



*association of central oklahoma governments*

Chair Mark Sharpton  
Logan County Commissioner

Vice-Chair Willa Johnson  
Oklahoma County Commissioner

Secretary/Treasurer Kathy Walker  
Nichols Hills Councilmember

Executive Director  
Zach D. Taylor

## **AGENDA**

JOINT LAND USE STUDY (JLUS) POLICY COMMITTEE  
JOINT LAND USE STUDY TECHNICAL WORK GROUP

**Friday, December 14, 2007**  
**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 the September 21, 2007 Minutes *(Attachment B)*  
Action Requested: Motion to Approve Sept. 21, 2007 Minutes
- C. Summary of the October 18, 2007 Public Meeting *(Attachment C)*  
Action Requested: For information only
- D. JLUS Status and Issues Identification *(Attachment D)*  
Action Requested: For information only
- E. Upcoming Tour of Tinker Air Force Base for JLUS Community Partners *(Attachment E)*  
Action Requested: For information only
- F. Proposed Schedule for Completion of the JLUS *(Attachment F)*  
Action Requested: For information only
- G. New Business
- H. 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
Richard Burpee	Lt. Gen. USAF Ret.	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	Alternate
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
John Dugan	Director of Planning	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
Nicole Mukes	City Manager	City of Spencer	Member
Karen Scovill	Admin. Asst. to City Mgr.	City of Spencer	Alternate
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**

**Friday, September 21, 2007**

**10:00 a.m.**

The Joint Land Use Study (JLUS) Policy Committee met on Friday, September 21, 2007, at 10:10 a.m. in the ACOG Conference Room at 21 E. Main Street, Suite 100, Oklahoma City, Oklahoma.

**PRESIDING**

Mr. Dave Howe, Chairman

**POLICY COMMITTEE MEMBERS PRESENT**

Hon. Brian Linley	City of Del City
Hon. Roger Malone	City of Choctaw
Col. Mona Lisa Tucker	Tinker Air Force Base – Ex Officio
Mr. Gene Gallogly	Tinker Air Force Base – Ex Officio

**TECHNICAL COMMITTEE MEMBERS PRESENT**

Robert Floyd	City of Choctaw
Judy Gordon	City of Del City
Tom Leatherbee	City of Del City
John Dugan	City of Oklahoma City
Bill Dalke	Tinker Air Force Base, Ex Officio
LouAnna Munkres	Tinker Air Force Base, Ex Officio

**GUESTS PRESENT**

Mark Edwards	City of Del City
Hon. Scott Inman	Oklahoma State Representative
James Falvo, DFW Advisors	
Pat Moon, DFW Advisors	
Linda Pavlik, Pavlik and Associates	

## **STAFF PRESENT**

Zach Taylor	ACOG
Holly Massie	ACOG
Susan Yingling	ACOG
Jerry Church	ACOG

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

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

### **B. APPROVAL OF THE JUNE 22, 2007 MINUTES**

Mr. Linley made a motion to approve the minutes from the meeting held June 22, 2007. The motion was seconded by Mr. Malone and carried unanimously.

### **C. OVERVIEW OF THE JLUS PURPOSE, GOALS AND DESIRED OUTCOMES**

Mr. Falvo gave a PowerPoint presentation which highlighted the purpose, goals and desired outcomes of the Joint Land Use Study. He explained that the JLUS was meant to work together with the Air Installation Compatible Use Zone (AICUZ) study that had already been completed for Tinker AFB in December 2006. Mr. Falvo said the JLUS was more from the community's perspective, where the AICUZ was from the standpoint of the military base. The JLUS will identify appropriate regulatory and non-regulatory measures to ensure compatibility between existing and future land uses and base operations.

Mr. Falvo introduced the slogan the consultants had created for the JLUS study. He said the slogan chosen was "Defending Oklahoma's Future – Tinker Air Force Base."

Mr. Falvo reviewed the process of the JLUS and said the consultants would eventually deliver their recommendations to the policy and technical committees for review and approval and to take back to their communities for implementation.

### **D. REVIEW AND APPROVAL OF THE JLUS PUBLIC INVOLVEMENT PLAN AND TIMELINE**

Ms. Pavlik explained that her responsibility was to help the committee members encourage a public response from their communities. She reviewed the JLUS Public Involvement Plan and Timeline for the committee members and said she would also give the same presentation at the Member and Media Briefing scheduled for Thursday, September 27 in the ACOG Board Room. Ms. Pavlik said there would also be a public meeting at the Reed Center in Midwest City on Thursday, October 18 from 7:00 p.m. to 8:30 p.m.

Committee members suggested several additional groups to be included in the contact list for future JLUS outreach: city boards and planning commission members, neighborhood associations, civic organizations, key builders and developers, and the superintendents for the Oklahoma City and Choctaw-Nicoma Park School Districts (as well as the Mid-Del District). Holly Massie suggested that such contact information from the cities be sent to her for inclusion in the JLUS mailing list.

Mr. Linley made a motion to approve the JLUS Public Involvement Plan and Timeline. The motion was seconded by Mr. Malone and passed unanimously.

**E. NEW BUSINESS**

Mr. Taylor asked Mr. Falvo to describe the tour the consultants and staff had taken of Tinker Air Force Base. Mr. Falvo suggested other tours might be made available to the public, and Bill Dalke advised that Tinker hosts the annual Star Spangle Salute that allows the public to view some of the base's facilities. It was also discussed that it would be worthwhile for the JLUS participating entities to tour the base.

**F. ADJOURNMENT**

The meeting was adjourned at 10:55 a.m.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

\_\_\_\_\_  
CHAIRMAN

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

# ACOG

## Association of Central Oklahoma Governments

21 E. Main St, Suite 100, Oklahoma City, OK 73104-2405  
(405) 234-2264 Fax: (405) 234-2200 TDD: (405) 234-2217  
www.acogok.org e-mail: acog@acogok.org

### MEMORANDUM

**DATE:** December 7, 2007  
**TO:** JLUS Policy Committee and JLUS Technical Work Group  
**FROM:** Holly Massie, Special Programs Officer  
**SUBJECT:** Summary of the October 18, 2007 Public Meeting

#### **INFORMATION:**

The first public meeting for the Joint Land Use Study for Tinker AFB and the surrounding communities was held the evening of Oct. 18, 2007, at the Reed Center in Midwest City. The purpose of the meeting was to provide general information to the public about the JLUS process, schedule and intended outcomes. A flyer 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, and neighborhood and civic groups. Additionally, ACOG staff provided a media release to 33 outlets that included newspapers, radio and television stations.

Attached is a summary of the meeting presentations, including comments from the public, and list of those who attended.

#### **ACTION REQUESTED:**

For information only.

## **MEETING SUMMARY**

**Joint Land Use Study (JLUS) Public Meeting  
The Reed Center, Exhibit Hall  
5750 Will Rogers Road, Midwest City, OK 73110  
Thursday, October 18, 2007  
7:00 pm**

The first public meeting of the Joint Land Use Study (JLUS) was called to order by David Howe, JLUS Policy Committee Chairman. Among the elected officials and their representatives present were State Representative Gary Banz, State Representative Charlie Joyner, Del City Councilman Ken Bartlett, Midwest City Mayor Russell Smith, Midwest City Councilman Turner Mann, Oklahoma City Councilman Pete White, Col. Mona Lisa Tucker of Tinker Air Force Base, Col. David Parr of Tinker AFB, and Cyrena Eitler with the Department of Defense Office of Economic Adjustment. Mr. Howe explained that the JLUS is a cooperative land use planning effort between Tinker Air Force Base and the surrounding Central Oklahoma community. It is designed to promote community growth and development that is compatible with Tinker's training and operational missions. Study partners are Midwest City, Del City, Oklahoma City, Spencer, Choctaw, Nicoma Park, Oklahoma County, Cleveland County, Oklahoma Strategic Military Planning Commission and Tinker Air Force Base. The Association of Central Oklahoma Governments (ACOG) is the study sponsor and the U.S. Department of Defense, Office of Economic Adjustment is the project manager.

Col. Lisa Tucker, ABW/Vice Commander, Tinker AFB, commented on the long history that the base and community share and said this relationship is one of the strongest relationships she has experienced at the 12 bases she has been assigned during her 22-year military career. JLUS is a great tool for local planners and the leadership at the base is looking forward to being a part of the dialogue, she said.

Presenting an overview of Tinker AFB's history and economic impact was Zach Taylor, Executive Director of ACOG. Referencing how the base and the Central Oklahoma community have "grown up together," he said that Tinker needs to be protected from the pressures of a Base Realignment and Closure process by making certain any land use concerns are resolved on the local level. Over the years, Oklahoma County has been involved in securing voter approval of bonds to cover costs associated with voluntary acquisition and condemnation of properties adjacent to the base that could have hampered the military's mission. The annual economic impact of Tinker is \$3.4 billion. Employed at the base are 8,900 military personnel and 18,970 civilians. As the largest employer in the state of Oklahoma, the base has an annual payroll of \$1.23 billion.

James Falvo, principal, DFW Advisors Ltd. Co., as the lead JLUS consultant, gave an overview of the process and contrasted the JLUS with the Air Force's Air Installation Compatible Use Zone (AICUZ) Study completed for Tinker AFB in December 2006. He noted the establishment of a JLUS Policy Committee and Technical Work Group, and said that the JLUS Technical Work Group provides review of data and recommendations in regards to zoning ordinances, comprehensive plans and building codes. The JLUS Policy Committee provides oversight of the JLUS initiative

sets policy and will be responsible for approval of the JLUS recommendations and reports. The JLUS goals are:

- To protect and promote the present and future operational capabilities of Tinker AFB.
- To increase communication and cooperation between the base and local jurisdictions.
- To identify appropriate regulatory and non-regulatory measures to ensure compatibility between existing and future land uses and base operations.

Health, safety and welfare concerns related to the local community include: (1) excessive installation noise identified by the Air Installation Compatible Land Use Zone (AICUZ) Study noise contours, and (2) potential incompatible development in the Clear Zone and Accident Potential Zones (APZ).

Encroachment occurs when communities continue to grow near and around military bases, exposing more people to safety and other concerns. Encroachment limits the ability to train and maintain operational readiness. Types of encroachment can include: high rise structures; urban lighting, smoke and dust; air quality; endangered wildlife species and habitat; fish and wildlife breeding seasons; crowded air space, visual and electronic eavesdropping and management of weapons and munitions.

Mr. Falvo emphasized the differences between AICUZ studies and the JLUS process. An AICUZ study is conducted by the military installation. It describes the base boundaries, the type of aircraft flown at the base, the mission, noise contour areas, accident potential zones, and other technical details.

The JLUS is the communities' study—not the military's. It provides persons outside the military the opportunity to understand fully the mission, flight operations and overall importance of the installation. Much broader in scope, the JLUS is designed to complement the AICUZ study and incorporate AICUZ information.

Michael Coker, AICP, president of the Michael Coker Company and a planning expert, outlined his approach to studying existing land uses around Tinker and explained how the consulting team will develop compatibility criteria and compatible land use alternatives as well as help to determine the feasibility of land use alternatives. Implementation strategies will also be developed. Draft and final reports will be presented for public comment this winter.

Linda Pavlik of Pavlik and Associates, communications consultant, emphasized the importance of public involvement and input during the JLUS. She encouraged everyone to keep informed through the local media and by signing up to receive periodic updates and meeting notices from ACOG. The JLUS information on ACOG's website can be used to contact the JLUS team. She also asked attendees to fill out the public comment sheet that was made available prior to the meeting.

Following the presentations, general comments were made and questions answered. It was emphasized that all cities and counties should have representatives of their planning departments fully participating in the JLUS. It was noted that Oklahoma City requires, for new construction, aviation easements which essentially gives the base the permission to fly in the area. An aviation easement is defined as an easement giving a property interest in air space over a particular portion of ground, providing for, among other things, the right of flight; the right to cause noise and dust, etc.; the right to remove all objects protruding into the airspace and the right to enter the land to enforce the rights required.

A representative of Midwest City commented on their positive relationship and support for Tinker. For example, when it snows, the first roads cleared are those that go in and out of the base. Some 38,000 people are using the base commissary so traffic management is very important.

Warren Thomas, representing Tinker Business and Industrial Park located at 29<sup>th</sup> Street and Sooner Road, said the private sector advocates for the base and his business is committed to the preservation and enhancement of Tinker and its mission. He noted that the private sector looks for consistency and predictability.

Jim Taheri said his property is located next to the county's land in Del City and used to be a mobile home park. He said he has spent thousands of dollars cleaning it up. Because Del City has rezoned it with certain restrictions, he cannot sell the property. He would like someone to help him with his challenges.

Participants were encouraged to use the ACOG website ([www.acogok.org/jlus](http://www.acogok.org/jlus)) to stay informed during the JLUS.

**JOINT LAND USE STUDY (JLUS) PUBLIC MEETING**

**Thursday, October 18, 2007**

**7:00 – 8:00 p.m.**

The Reed Center, Exhibit Hall

5750 Will Rogers Road, Midwest City, OK 73110

**Attendance List**

<b>Name</b>	<b>Affiliation</b>
Billy J. and Nell Williams	Del City homeowners
Donald Parker	Del City homeowner
Janelle Stafford	Tinker Business & Industrial Park
Warren Thomas	Tinker Business & Industrial Park
Tom and Pat Shimp	Del City homeowners
Jim Taheri	Del City property owner – 5009 SE 29 <sup>th</sup> St.
Dave Dimick	Oklahoma City homeowner
Carol Parker	Del City homeowner
Roy Snell	Century 21 Malone's Homes
Glen Goldschlager	Midwest City resident
Hon. Gary W. Banz	State Representative
Hon. Charlie Joyner	State Representative
Hon. Russell Smith	Midwest City Mayor
Hon. Turner Mann	Midwest City Councilman
Hon. Pete White	Oklahoma City Councilman
Hon. Ken Bartlett	Del City Councilman
Col. Mona Lisa Tucker, ABW/Vice Commander	Tinker Air Force Base

**JOINT LAND USE STUDY (JLUS) PUBLIC MEETING**

**Thursday, October 18, 2007**

**7:00 – 8:00 p.m.**

The Reed Center, Exhibit Hall

5750 Will Rogers Road, Midwest City, OK 73110

**Attendance List (Cont.)**

<b>Name</b>	<b>Affiliation</b>
Col. David Parr	Tinker Air Force Base
Ralph Monson, Public Affairs	Tinker Air Force Base
Brion Ockenfels, Public Affairs	Tinker Air Force Base
Bill Dalke, Base Planner	Tinker Air Force Base
LouAnna Munkres, Community Planner	Tinker Air Force Base
Cyrena Eitler, Project Manager	Office of Economic Adjustment (OEA)
Dave Howe	JLUS Policy Committee Chairman
Tom Leatherbee, Planner	City of Del City
Judy Gordon, Economic Development Dir.	City of Del City
Anais Starr, Planner	City of Midwest City
James Falvo	DFW Advisors Ltd. Co.
Linda Pavlik	Pavlik and Associates
Michael Coker	Michael R. Coker Company
Zach Taylor	ACOG
Jane Sutter	ACOG
Jerry Church	ACOG
Holly Massie	ACOG

# ACOG

## Association of Central Oklahoma Governments

21 E. Main St, Suite 100, Oklahoma City, OK 73104-2405  
(405) 234-2264 Fax: (405) 234-2200 TDD: (405) 234-2217  
www.acogok.org e-mail: acog@acogok.org

### MEMORANDUM

**DATE:** December 7, 2007  
**TO:** JLUS Policy Committee and JLUS Technical Work Group  
**FROM:** Holly Massie, Special Programs Officer  
**SUBJECT:** JLUS Status and Issues Identification

#### INFORMATION:

Attached are two summary tables prepared by the Coker Company. The first compares each JLUS partner community's comprehensive plan and zoning ordinance to the recommendations of the 2006 Air Installation Compatibility Use Zone (AICUZ) study for Tinker AFB. The second table lists several possible recommendations that could result from the JLUS process. Both tables provide preliminary information only. This information will be further refined to reflect the input of the partnering communities as the study progresses.

The consultant team recently met with Tinker, city and chamber staff members to discuss these initial findings and potential recommendations and to garner any additional applicable information from the entities. Michael Coker will review the current status of the team's review and their initial findings at the upcoming meeting.

#### ACTION REQUESTED:

For information only.

## Tinker AFB JLUS

### Local Ordinance Review – Initial Findings

	Documents	Findings
<b>Del City</b>	Zoning Ordinance, Comprehensive Plan	The Zoning Ordinance addresses densities of residential development as well as non-residential intensities within airport overlay districts. Development within APZ I is carefully monitored – however, APZ II is not addressed.
		The existing Comprehensive Plan for 1985-2005 does not address the 1976 AICUZ (Air Installation Compatible Use Zone) study completed for Tinker AFB nor has the plan been amended to include more recent AICUZ updates.
		Del City desires to incorporate JLUS recommendations contained herein into its new Comprehensive Plan. Zoning codes will have to be updated to implement changes in the plan.
<b>Midwest City</b>	Zoning Ordinance, Comprehensive Plan	Analysis was restricted to Midwest City’s 1985 Comprehensive Plan, Team will work with the City on its new comprehensive plan, which is forthcoming.
		Various requirements of the Airport Zoning codes, also known as the Tinker AFB Zoning Ordinance, can be found in several other sections of the city’s code of ordinances, including the city’s sign regulations, manufactured homes regulations, and building regulations.
<b>Oklahoma City</b>	Zoning Ordinance, 2000-2020 Comprehensive Plan & Southeast Sector Plan, Area Regional Transportation Study,	Section 4400.11 of the Zoning Ordinance deals with Tinker AFB. There are no references to the accident potential zones or clear zones, associated densities or uses permitted or prohibited within each.
		The City’s Southeast Sector Plan, adopted February 2007, specifically addresses development around Tinker AFB.
		Transportation Study calls for the improvement of nearly 670 miles of streets and highways in the regional network to accommodate increased demand.
<b>Oklahoma County</b>	2007 Master Plan, Zoning Ordinance	Adopted in September 2007, Oklahoma County’s Master Plan provides the framework for development through the year 2030. This is the first Comprehensive Plan to be adopted since 1947.
		Tinker AFB lies entirely within the boundaries of Oklahoma County. Upon review of the plan, the 2006 AICUZ study completed for Tinker AFB has not been referenced. Oklahoma County should consider revising zoning codes in order to achieve the goals and objectives defined in its new plan, while simultaneously incorporating land use compatibility guidelines defined in the 2006 AICUZ and in this JLUS.

**Tinker AFB JLUS**

**Local Ordinance Review – Initial Findings**

<b>Jurisdiction</b>	<b>Documents</b>	<b>Findings</b>
<b>Town of Spencer</b>	Zoning Ordinance	Current zoning regulations for the Town of Spencer do not prevent development of current and future incompatible uses within the 2006 AICUZ noise contours.
<b>No available data for Nicoma Park, Choctaw or Cleveland County</b>		Cleveland County does not have a Comprehensive Plan or Zoning Ordinance.  Nicoma Park and Choctaw are not impacted by the 2006 AICUZ noise contours or Accident Potential Zones

## Possible JLUS Recommendations

Topic	Action	Explanation	Desired Outcome
<b>Planning and Public Policy</b>	Seek DoD input on school boards	Consult with DoD on school siting (location) decisions with respect to flight paths	Prevent schools from being located under dangerous flight paths and out of 75+ DB DNL noise contours
	Update Airport Environs Ordinance that establishes overlay districts for airport environs	Serves as a guide within which growth management policies and regulatory techniques shall guide land use activities and construction	Ensure the long-term viability of airports and military installation activities
	Create a master land development plan with design guidelines	Establishes a comprehensive vision for all local governments within the Noise Zones and APZ/CZ zones that can be shared by the local, regional, state, private and public sector stakeholders	Guide development efforts in the study area, in a way compatible with Tinker AFB and its current and future missions
	Create a noise mitigation plan	Develops leadership of all local governments in the Noise Zones and APZ/CZ zones	Guide development within the study area in a way compatible with Tinker AFB's current and future missions through acquisition/demolition/relocation efforts
<b>Real Estate Measures</b>	Implement early disclosure	Discloses a structure's location within AICUZ noise zones and/or within APZs at the initial advertisement of property (e.g., Multiple Listing Service database). Ensures early disclosure is being followed and educate agents of proper language/timing	Provide disclosure of impacts to property within AICUZ noise zones and/or APZs which may impact buyer or renter decision
<b>Security</b>	Create regional security guidelines	Reduces or eliminates terrorist attacks upon targeted buildings or sites at Tinker AFB	Provide area specific guidelines to satisfactorily address potential future security issues of Tinker AFB
<b>Acquisition</b>	Utilize transfer of development rights	Manages location of future development. This action takes place voluntarily	Stimulate growth and appropriate development of property with development rights being transferred to reduce the potential of incompatible development
	Utilize the land banking concept	Places the land in a temporary holding status to be turned over for development at a future date	Creates an anti-inflationary affect on land prices, thus preventing land speculation, and it will permit more rational patterns of development rather than urban sprawl

## Possible JLUS Recommendations

Topic	Action	Explanation	Desired Outcome
<b>Sound Attenuation</b>	Implement noise attenuation requirements for certain non-residential structures	Implements state legislation enabling communities to require noise attenuation for certain non-residential noise-sensitive structures (churches, office buildings, hospitals, etc.)	Provide interior sound attenuation for non-residential noise-sensitive structures in high noise zones
	Strengthen building codes	Modifies existing Sound Transmission Class (STC) ratings for sound attenuation to higher levels; tier application of expanded codes according to noise zones	Provide additional sound attenuation for residences & other buildings within 65 DNL noise contours and higher
	Create a sound attenuation program	Encourages a voluntary program in the 65+ DNL areas to sound insulate homes through formal certification of compliance with the program	Increase the tax base in the area and add value to the real estate properties
	Ensure building code enforcement	Ensures contracted builders are following increased standards in noise contours	Prevent structures from being built within noise contours that do not meet higher sound attenuation standards
	Engage in building code research & development	Promotes research and development on new methods of sound attenuation tough construction and building materials	Use highly impacted areas as research grounds for improving overall construction standards for all impacted structures
	Strengthen building codes of schools in noise contours	Improves sound attenuation of school structures based on applications by other local governments	Provide additional sound attenuation for schools within 2006 AICUZ Noise Contours

# ACOG

## Association of Central Oklahoma Governments

21 E. Main St, Suite 100, Oklahoma City, OK 73104-2405  
(405) 234-2264 Fax: (405) 234-2200 TDD: (405) 234-2217  
www.acogok.org e-mail: acog@acogok.org

### MEMORANDUM

**DATE:** December 7, 2007  
**TO:** JLUS Policy Committee and JLUS Technical Work Group  
**FROM:** Holly Massie, Special Programs Officer  
**SUBJECT:** Upcoming Tour of Tinker Air Force Base for JLUS Community Partners

#### INFORMATION:

Tinker AFB Planner Bill Dalke and the Tinker Public Affairs Office have arranged for a tour of the Base for JLUS Committee Members and City Managers on Friday, **January 11, 2008**, to familiarize all JLUS partners with Tinker's facilities and missions.

Participants should arrive at the Reed Center (north of I-40 and east of Sooner Rd.) between 7:30 and 7:45 a.m. to catch the bus to Tinker. The bus will leave at 7:45 a.m. and will return you to your car following the tour. The first stop will be breakfast at 8:00 a.m. at the Tinker Club, followed by the Base tour from 9:00 to 10:30 a.m.

If you have not already provided an **RSVP** to the email notification that was sent on December 4, please let us know if you will be attending **by Friday, December 21, 2007**.

#### ACTION REQUESTED:

For information only.

# ACOG

## Association of Central Oklahoma Governments

21 E. Main St, Suite 100, Oklahoma City, OK 73104-2405  
(405) 234-2264 Fax: (405) 234-2200 TDD: (405) 234-2217  
www.acogok.org e-mail: acog@acogok.org

### MEMORANDUM

**DATE:** December 7, 2007  
**TO:** JLUS Policy Committee and JLUS Technical Work Group  
**FROM:** Holly Massie, Special Programs Officer  
**SUBJECT:** Proposed Schedule for Completion of the Joint Land Use Study

#### INFORMATION:

The attached schedule for the remainder of the JLUS effort was recently prepared by the consultant team and ACOG staff to ensure that the study remains on track while accomplishing the stakeholder and public input called for in the JLUS Public Involvement Plan.

According to the proposed schedule, the consultant team will provide the JLUS Draft Report to ACOG and the JLUS committees the week of January 21, 2008 for review and comment. Meetings of the Technical Work Group and Policy Committee will be held on February 1 and February 15, respectively, to discuss the initial findings and recommendations of the study and to receive comments from committee members. Throughout the month of February, presentations will be made and input sought on the Draft Plan from various stakeholder groups, including the partnering communities' city councils and boards of county commissioners. Barring any unforeseen problems, the JLUS Draft Plan will be presented to the public at a second public meeting in late February. Then the next phase will be for the consultant team to begin preparation of the Final Report in March.

The schedule will be adjusted as needed to ensure that the JLUS reflects a thoughtful, cooperative process that is supported by the partnering entities, Tinker AFB and the public.

#### ACTION REQUESTED:

For information only.

**Proposed Schedule to Complete  
Joint Land Use Study for Tinker AFB and Surrounding Communities**

Dates	Activity	Purpose/Agenda
Dec. 6 & 7, 2007 (Thurs. and Fri.)	Consultants to interview Planners/City Managers of Partner Communities* and Tinker AFB Planners	Go over data received from entities and analysis of their Comp. Plan, building codes, etc. Communicate with PIOs.
Dec. 14, 2007, 10:00 am (Friday)	Combined meeting of JLUS Technical Work Group and Policy Committee	Agenda Topics: <ul style="list-style-type: none"> <li>• Summary of Oct. 18 Public Mtg.</li> <li>• Prelim. JLUS Issues Identification</li> <li>• Upcoming Tinker tour for community partners – Jan. 11, 2008</li> <li>• Proposed schedule for completing JLUS</li> </ul>
Jan. 11, 2008, 8:00 am – 10:30 am (Friday)	Tinker staff to host breakfast and tour of base for JLUS committee members, city managers, etc.	Familiarize study partners with Tinker’s facilities and missions
Jan. 21, 2008 (Monday)	Consultants to provide ACOG staff draft JLUS report	Review draft JLUS report by study sponsor. Provide comments to consultants.
Jan. 24, 2008 (Monday)	ACOG to provide draft report to JLUS Technical Work Group and Policy Committee by email	Review of draft JLUS report by study partners
Feb. 1, 2008 10:00 am (Friday)	JLUS Technical Work Group Meeting	Consultants present findings and recommendations from draft JLUS report and receive comments from Technical Work Group
Feb. 15, 2008, 10:00 am (Friday)	JLUS Policy Committee Meeting	Consultants present findings and recommendations from draft JLUS report and review suggestions by Technical Work Group
Feb. 11-22, 2008	Conduct Stakeholder and Community Meetings: <ul style="list-style-type: none"> <li>• City Councils</li> <li>• County Commissions</li> <li>• School Districts</li> <li>• Chambers of Commerce</li> <li>• Tinker Leadership Council</li> <li>• Civic Organizations</li> <li>• Others, as needed</li> </ul>	Present draft JLUS report findings and recommendations
Feb. 26, 2008 (Tuesday)	Consultants have received all comments from ACOG, JLUS committees, communities and stakeholders	Comments on draft report provided to consultants throughout late January and February

\* Study partners include Del City, Midwest City, Oklahoma City, Spencer, Nicoma Park, Choctaw, Oklahoma County, Cleveland County, and Tinker AFB. Del City, Midwest City, Oklahoma City, Spencer and Tinker are the only entities that regulate development within the Clear Zones, Accident Potential Zones, and noise contours identified in the 2006 AICUZ Study for Tinker Air Force Base.

**Proposed Schedule to Complete  
Joint Land Use Study for Tinker AFB and Surrounding Communities (Cont.)**

<b>Dates</b>	<b>Activity</b>	<b>Purpose/Agenda</b>
Feb. 28, 2008, 7:00 pm (Thursday)	2 <sup>nd</sup> Public Meeting	Consultants present draft JLUS report findings and recommendations to the public; receive public comments
March 3-19, 2007	Consultants prepare final JLUS report	Incorporate modifications, edits, comments from preliminary review
March 20, 2008	Consultants to provide final JLUS report to ACOG	Review of final JLUS report by study sponsor
March 25, 2008	ACOG to provide final report to JLUS Technical Work Group and Policy Committee	Review of final JLUS report by study partners
April 4, 2008, 10:00 am (Friday)	JLUS Technical Work Group Meeting	Consultants present findings and recommendations from final JLUS report and receive comments from Technical Work Group
April 18, 2008, 10:00 am (Friday)	JLUS Policy Committee Meeting	Consultants present findings and recommendations from draft JLUS report and review suggestions by Technical Work Group
April 24, 2008, 7:00 pm (Thursday)	3 <sup>rd</sup> Public Meeting	Consultants present final JLUS report recommendations to the public
May 1-30, 2008	30-day extension to OEA grant period and consultant contract	Wrap up – prepare & provide final reports to ACOG (paper & electronic) including final maps

11/27/07