

SECTION 5.0

IMPLEMENTATION

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SECTION 5. IMPLEMENTATION

Implementation of the Air Installation Compatible Use Zone (AICUZ) Study must be a joint effort between Dyess Air Force Base (AFB) and adjacent communities. The role of Dyess AFB is to minimize the noise impact on the surrounding communities and to advise these communities on potential impacts from base operations on the safety, welfare, and quality of life of their citizens. The role of the communities is to ensure that development in the surrounding area is compatible with accepted planning, zoning, and development principles and practices to protect the base's mission. This AICUZ Study provides the best source of information to ensure land use planning decisions made by the local municipalities are compatible with a future installation presence.

5.1 AIR FORCE RESPONSIBILITIES

In general, the U.S. Air Force (USAF) perceives its AICUZ responsibilities as encompassing the areas of flying safety, noise abatement, and participation in the land use planning process. Well-maintained aircraft and well-trained aircrews do a great deal to ensure that aircraft accidents are avoided. Despite the best aircrew training and aircraft maintenance intentions, history clearly shows that accidents do occur. It is imperative that flights be routed over sparsely populated areas as regularly as possible to reduce the exposure of lives and property to a potential accident.

By USAF regulations, Commanders are required to periodically review existing traffic patterns, instrument approaches, weather minima, and operating practices and evaluate these factors in relation to populated areas and other local situations. This requirement is a direct result and expression of USAF policy that all AICUZ plans must include an analysis of flying and flying-related activities designed to reduce and control the effects of such operations on surrounding land areas.

Preparation and presentation of this Dyess AFB AICUZ Study is one phase of continuing USAF participation in the local planning process. It is recognized that as the local community updates its land use plans, Dyess AFB must be ready to provide additional input when needed.

It is also recognized that the AICUZ Program is an ongoing activity even after compatible development plans are adopted and implemented. Dyess AFB personnel are prepared to participate in the continuing discussion of zoning and other land use matters as they may affect, or may be

affected by, the base. Dyess AFB personnel also are available to provide information, criteria, and guidelines to state, regional, and local planning bodies; civic associations; and similar groups.

Participation in land use planning can take many forms. The simplest of these forms is straightforward, consistent two-way discussion and information sharing with both professionals and neighbors. Copies of this AICUZ Study, including maps, have been provided to local communities and counties and regional planning departments and zoning administrators. Through this communication process, Dyess AFB reviews applications for development or changed use of properties within the noise impact and safety areas, as well as other nearby parcels. Dyess AFB coordinates closely with surrounding communities and counties on zoning and land use issues.

Dyess AFB aircraft crews try to minimize exposure to populated areas, but depending on the weather conditions and air traffic, these areas cannot always be avoided. Daytime operations occur between the hours of 7:00 a.m. and 10:00 p.m. and night operations occur from 10:00 p.m. through 7:00 a.m. Flying at night is more difficult due to reduced visibility and requires training to maintain currency and safety. Dyess AFB personnel try to limit night flying to the minimum required to accomplish their mission and maintain required proficiencies.

5.2 LOCAL COMMUNITY RESPONSIBILITIES

The residents of local municipalities and Taylor County have a long history of working with personnel from Dyess AFB. Adoption of the following recommendations during the revision of relevant land use planning or zoning regulations will strengthen this relationship, increase the health and safety of the public, and help protect the integrity of the installation's flying mission:

- Recommend municipal planners consider AICUZ policies and guidelines when developing or revising city comprehensive plans and use AICUZ overlay maps and USAF Land Use Compatibility Guidelines to evaluate existing and future land use proposals.
- Recommend zoning ordinances be adopted or modified to reflect the compatible land uses outlined in the AICUZ report.
- Recommend municipal and county planners establish procedures to consult on land use matters within overlapping extra-territorial jurisdictions near Dyess AFB.

- Recommend municipal, county, and state expenditure plans/programs be reviewed to ensure they do not encourage incompatible land use patterns near Dyess AFB, with particular emphasis on utility extension and transportation planning.
- Recommend local governments implement height and obstruction ordinances that reflect current USAF and Title 14 of the *Code of Federal Regulations* Part 77 requirements.
- Recommend fair disclosure ordinances be enacted to require disclosure to the public for those AICUZ items that directly relate to aircraft operations at Dyess AFB.
- Recommend real estate disclosures be provided to individuals purchasing property within noise zones and Accident Potential Zones (APZs).
- Encourage building/residential codes be enacted or modified to ensure that new construction in the vicinity of Dyess AFB has the recommended noise-level reduction measures incorporated into the design and construction of structures.
- Recommend proposals for tall structures such as wind turbines and communication towers be monitored to ensure that new construction does not pose a hazard to navigable airspace around Dyess AFB.
- Recommend AICUZ land use recommendations for development density in APZs be reflected in municipal plans and ordinances.
- Encourage local governments to consult with Dyess AFB on planning and zoning actions that have the potential to affect base operations.
- Encourage the development of a working group of city, county, and Dyess AFB representatives to discuss land use concerns and major development proposals that could affect aircraft operations.