



association of central oklahoma governments

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Vice-Chair Willa Johnson
Oklahoma County Commissioner

Secretary/Treasurer Kathy Walker
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John G. Johnson

AGENDA

ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

AREAWIDE PLANNING AND TECHNICAL ADVISORY COMMITTEE

March 13, 2008

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. PRELIMINARY 2005 OCARTS REGION AND CITY POPULATION DATA
([ATTACHMENT III](#))
Action Requested: For Review and Comment.
- IV. ELDERLY TRANSPORTATION NEEDS ([ATTACHMENT IV](#))
Action Requested: None. For information only.
- V. BOUNDARY AND ANNEXATION SURVEY (BAS) ([ATTACHMENT V](#))
Action Requested: None. For information only.
- VI. NEW BUSINESS
- VII. ADJOURNMENT

MINUTES

**Areawide Planning and Technical Advisory Committee
January 17, 2008
9:00 a.m.**

The first meeting of the Areawide Planning and Technical Advisory Committee for the calendar year 2008 was convened on January 17, 2008 at 9:00 a.m. in the Board Room of the ACOG office, 21 E. Main Street, Suite 100, Oklahoma City, Oklahoma. This meeting was held as indicated by notice filed with the Oklahoma County Clerk, and by notice posted at the ACOG office at least twenty-four hours prior to the meeting.

PRESIDING

Mark Seibold, Acting Chairperson

City of Choctaw

MEMBERS PRESENT

Jan Fees

City of Edmond

Rene Spineto

City of Guthrie

Anais Starr

City of Midwest City

Elizabeth Jones

City of Moore

Melissa Helsel

City of Mustang

Wayne Stenis

City of Norman

Lanc Gross

City of Oklahoma City

Tyler Gammon

Oklahoma County

Ruth Walters

Oklahoma County

Quincey Rinkle

City of Yukon

Doug Shivers

City of Yukon

GUESTS PRESENT

Randy Entz

City of Oklahoma City

Nancy McNayr

McNayr Paque, LLC

STAFF PRESENT

John Sharp, Program Coordinator, TPDS

ACOG

Pong Wu, Associate Planner, TPDS

ACOG

Alicia Nicely, Associate Planner

ACOG

Ellen Owens, Department Secretary, TPDS

ACOG

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Tyler Gammon made a motion to approve the minutes of the November 8, 2007 meeting. Anais Starr seconded the motion and, with the vote, the motion passed.

III. FORMATION OF A REGIONAL BICYCLE PEDESTRIAN ADVISORY COMMITTEE (BPAC)

John Sharp informed the Committee that the BPAC Committee is an advisory committee to the Intermodal Transportation Policy Committee (ITPC) and the ACOG Board. He said that ACOG staff has coordinated with members on regional trails development and regional trails maps have been included in the last two Plans. Bike to Work Day has become more important regionally, as cities are looking at on-street bike plans, Safe Routes to School, and transportation enhancement grants. He said that SAFETEA-LU has become a very important part of future transportation planning. Mr. Sharp said that ACOG would like to have more outreach to the cities and citizens that are working on bicycle/pedestrian issues.

Mr. Sharp called attention to the BPAC bylaws that are included in the Agenda, noting that there is a change to Article 1, Section 2. The effective date is being changed to January 31, 2008. He said that the ITPC and the ACOG Board have not endorsed the bylaws yet. He said that ACOG would like to have municipal/county planners within the region to be on the BPAC Board, as well as bike clubs, walking clubs, and federal, state, and local agencies. He said the BPAC would like to meet quarterly, with the first meeting tentatively set for Wednesday, March 19, 2008 at 10:00 a.m. He indicated that BPAC will provide a forum to discuss the future of regional efforts for a bicycle/pedestrian friendly community and ways to collaborate efforts in educational campaigns and connectivity of trails and bikeways.

Wayne Stenis asked how many members from each entity can be appointed. Mr. Sharp said that a member and an alternate would be required, but said it was up to each entity to decide who the members should be.

Wayne Stenis made a motion to recommend that the ITPC approve the formation of the regional Bicycle-Pedestrian Advisory Committee to serve as an advisory body to the ITPC. Tyler Gammon seconded the motion and, with the vote, the motion passed.

IV. MASTER PLANNING IN OKLAHOMA COUNTY

Ruth Walters gave a presentation on Oklahoma County's Master Plan. She said the County's Planning Department recently completed their first Master Plan update since 1949. Due to increased population growth and development in the unincorporated portion of the county, current county officials saw the need for a new planning document to aid in future decision

making. She said the Master Plan will be used as a physical development plan, policy determinant, and educational tool and that the Plan is designed to look to a 2030 horizon year in depicting future land use patterns.

She said the Oklahoma County Planning Department is self-funded, which makes it difficult right now because building permits are down significantly. She said that Oklahoma County is about 720 square miles and 140 of those miles are unincorporated area. She said that in 2006 the estimated population for the entire Oklahoma County was almost 700,000, while the unincorporated area population was 16,000. She mentioned that the northwest part of the county is affluent, while the northeast and southeast portions are not. She indicated that the population in the county has grown significantly since 1990 and continues to grow. Ms. Walters remarked that Oklahoma County maintains almost 600 miles of roads, including roads in smaller cities such as Spencer and Nicoma Park.

Ms. Walters displayed a map of Oklahoma County. She also called attention to building permit totals from 2006 by district, indicating that District 3, where the Deer Creek school district is located, has the highest number of building permits. She said that building activity peaked in 2004; she commented that the county has only gotten two building permits for the month of January.

Ms. Walters displayed a map of northwestern Oklahoma County showing current land use and specifically pointed out a large flood plain area. The County decided to totally prohibit any encroachment in the flood way. She said it is a highly restricted area and it is unsafe to develop. She showed a land use map of northeastern Oklahoma County and said it is mostly an agricultural area with a few small subdivisions. She said the southeastern part of Oklahoma County has a lot of development and the County is trying to control that because of the aquifer is there. She indicated a lot of the development in that area is not environmentally friendly.

Ms. Walters said the County Planning Department began working on the Master Plan in 2002 and there was discussion with the Planning Commission on how to fund it as County funds are limited. She said the Planning Commission had discussions with each of the budget board members and outlined the reasons as to why the Plan was needed. She said the County Planning Department received \$35,000 a year over a two year period, totaling \$70,000. She said a survey was created and sent out to 500 randomly selected citizens living in unincorporated areas of the County; the top three results of the survey were: 1) the people living there want to retain the real character, 2) they want planning that meets desired uses, and 3) traffic and repaired roads are a big concern, as well as storm water drainage.

Ms. Walters informed the Committee that, as part of public participation, the County had to identify specific trends and therefore had several public meetings. Economic conditions were looked at as well as demographic data. She said that each individual county commissioner was spoken to separately in order to get information about their districts and what their goals and objectives were. Ms. Walters mentioned that there were also steering committees and that the commissioners from each district picked two people to serve on the steering committees. She

said there were three meetings with the steering committees and also meetings with some of the major developers in the County.

Ms. Walters said public meetings were held in each district and there was one big meeting for the whole Master Plan presentation at OSU-OKC. She said a lot of people attended that meeting and at the Deer Creek public meeting, 145 people attended. She said the public meeting comments were: development in an environmentally friendly way, nothing in the flood plains, and to protect the farmland. Citizens wanted regulations for larger lot sizes, five acres or greater but the way the Oklahoma County regulations are written right now, there can only be two acres or greater. She said that currently the County is working on legislation to change that. She indicated that the County is looking at cluster development ideas.

She said some of the comments they received from citizens concerned not knowing about the meetings or the results of the meetings, so the County posted all pertinent information on their Web site. She said there were some questions about annexation and said the County has no control over annexation; usually a city or town will not annex unless it is commercial property and they will get tax benefits. She said there were also questions about property taxes so there was discussion about where the money goes that is received from property taxes and she indicated that the County only receives ten cents on the dollar from property taxes. She said the funding for roads comes from fuel taxes.

Ms. Walters said that at the last meeting for the Master Plan, the help that ACOG gave the County regarding the growth allocation model was discussed. She said the Plan was finally approved about a year and a half after it was begun. She said the zoning regulations for the County are being worked on right now. She also commented that a traffic impact analysis process was added to the subdivision regulations.

Nancy McNayr said the timeframe for the Plan was longer than anticipated, but that gave the County an opportunity to work with ACOG and move their planning process out to 2030, instead of 2020. She said they met with a hydrologist and did a study on groundwater issues. She said the fact that the Plan took longer gave the County a better plan in the long run, because of all the issues that were taken care of during that time.

Ms. McNayr said that the County was sued by a developer who wanted to put in an urban density subdivision but because of traffic and other issues, the County denied the plat and was sued by the district court. She said the County lost the suit, but it was settled out of court. She said the County really has no say in any of the issues of infrastructure. She said in working with the City of Oklahoma City, there is a large area that can physically be served by urban services, but in long range planning is it not appropriate to bring urban densities to areas that are primarily agricultural. She indicated that the people in that area don't want urban development, they want to remain rural in character.

Ms. McNayr said that a suburban residential category is a stepdown from the urban densities in northwest Oklahoma City up to the rural areas to the north. She said that Oklahoma statutes do not allow the County to adopt a zoning classification of lots larger than two acres.

Melissa Helsel asked if someone buys something in the city and the city gets a percentage of the sales tax, does the County benefit in the same way. Ms. Walters replied that the County does not have a sales tax. Mr. Sharp commented that Oklahoma County and Tulsa County have a different level of rules and regulations than the other 75 counties. Ms. McNayr said the state statutes only apply to Oklahoma County.

V. NEW BUSINESS

John Sharp informed the Committee that there is an adjustment in the deadline for applications for Safe Routes to School due to the ice storms in December. The deadline is now February 7, 2008.

City of Yukon

Doug Shivers commented that road construction is still the big focus in Yukon. He said the 10th Street widening project is nearing completion and said there is another 10th Street project west of S.H. 92 which will service the new retail development. He indicated that the bridge on 10th Street over I-40 is also near completion with 1,500 feet of improvements made. He said that work on the 11th Street bridge, north of S.H. 66, is continuing and that the site work for the new Target store has been completed.

City of Moore

Elizabeth Jones commented that building permits were up slightly in 2007, with about 560 permits for the year. She said that there have been no commercial permits since the first of 2008 and residential permits are very slow as well. Ms. Jones said there are two major subdivisions coming into Moore. The Belmar Golf Course has been annexed and the preliminary plat shows over 300 homes in that area. She said that the development at Cenderra Lakes on 34th St. and Santa Fe is started and will also have 300 homes. She said they have heard that the Oklahoma City YMCA is going to open a new facility in Moore and they are looking for a temporary site and should be there for about five years when they will build a new facility. She said it will have to be north of 4th Street because Cleveland County made that requirement of them. She said she hopes to have the city's Trails Plan up for City Council consideration and adoption in April.

City of Midwest City

Anais Starr mentioned that Chick-Fil-A opened and that Panda Express is due to open next week. She said that residential building permits are down, but there is a plat in the works at 10th Street and Westminster that will be a mixed use, single family houses and apartment complex.

Oklahoma County

Tyler Gammon said that there has been no activity to report for the County.

City of Mustang

Melissa Helsel said residential building permits are down 40% for the last year. She mentioned that the city has a bond issue coming up for the complete rebuilding of Czech Hall Road from S.W. 59th to S.W. 89th Streets. She said there is a new school there and there are no turn lanes into the school. She said there is also a bond issue for new baseball fields in the park. Ms. Helsel commented that the city has a new Lowe's being built at Sara Road and S.H. 152 and that is attracting a lot of commercial attention.

City of Edmond

Jan Fees said there have been discussions about a new Public Safety Center, She said a new zoning ordinance went into effect last March and there is a sensitive border issue which means that any undeveloped property next to residential use has to have a 70 foot side or rear yard. She said this will prohibit redevelopment of Broadway coming into Edmond.

City of Guthrie

Rene Spineto commented that the Huddell House Restaurant opened on January 3rd. She said they are a chain based in Atlanta with about 400 restaurants throughout the southeast. She mentioned that their water treatment plant is old and therefore, they are planning on putting in a new plant. She also said that a 60-unit senior citizen complex that will be opening in the next two months.

City of Oklahoma City

Lanc Gross mentioned that the city is beginning to embark on transportation planning and also said that the 2007 bond issue passed in December.

City of Choctaw

Mark Seibold said that building permits were steady, but the city will probably see a slowdown due to the ice storms and remarked that there has been a tremendous amount of tree cleanup, He mentioned an Economic Development Action Plan which will help with commercial growth over the next two years. Mr. Seibold said he would like to see coordination regarding growth management between Harrah, Choctaw, and Midwest City.

VI. ADJOURNMENT

Mr. Gammon made a motion to adjourn the meeting. Ms. Starr seconded the motion and the meeting adjourned at 10:00 a.m.

ACOG

ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

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MEMORANDUM

DATE: March 13, 2008

TO: Areawide Planning and Technical Advisory Committee (APTAC)

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

SUBJECT: Preliminary 2005 OCARTS Region and City Population Data

INFORMATION:

As part of the 2035 OCARTS Plan development, ACOG staff is currently in the process of collecting and analyzing data needed for the update of the 2030 OCARTS Plan. The **2035 OCARTS Plan** will need to be completed by June 2010. The early work involves assembling land use and socioeconomic data for the base year (2005), followed by utilizing the Growth Allocation Model to forecast anticipated future development patterns and associated population and employment changes.

At this time, the preliminary 2005 OCARTS and city population data are attached for your review. The table includes the 2000 Census Bureau population for each entity (taking into account city boundary changes), the preliminary 2005 ACOG estimates, and the 2005 ODOC estimates. The 2000 group quarters and 2005 group quarters populations include jails, college dorms, nursing homes, etc. The next columns list the single family, multi family, and total units added between 2000 and 2004, and the demolition number includes demolitions between 2000 and 2004.

The 2000 Census Bureau population figures have been adjusted to represent the 2005 municipal boundaries. Staff anticipates a 98 percent build-out rate with building permits.

ACTION REQUESTED:

For review and comment.

Entity	2000 Census	2005 ACOG	2005 ODOC	2000 GQ	2005 GQ	Single Family	Multi Family	Total Units	Demolitions
Arcadia	279	279	280	29	29	0	0	0	0
Bethany	20,307	20,366	19,630	1,306	1,306	28	0	28	43
Blanchard	4,116	4,885	4,790	31	31	262	56	318	0
Bridge Creek	231	231	30	0	0	0	0	0	0
Canadian County	600	600	N/A	0	0	0	0	0	0
Cashion	144	150	190	0	0	2	0	2	0
Cedar Valley	165	209	210	0	0	21	0	21	0
Choctaw	9,377	10,451	10,520	102	102	424	0	424	30
Cleveland County	11,738	11,797	11,810	2,480	2,480	25	0	25	1
Cole	473	473	480	0	0	0	0	0	0
Del City	22,128	22,631	21,930	56	56	221	4	225	51
Dibble	209	209	280	0	0	0	0	0	0
Edmond	68,315	74,425	75,000	1,869	1,869	2,466	0	2,466	99
Etowah	122	122	120	0	0	0	0	0	0
Forest Park	1,072	1,079	1,170	0	0	3	0	3	0
Goldsby	1,204	1,430	1,410	0	0	97	0	97	0
Grady County	6,007	6,387	N/A	0	0	140	0	140	0
Guthrie	9,925	10,363	10,770	790	790	139	71	210	13
Hall Park	N/A	N/A	N/A						
Harrah	4,927	5,226	4,940	90	90	122	0	122	0
Jones	2,517	2,560	2,610	136	136	18	0	18	0
Lake Aluma	97	97	90	0	0	0	0	0	0
Lexington	2,086	2,153	2,080	110	110	29	0	29	0
Logan County	14,354	16,374	N/A	15	15	812	0	812	0
Luther	1,029	1,217	1,080	0	0	79	0	79	0
McClain County	4,967	4,984	N/A	10	10	7	0	7	0

Entity	2000 Census	2005 ACOG	2005 ODOC	2000 GQ	2005 GQ	Single Family	Multi Family	Total Units	Demolitions
Midwest City	54,088	56,558	54,850	478	508	802	295	1,097	232
Moore	41,138	48,593	47,640	263	308	2,455	456	2,911	64
Mustang	13,156	15,823	15,860	142	207	910	96	1,006	0
Newcastle	5,434	6,581	6,280	0	0	446	0	446	0
Nichols Hills	4,056	4,105	3,990	0	0	23	0	23	7
Nicoma Park	2,415	2,441	2,390	0	0	12	0	12	0
Noble	5,270	5,977	5,510	106	106	299	0	299	0
Norman	96,782	105,704	101,270	6,071	6,441	3,106	917	4,023	111
Oklahoma City	506,080	546,908	530,990	13,133	13,133	16,707	2,448	19,155	1,482
Oklahoma County	12,687	15,898	15,130	75	75	1,266	4	1,270	0
Piedmont	3,397	4,160	4,660	0	0	269	4	273	0
Purcell	5,571	5,742	5,840	181	181	75	0	75	3
Slaughterville	3,609	4,095	3,830	56	56	198	0	198	0
Smith Village	40	40	40	0	0	0	0	0	0
Spencer	3,746	3,934	3,840	75	75	82	0	82	0
The Village	10,157	10,157	9,820	5	5	0	0	0	0
Tuttle	4,304	5,174	5,360	32	32	341	0	341	10
Valley Brook	817	817	790	0	0	0	0	0	0
Warr Acres	9,735	9,737	9,470	95	95	1	0	1	1
Washington	520	520	530	0	0	0	0	0	0
Woodlawn Park	161	161	160	0	0	0	0	0	0
Yukon	21,043	22,084	21,990	319	319	417	0	417	2
Totals	990,595	1,073,908	1,019,660	28,055	28,565	32,304	4,351	36,655	2,149

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MEMORANDUM

DATE: March 13, 2008

TO: Areawide Planning and Technical Advisory Committee (APTAC)

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

SUBJECT: Elderly Transportation Needs

INFORMATION:

National and local population data point to the fact that the first of the baby boomers will start to retire in 2010. As there has been a movement to the suburbs for the US, so has it been for the elderly. In the OCARTS area, where development densities are low, the elderly will be continuing to seek out the services that they require. However, the National Household Travel Survey (NHTS 2001) found that one in five adults over 65 don't drive. How will that work in the OCARTS area where transit services are limited?

At the same time, there will be a greater number of older drivers in your communities. Older drivers have higher crash rates than any other group except for teenagers (FARS 2001 and NHTSA 2001). Approximately, half the crashes involving drivers 80 years and older occur at intersections. Older drivers have problems with complex traffic situations. In regards to pedestrian issues, traffic calming in neighborhoods, well maintained sidewalks, longer crossing times at crosswalks, and "refuge" islands in the median of wide four lane streets would be examples of creating safer options for older pedestrians.

A presentation regarding staff research on this topic will be provided at the March meeting.

ACTION REQUESTED:

None. For information only.

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MEMORANDUM

DATE: March 13, 2008

TO: Areawide Planning and Technical Advisory Committee (APTAC)

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

SUBJECT: Boundary and Annexation Survey (BAS)

INFORMATION:

Each year the Census Bureau collects updated information on the legally defined geographic areas and then incorporates the changes into the Census Bureau's product line. Therefore, data that is developed for each calendar year corresponds to the map boundaries for the areas concerned. BAS is a voluntary survey, but is used as part of the Population Estimates Program and the American Community Survey.

Within Oklahoma, surveys were distributed to all 77 counties and 594 places. Responses are due back to the Census Bureau by April 1 in order to be included in this year's Population Estimates Program and American Community Survey.

More information can be found at the following link:
<http://www.census.gov/geo/www/bas/bashome.html>

ACTION REQUESTED:

None. For information only.