

APR 15 2009

Resolution # 104-02-09**RESOLUTION SUPPORTING THE MISSIONS OF TINKER AIR FORCE BASE AND
RECOMMENDATIONS OF THE JOINT LAND USE STUDY**

WHEREAS, the Joint Land Use Study (JLUS) has been a cooperative land use planning initiative among communities in Central Oklahoma to promote community growth and development that is compatible with the present and future operations and training missions of Tinker Air Force Base; and

WHEREAS, the annual economic impact of Tinker Air Force Base on the State of Oklahoma is approximately \$3.4 billion, employed at the Base are approximately 8,900 military personnel and 19,000 civilians, Tinker's annual payroll is \$1.23 billion, and any decrease or loss of these economic benefits would negatively impact Central Oklahoma's quality of life; and

WHEREAS, the military has defined compatible land uses in noise and accident potential zones surrounding the installation through the *2006 Air Installation Compatible Use Zone (AICUZ) Study for Tinker Air Force Base* released to the public in January 2007; and

WHEREAS, development that is incompatible with AICUZ recommendations in the noise and accident potential zones may result in negative impacts, such as reduced operations, reduced number of available training days and/or loss of flying missions; and

WHEREAS, City of Spencer desires to be a partner with Choctaw, Del City, Midwest City, Nicoma Park, Oklahoma City, Cleveland County, Oklahoma County and Tinker Air Force Base in the implementation of the recommendations in the Joint Land Use Study Report that was received by the JLUS Policy Committee on July 18, 2008,

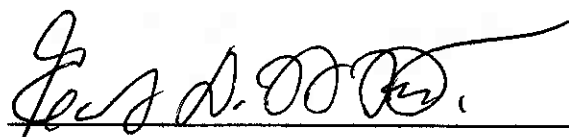
NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1. The City of Spencer endorses and supports the current missions of Tinker Air Force Base and encourages new and expanded missions in the future.

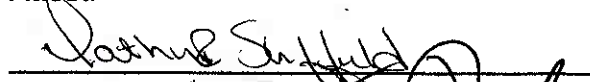
SECTION 2. The City of Spencer endorses the JLUS initiatives summarized in **Attachment 1** in support of the current and future missions of Tinker Air Force Base, and implementation of these recommendations by _____ will occur as soon as the process allows.

SECTION 3. This resolution will be transmitted to the Association of Central Oklahoma Governments for distribution to each JLUS partner, Tinker Air Force Base and the Oklahoma Strategic Military Planning Commission upon adoption.

ADOPTED this 19th day of February, 2009.



Attest:



Approved as to form this 19 day of February, 2009:


Legal Counsel

Attachment 1

Joint Land Use Study Recommendations

General Recommendations:

- Create an oversight committee with representation from the JLUS partnering jurisdictions to work closely with Tinker Air Force Base (the Base) on land use and encroachment issues.
- Guard against urban encroachment by providing detailed information regarding proposed development plans and future land use changes to the Base.
- Adopt a strategy and protocol for ongoing communication between Tinker AFB and the JLUS partner communities to apprise each other of potential development within Air Installation Compatible Use Zone (AICUZ) Accident Potential Zones (APZ) and noise contours.
- Review flight path corridors and seek Tinker AFB input on siting locations for public facilities, including schools, libraries, etc.

Land Use Policy Recommendations:

- Modify comprehensive plans and zoning ordinances to minimize incompatible land uses around the Base, particularly within the AICUZ Accident Potential Zones.
- Establish land use policies against zoning land to any category permitting residential development within the 75 dB DNL or higher noise contour, or within the 65-74 dB DNL contour unless sound attenuation will be achieved.
- Ensure height and obstruction ordinances reflect current Air Force and Federal Aviation Administration (FAA) Part 77 requirements.
- Show AICUZ Accident Potential zones I and II and AICUZ noise contours on adopted comprehensive plan maps and/or zoning maps.

Real Estate Recommendations:

- Consider purchase of land within the APZ I and the 75 dB DNL or greater noise contour as an alternative to regulatory methods for preserving land and minimizing the development of incompatible land uses.

Joint Land Use Study Recommendations

Real Estate Recommendations (Cont.)

- Create a voluntary acquisition program for residential properties and vacant land located within the APZ I areas.
- Develop a voluntary avigation easement program to allow the acquisition of easements to ensure land use compatibility of properties within the 65 dB DNL or greater noise contour.
- Consider purchase of a portion of land if needed to protect open space, sensitive, or critical areas within AICUZ noise contours and Accident Potential Zones.
- Establish a transfer of development rights program to maintain public safety and mission sustainability where development rights currently exist.
- Allow land in APZs and the 75 dB DNL or greater noise contour to be placed in a temporary holding status to be turned over for compatible development at a future date.
- Encourage a real estate 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).
- Adopt the following maximum densities for new development within APZ I and APZ II, as developed through extensive research and analysis during the JLUS and more fully described in the Joint Land Use Study Final Report, dated September 2008:
 - Commercial and industrial density: maximum of 25 people/gross acre in APZ I and 50 people/gross acre in APZ II
 - Residential density: no new dwelling units in APZ I and a maximum of four dwelling units/gross acre in APZ II

Building and Construction Recommendations:

- Ensure building codes meet or exceed U.S. Department of Defense recommendations for noise level reduction by adopting the most recent version of the International Building Code.
- Develop a construction guide for builders, developers, architects and building inspectors to clarify noise compatibility guidelines and other requirements for building within Accident Potential Zones and/or 65 dB DNL or greater noise contours.

Joint Land Use Study Recommendations

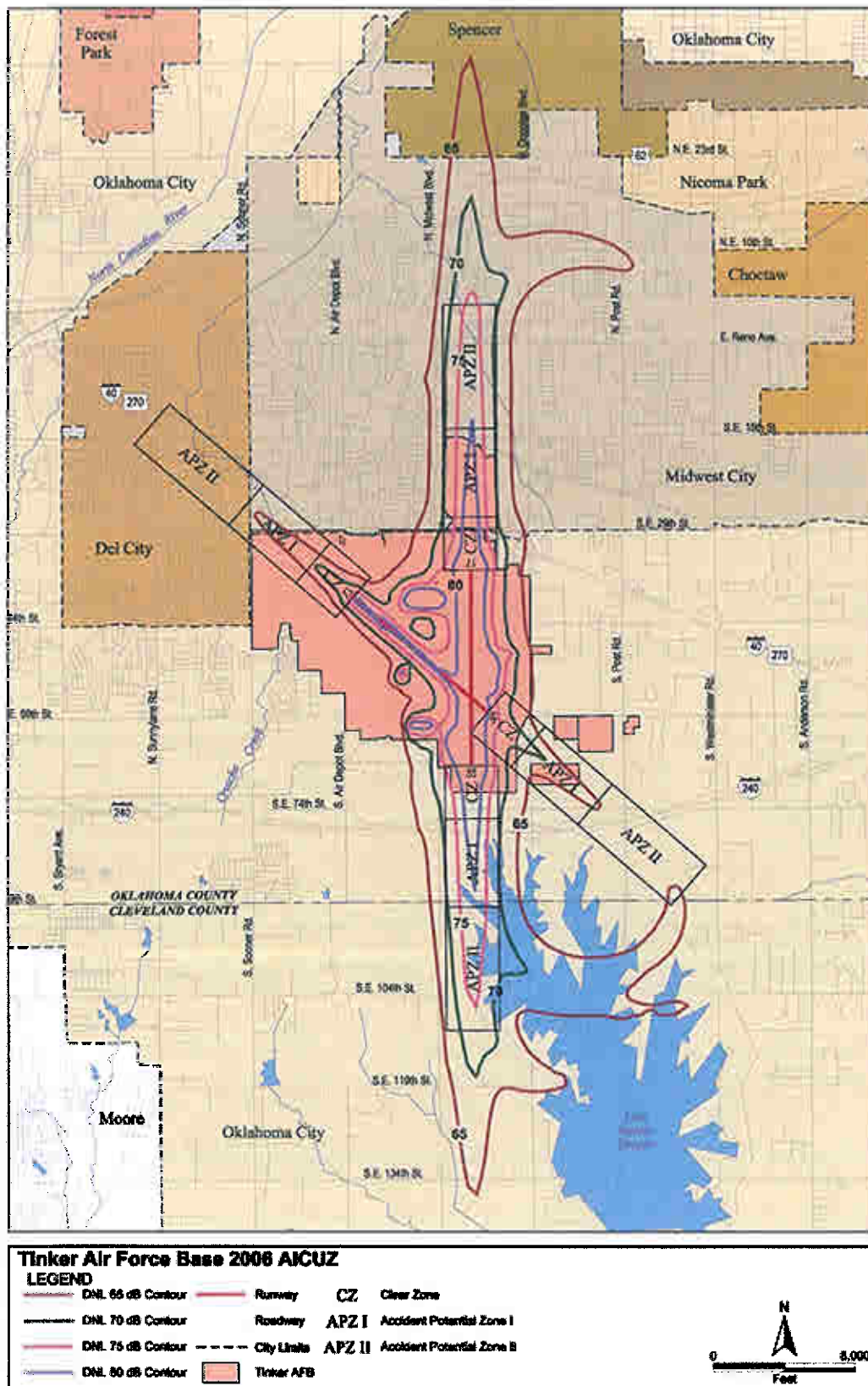
Building and Construction Recommendations: (Cont.)

- Encourage owners of existing structures and require owners of new construction in the 65 dB DNL and greater noise contours 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.
- Improve acoustic site design through positioning of new structures within AICUZ noise contours on a development site for the purpose of reducing noise levels in the most noise-sensitive buildings.

Environmental and Transportation Recommendations:

- Determine the feasibility of closing a portion of Douglas Boulevard related to development of the Maintenance Repair and Overhaul Technology Center (MROTC) and future needs for Tinker AFB expansion.
- Work with the State Department of Agriculture on ways to help reduce the number of birds circling the landfills near Tinker AFB.
- Prohibit new sanitary landfill or wetland mitigation projects within 10,000 feet of aircraft runways. (Does not include retention and detention ponds.)

Noise Contours and Safety Zones Tinker Air Force Base 2006 AICUZ Study



Source: Air Installation Compatible Use Zone Study for Tinker Air Force Base, Dec. 2006