2008 (which will be data from 2005-2007). And in 2010, five-year averages for very small levels of geography will be available; the small areas include census tracts and block group-levels of geography less than 20,000 population. He said this process is replacing the Census Bureau's long form. Mr. O'Connor said there will also be the regular short form census in 2010.

Mr. Sharp said that citizens are already receiving these surveys and that it is mandatory that they be filled out. He said the census population number by city is an annual number received from the Census Bureau. In 2010 there will be a Census Bureau number and also an ACS number. He said that ACS starts with the large populations first and then works down to the smaller populations. Mr. Sharp indicated that there will still be the ten-year census with the short form, but the long-form sample survey will be spread out every year. Mr. O'Connor said that in five years, the ACS will be sent to one in eight addresses across the nation.

Commissioner Sharpton asked if the rules have been changed regarding what information can be shared. Mr. Sharp replied no. Commission Sharpton indicated that he thought it would be helpful to put out information informing people beforehand that they can be expecting to receive the ACS survey.

Mr. Stenis said, regarding the three-year average, would 2008 would be the first year data would be collected. Mr. Wallace replied no, the data would start being collected this year. He also said the biggest issue regarding that, especially for Norman, is that in 2005 they are not collecting group quarters data, but they will start collecting that data in 2006.

Commissioner Sharpton mentioned that he did a zip code search for Logan County on the Census Bureau web site and he commented that taxes should go back to the communities they belong to and he feels that zip code plus four is very important for that reason.

VI. ANNEXATIONS AND DE-ANNEXATIONS

Melissa Baldwin referred the Committee to Pages VI-2 and VI-3 in the Agenda. She said that this information explains what procedures each community should complete after an annexation or de-annexation. She said it is important to create a map and legal description of the affected area and to make copies of this information available to the County Clerk and Ad Valorem Division. She said the information is required by the county clerk for evidence of a change and is sent to the Ad Valorem Division to ensure that taxes that are collected will be distributed correctly back to the communities.

Ms. Walters commented that Oklahoma County also requests that it be sent to the Planning Department. She also said anyone that is part of the National Flood Insurance Program (NFIP) should send it to the Federal Emergency Management Agency (FEMA) and the Oklahoma Water Resource Board (OWRB) so they can update their maps. Mr. Sharp commented that may occur in other counties as well. He said that because of ACS and because there will be annual population and income data, the Census Bureau is very enthusiastic about getting annual city maps. He said that 2005 population will correspond to the 2005 boundaries.

Commissioner Sharpton asked if there were guidelines for letting people know about this. He said there were two to three miles annexed out of the city of Langston and commented that he does not know how many people are aware of that. Mr. Sharp said that Oklahoma and Tulsa Counties are different from the rest of the state in that they are allowed to do zoning. They may have different laws than the other 75 counties. He commented that generally cities have to tell everyone within 300 feet. Ms. Walters that basically, the counties have no control over who annexes or de-annexes anything and as far as notification is concerned, that is all in the state statutes.

VII. NEW BUSINESS

City of Moore

Elizabeth Jones commented that the City is very busy. She said that building permits are on schedule to meet last year's numbers. The hospital is scheduled to open in July. She said the I-35/Shields project will begin on June 20th and this will ease traffic problems in Moore. She indicated that a developer has purchased land north of Walmart and that land is being cleared for retail development. She said that there is a possibility of a new theater and a Harley-Davidson store. Ms. Jones said the property at S.W. 19th Street and Telephone Road has been marked for development as a mixed-use community and the developer, who is the owner of the property, is working with architects and planners from in and out-of-state to make a unique community with a mix of retail, housing, and shops. She indicated that Home Depot will be starting construction in July. She said the city of Moore is continuing its Comprehensive Plan update and they are on schedule for a December or January adoption.

City of Midwest City

Anais Starr said that S.E. 29th Street is completed. She said that Lowe's, Target, and Kohl's are partially complete. She indicated that Air Depot Blvd. is also open, as well as Douglas Blvd., and Tinker AFB has closed one gate. The old K-Mart building and Heritage Park Mall both have new owners. Ms. Starr said Midwest City's Comprehensive Plan is being updated and they are hoping for a December adoption. She said there is a lot of residential development at 15th St. and Hiawasse Rd.

City of Del City

George Schierer commented that a 25-acre Planned Unit Development (PUD) is underway at I-40 and Scott St. There has been an offer made on 76 acres of the cemetery for a PUD type residential/commercial development. He said a Waffle House restaurant has opened and engineering is being done at 15th St. and Sooner Rd. on the Walmart site. Mr. Scheirer said there are 90 homes on Sooner Rd. where the final plat has come in. He said the new swimming pool will be open shortly and commented that building permits are up.

Oklahoma County

Ruth Walters said that the County has hired a consultant for the Master Plan and will have public meetings in July. She said that building permits are up and indicated that the Stormwater Management Plan has been approved.

Tinker Air Force Base

Bill Dalke said Tinker is getting four new additional KC-135R aircraft which will mean employment for about 400 people. He said Tinker is still working on finalizing the General Plan and has been selected for a Joint Land Use Study which would involve Oklahoma City, Oklahoma County, Del City, Midwest City, and Spencer in putting together a city-wide recommendation for noise reduction. The closure of the Tinker Gate is scheduled for later in the summer. He said they are keeping an eye on Oklahoma City's proposal for a racetrack south of General Motors and they are pleased that Oklahoma County has fenced the area between Douglas Blvd. and I-40.

City of Norman

Wayne Stenis commented that a bond issued was passed on March 30th for \$30 million to be used primarily for street improvements. He said the city council has been considering using Tax Increment Financing (TIF) for property on the west side of Westheimer Airport.

Logan County

Commissioner Sharpton mentioned that there are a lot of plats, particularly in south Logan County. He said the Hospital Board has been replaced and indicated that the hospital is now generating money.

City of Yukon

Tim Rundel said that the Hospital just opened a new ICU wing and indicated there are several road projects throughout the city. He commented that the city was notified that the Transportation Enhancement application was approved and that the city will be receiving a total of \$435,000 for a Chisolm Trail grant for a pedestrian and bicycle walkway around

Yukon. He said they will also be receiving a \$281,000 grant for sidewalk renovations of Main Street. They will also be bidding out their Community Development Block Grants (CDBG) which will be for water and sewer line replacements. Mr. Rundel said they are still waiting to hear if a 35-acre parcel of land south of I-40 and Garth Brooks Blvd. has been sold. He said the east side of Yukon is growing rapidly and some interest has been expressed about building a new supermarket.

VII. ADJOURNMENT

The meeting adjourned at 9:55 a.m.

ACOG

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MEMORANDUM

DATE: October 13, 2005

TO: Areawide Planning and Technical Advisory Committee (APTAC)

FROM: John Sharp, Program Coordinator
Transportation Planning and Data Services

SUBJECT: Appointment of Nominations Committee to Nominate the next APTAC Officers

INFORMATION:

At the October meeting, the current APTAC Chairman, Tim Rundel will appoint a Nominations Committee to nominate the next APTAC Chairman and Vice-Chairman. The Nominations Committee will be asked to meet and discuss nominations before the next regularly scheduled APTAC meeting in November. The posts of Chairman and Vice-Chairman will be filled at the next regularly scheduled APTAC. Additional nominations from the floor will be accepted at that meeting.

ACTION REQUESTED:

The Chairman will appoint a Nominations Committee to nominate the next APTAC officers.

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MEMORANDUM

DATE: October 13, 2005

TO: Areawide Planning and Technical Advisory Committee (APTAC)

FROM: John Sharp, Program Coordinator TDP&S
Transportation Planning and Data Services

SUBJECT: Developing Ordinances to Raise Design Standards

INFORMATION:

In September, the City of Norman passed two new ordinances to help raise design standards in their city. The first ordinance deals with masonry facades on commercial buildings. The second increases landscape requirements for commercial and industrial zoned areas.

The council also approved a third law requiring a predevelopment meeting for residents that are affected by building projects in certain cases, i.e. land use change or special use permit.

Doug Kosciński, Current Planning Manager at the City of Norman, will be at the October meeting to present more detailed information on the process that staff followed to develop these changes.

ACTION REQUESTED:

None. For information only.

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MEMORANDUM

DATE: October 13, 2005

TO: Areawide Planning and Technical Advisory Committee (APTAC)

FROM: Melissa Baldwin, Associate Planner
Transportation Planning and Data Services

SUBJECT: Land Use and Building Permit Update

INFORMATION:

At the last APTAC meeting we discussed the collection of the 2000-2004 residential building permits. ACOG has received the majority of the residential building permit data, some of it digital. This data is in the process of being address matched by street and located in the city of origin.

The next step in the process is aligning the new residential building permits with the previous 2000 OCARTS base land use. ACOG staff will then begin meeting with local area staff to discuss the development of the 2005 base land. This will include the additions of the employment type land uses.

At the October meeting, there will be a visual presentation of the land use and residential building permit process.

ACTION REQUESTED:

For information only.