

**WHITEMAN AFB, MO**

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**AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) STUDY**

**VOLUME III:  
IMPLEMENTATION AND MAINTENANCE PLAN**

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**AICUZ VOLUME III  
IMPLEMENTATION AND MAINTENANCE PLAN**

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## **1 INTRODUCTION**

Considerable effort has been expended by HQ Air Combat Command, and Whiteman AFB to develop compatible land use guidelines for the land surrounding the base. An effective procedure for public release of the information contained within the AICUZ Study is essential for encouraging local governments to use that information in their planning efforts.

Whiteman AFB is responsible for informing local citizens of the need for taking positive action to prevent incompatible land uses around the base. It is important to involve local officials and private citizens from all adjacent communities in the AICUZ program. Participants in this effort should be aware that the AICUZ program is designed to protect the health and safety of community residents, as well as to protect the airfield from encroachment.

Within the past few years, some local government jurisdictions have restricted construction along flood plains, on steep slopes, in potential earthquake hazard areas, and in areas with high water tables. In terms of safety and health, airfield operations should be of equal concern to local planning agencies and should be included as a factor in land use planning. The regulation of land use has traditionally been exercised by the state through delegation to local governments. Action needs to be taken now to advise local governments that corrective measures are essential to protect the health, safety, and welfare of the public from aircraft noise and accident hazards, and, in turn, to protect the military installation from the adverse impacts of random urbanization of nearby lands.

## **2 CONCEPTS/ACTIONS**

This AICUZ Implementation and Maintenance Plan is designed to assist the base in its efforts to acquaint local communities and their officials with the Whiteman AFB AICUZ program. In addition, a well executed public release process will give the base community planner a strong foundation for follow-on efforts.

The first step in providing AICUZ information is to initiate informal discussions with key officials and planning staffs of the affected government units. These meetings are used to set forth the basic principles of the AICUZ program, i.e., that it is a planning tool, that the program is based upon cooperative effort between the Air Force and local communities, and that the role of the Air Force is to provide information for use in land use planning within the vicinity of Whiteman AFB. (It is important to stress that it is not the intent of the AICUZ program to preempt the land use control prerogative of local governments.) This initial step is accomplished through an AICUZ concept briefing which will be prepared by representatives from Civil Engineering and Public Affairs. The informal briefing will be conducted by representatives from Civil Engineering, Public Affairs, or the Command Section. The briefing should contain examples of AICUZ programs at other bases and an update on the existing AICUZ Study at Whiteman AFB. The date, setting, attendees, and procedures for the public release of the study should also be discussed and established at this time.

Specific AICUZ data, including noise contour maps for Whiteman, should NOT be made available to anyone outside the Air Force prior to full public release. It is imperative that there is no possibility for any group to be given a special advantage by receiving prior knowledge. Prior to public release, the AICUZ Study is considered an internal working paper and, under the provisions of AFR 12-30, is exempt from the Freedom of Information Act.

Prior to the actual public release, base personnel designated to attend the public release should conduct a thorough review of the impacts the AICUZ program could have on local communities and landowners. These individuals, in their review, should answer the following questions:

- What is the existing land use?
- What is the future planned land use?
- What factors determine future land use?
- What are alternatives for future land use?
- Who decides what future land uses are?
- Which property owners are involved?

This review should also include possible effects upon municipalities, counties, regional councils, water districts, utility companies, highway/transportation planning agencies, etc.. A determination should also be made concerning to what extent the recommended AICUZ criteria is in agreement with current local land use planning and zoning ordinances. This "brainstorming" will assist in answering questions which may be asked during the public release process.

The basic forum for full release of the AICUZ Study is a public presentation meeting. Attendees should include appropriate government officials, the general public, and the media. This meeting will also be the occasion for the first distribution of the actual AICUZ Study. The official release at this time will ensure that no one is excluded from the process, and that no one single interested or impacted group is provided with information prior to others. A follow-on meeting to respond to questions, if necessary, should also be arranged.

The Air Force Center for Environmental Excellence will arrange for appropriate federal agency representation at the initial public meeting. This is accomplished in accordance with AFI 32-7060

Following the initial public meeting, the AICUZ Study is forwarded to local and state clearinghouses as part of the Executive Order 12372 process.

### **3 ORGANIZATION**

The installation commander releases the AICUZ Study during the public meeting. The briefer selected to explain the AICUZ process should be thoroughly familiar with the base-specific data gathering, current base area compatible and incompatible land uses, and the information contained within the documents. The DE, DO, PA, and JA assist the commander by developing and implementing the public release and by participating at the public meeting. Complete awareness of the recommended AICUZ criteria is essential because public misinformation or lack of information can be detrimental to objectives desired. The Public Affairs Office (PAO) is responsible for all public news releases and responses to public inquiries. The PAO should work with the media to ensure timely notice to the public of the date, location, and purpose of the AICUZ public meeting.

Remember that presentations on the AICUZ program are given to inform and enlist the cooperation and support of local political officials, special interest groups, and others. Groups which are formally briefed on the AICUZ Study are reflected in Section 4. A general schedule for presentations of the AICUZ Study is included in Section 5. Those presenting the AICUZ report must be well acquainted with the information contained within the AICUZ Study. They should be able to deal knowledgeably with the questions of laymen and professionals alike.

The Air Force should state its views and recommendations with respect to what should be done to establish compatible land use within the vicinity of the airfield, but this should be expressed in a low-key manner and without any pressure brought to bear on local governmental officials. Use of information contained within the AICUZ report is the responsibility of local officials.

#### 4 INDIVIDUALS/ORGANIZATIONS TO BE GIVEN AICUZ PRESENTATIONS

The following persons/organizations play key roles in the land development process in areas surrounding Whiteman AFB. Many of them will be consulted in informal briefings and presentations and all will be invited to the AICUZ Public Release.

##### Local Government

111 North State  
Knob Noster, Missouri 65336  
(660)563-3476

- **Elected Knob Noster City Officials**

Marion Crutchfield, **Mayor**

- **Board of Alderman:**

Barbara Krause

Fran Alderson

Carl Donze

Mitch Franklin

Pam Regan

Doug Gregory

New election results to be posted within 30 days

- **Appointed Knob Noster City Officials**

- **Knob Noster Planning Commission**

111 North State

Knob Noster, Missouri 65336

(660) 563-3476

James Clarence, **Chairman**

Fran Alderson

Patsy Smith

Marion Crutchfield

Barbara Bratton

Rusty Gates

Include Washington Township Officials if the township implemented zoning or other relevant activities.

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**Johnson County Government**

Johnson County Courthouse  
Warrensburg, Missouri 64093  
(660) 747-6161

**Elected Johnson County Officials**

▪ **Johnson County Commission**

Mr. Ray Fitterling, **Presiding Commissioner**  
Mr. Jim Hull, **Commissioner, Eastern District**  
Mr. Bob Banes, **Commissioner, Western District**  
Ms. Elaine Marsh, **Public Administrator**  
Mr. Gilbert Powers, **County Clerk**

▪ **Appointed Johnson County Official**

Mr. Ben Hines, **County Superintendent of Roads and Bridges** Rt. 2  
Warrensburg, Missouri 64093  
(816) 747-6821

**Pettis County Government**

415 South Ohio  
Sedalia, Missouri 65301  
(660) 826-4892

**Elected Pettis County Officials**

• **Pettis County Commission**

James McMullin, **Presiding**  
James Ellis, **Commissioner, Eastern District**  
Larry Wilson, **Commissioner, Western District**  
Pam Doane, **County Clerk**

**State Government**

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216 State Capital, P.O. Box 720  
Jefferson City, Missouri 65102  
(314) 751-3222

**Elected Missouri State Officials**

- Honorable Bob Holden, **Governor**

**Missouri House of Representatives**

201 West Capitol Avenue  
Jefferson City, MO 65101

- Mr. Randall H. Relford, **State Representative, District 6** Rm. 3234, (573) 751-9818
- Mr. Gary Wiggins, **State Representative, District 8** Rm. 303A, (573) 751-1042
- Mr. Wes Shoemyer, **State Representative, District 9** Rm. 406A, (573) 751-7852
- Mr. Robert Clayton, **State Representative, District 10** Rm. 413A, (573) 751-9614
- Mr. Philip Smith, **State Representative, District 11** Rm. 313, (573) 751-9459
- Mr. Bruce W. Holt, **State Representative, District 17** Rm. 300A, (573) 751-9628
- Mr. Ted Farnen, **State Representative, District 21** Rm. 404A, (573) 751-9458
- Mr. Bill Skaggs, **State Representative, District 31** Rm. 414, (573) 751-2199
- Ms. Susan C. Phillips, **State Representative, District 32** Rm. 301, (573)751-2071
- Mr. Philip Willoughby, **State Representative, District 33** Rm. 415A, (573) 751-6600
- Ms. Annie Reinhart, **State Representative, District 34** Rm. 201G, (573) 751-1218
- Ms. Luann Ridgeway, **State Representative, District 35** Rm. 105F, (573) 751-2238
- Mr. Gary Kelly, **State Representative, District 36** Rm. 406B, (573) 751-9757
- Ms. Sharon Sanders Brooks, **State Representative, District 37** Rm. 235BB, (573) 751-1309
- Mr. Tim Van Zandt, **State Representative, District 38** Rm. 412B, (573) 751-5282
- Ms. Marsha Campbell, **State Representative, District 39** Rm. 405B, (573) 751-4485
- Mr. Henry C. Rizzo, **State Representative, District 40** Rm. 302A, (573) 751-3310
- Ms. Melba J. Curls, **State Representative, District 41** Rm. 235B, (573) 751-3158
- Ms. Yvonne S. Wilson, **State Representative, District 42** Rm. 409B, (573) 751-9758
- Mr. Craig C. Bland, **State Representative, District 43** Rm. 305A, (573) 751-2124
- Ms. Jenee' M. Lowe, **State Representative, District 44** Rm. 200BC, (573) 751-2437
- Ms. Cathy Jolly, **State Representative, District 45** Rm. 415B, (573) 751-6607
- Mr. Thomas Hoppe, **State Representative, District 46** Rm. 403A, (573) 751-9469
- Mr. Pat Kelly, **State Representative, District 47** Rm. 109A, (573) 751-1456
- Mr. Bill Boucher, **State Representative, District 48** Rm. 313-3, (573) 751-7335
- Mr. Ralph A. Monaco, **State Representative, District 49** Rm. 112, (573) 751-9851

- Ms. Carol Jean Mays, **State Representative, District 50** Rm. 205, (573) 751-7639
- Mr. Dennis Bonner, **State Representative, District 51** Rm. 315, (573) 751-5701
- Ms. Connie J. Cierpiot, **State Representative, District 52** Rm. 135AA, (573) 751-9759
- Mr. Richard Franklin, **State Representative, District 53** Rm. 311, (573) 751-6535
- Mr. Don Lograsso, **State Representative, District 54** Rm. 105G, (573) 751-1487
- Mr. Carson Ross, **State Representative, District 55** Rm. 105C, (573) 751-8636
- Mr. Matt Bartle, **State Representative, District 56** Rm. 105J, (573) 751-1464
- Mr. O. L. Shelton, **State Representative, District 57** Rm. 407B, (573) 751-2198
- Mr. Louis H. Ford, **State Representative, District 58** Rm. 402, (573) 751-2383
- Mr. Russ Carnahan, **State Representative, District 59** Rm. 130DA, (573) 751-4567
- Mr. Carl Vogel, **State Representative, District 114** Rm. 115B, (573) 751-2076
- Mr. Blaine Luetkenhaus, **State Representative, District 115** Rm. 233A, (573) 751-2176
- Mr. Steve Henderson, **State Representative, District 116** Rm. 109F, (573) 751-4119
- Mr. Larry Crawford, **State Representative, District 117** Rm. 201C, (573) 751-2134
- Mr. Matt Boatright, **State Representative, District 118** Rm. 201E, (573) 751-9774
- Mr. Delbert Scott, **State Representative, District 119** Rm. 203C, (573) 751-8793
- Mr. Shannon Cooper, **State Representative, District 120** Rm. 101J, (573) 751-1484
- Ms. Deleta Williams, **State Representative, District 121** Rm. 314, (573) 751-2272

**Appointed Missouri State Officials**

- Mr. David Mitchum, **Deputy Director for Economic Development Programs**  
Truman State Office Building  
Room 770  
P.O. Box 118  
Jefferson City, Missouri 65102  
(314) 751-4241
- Mr. Richard G. Grose, **Director, Missouri Housing Development Commission** 3770 Broadway  
Kansas City, Missouri 64111  
(816) 756-3790
- Mr. Steven Waters, **Director, Division of Motor Carrier and Railroad Safety**  
Truman State Office Building  
Room 560

P.O. Box 1216  
Jefferson City, Missouri 65102  
(314) 751-7111

- Mr. Stephen Mahfood, **Director, Environmental Improvement and Energy Resources Authority**  
225 Madison, Second Floor  
Jefferson City, Missouri 65101  
(314) 751-4919
- Mr. John Young, **Director, Division of Environmental Quality**  
Jefferson State Office Building  
205 Jefferson St., P.O. Box 176  
Jefferson City, Missouri 65101  
(314) 751-4810
- Mr. Roger Randolph, **Staff Director, Air Conservation Commission**  
Jefferson State Office Building  
205 Jefferson St., P.O. Box 176  
Jefferson City, Missouri 65101  
(314) 751-4817 Federal Government

**Elected Federal Officials**

Honorable Christopher S. Bond, **United State Senate**  
293 Russel Office Building  
Washington, D.C. 20510-2503  
(202) 224-5721

Honorable Jean Carnahan, **United States Senate**  
293 Russel Office Building  
Washington, D.C. 20510-2503  
(202) 224-6154

Honorable Ike Skelton, **United States House of Representatives**  
2134 Rayburn Building  
Washington, DC 20515  
(202) 225-2876

**Appointed Federal Officials**

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## WHITEMAN AFB, MO

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- Regional Administrator, Federal Aviation Administration  
Federal Building  
601 East 12th Street  
Kansas City, MO 64106
- Administrator, Region 7  
U.S. Environmental Protection Agency  
726 Minnesota Avenue  
Kansas City, KS 66101  
(913) 551-7000
- Director, Office of Environmental Affairs  
U.S. Department of the Interior  
Main Interior Building, MS 2340  
1849 C Street, NW  
Washington, DC 20240  
(202) 208-1100
- Chief, Natural and Technological Hazards Division  
Federal Emergency Management Agency  
175 West Jackson St., 4th Floor  
Chicago, IL 60604

### **Chamber Of Commerce (CoC) And Military Affairs Committees (MAC)**

Knob Noster Chamber of Commerce  
Mr. Joe LeMay, **President**  
1175 NE 175  
Knob Noster, MO 65336

Warrensburg Chamber of Commerce  
Mr. Art Rosser, **President**  
Grinspead 120 CMSU  
Warrensburg, MO 64093

Sedalia Area Chamber of Commerce  
Mr. Mike Haynes, **President**  
220 East 5th Street  
Sedalia, MO 65084

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## AICUZ VOLUME III

## IMPLEMENTATION AND MAINTENANCE PLAN

## WHITEMAN AFB, MO

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Concordia Chamber of Commerce

Ms. Linda Ruege, **President**  
P.O. Box 143  
Concordia, MO 64020

Kansas City Area Chamber of Commerce

Mr. Pete Levi, **President**  
911 Main  
Kansas City, MO 64105

Windsor Chamber of Commerce

Mr. Jon Bair, **President**  
P.O. Box 315  
Windsor, MO 65360

Knob Noster Military Affairs Committee

Mr. Jack Ridley, **Chairman**  
876 NE Highway MM  
Knob Noster, MO 65336

Warrensburg Military Affairs Committee

Mr. Robin Crouch, **Chairman**  
119 West Gay  
Warrensburg, MO 64093

Sedalia Military Affairs Committee

Mr. Mike Haynes, **Chairman**  
220 East 5th Street  
Sedalia, MO 65301

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**AICUZ VOLUME III**

**IMPLEMENTATION AND MAINTENANCE PLAN**

**Regional Planning Agencies**

720 Ward Parkway, Suite 100  
Kansas City, Missouri 64114-2021

Mr. Scott A. Michie, **AICP**  
Bucher, Willis, and Ratliff **Media**

**Newspapers**

- Clinton Democrat (660) 885-2281
- Cole Camp Courier (660) 668-4418
- Concordian (660) 668-4418
- Holden Progress (660) 732-4115
- Kansas City Star (816) 234-4300  
(913) 234-4926 (FAX)
- Knob Item (660) 536-3606
- Lexington News (660) 259-2266
- Sedalia Democrat (660) 826-1000  
660)826-2413 (FAX)
- St. Joseph News-Press Gazette (816) 271-8500  
(816) 271-8695 (FAX)
- Warrensburg Standard Herald (660) 747-3135
- Benton County Enterprise (660) 438-6312/(660) 438-5725

- Windsor Review (660) 647-2121  
(660) 647-3647 (FAX)

**Television**

- KMIZ (Columbia) (314) 440-0917  
(314) 875-7078 (FAX)
- KOMU (Columbia) (314) 442-1122  
(314) 443- 5476 (FAX)
- KRGK (Jefferson City) (314) 896-5144
- KCTV (Kansas City) (913) 677-5555  
(913) 677-7243 (FAX)
- KMOS (Warrensburg) (816) 543-4155  
(660) 747-1653 (FAX)

**Radio**

- KDKD (Clinton) (816) 885-6141
  - KBIA (Columbia) (314) 882-3431  
(314) 882-1479 (FAX)
  - KARO (Columbia) (314) 442-7373  
(314) 449-7770 (FAX)
  - KFMZ (Columbia) (314) 874-3000
  - KLIK (Jefferson City) (314) 893-5696
  - KWOS (Jefferson City) (314) 893-5100  
(314) 893-4137 (FAX)
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## WHITEMAN AFB, MO

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- KCFX (Kansas City) (913) 661-0101  
(913) 345-2992 (FAX)
- KBEQ (Kansas City) (816) 531-2535  
(816) 968-4199 (FAX)
- KRVK (Kansas City) (913) 384-990  
(913) 384-0011 (FAX)
- KMBZ (Kansas City) (913) 236-9800  
(913) 677-8935 (FAX)
- WDAF (Kansas City) (816) 747-3135  
(816) 747-2416
- WHB (Kansas City) (913) 722-2866  
(913)722-0175 (FAX)

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**AICUZ VOLUME III**

**IMPLEMENTATION AND MAINTENANCE PLAN**

**5 SCHEDULE OF EVENTS**

The following is a suggested schedule for the presentation of the AICUZ report to the community:

| DATE       | EVENT   |
|------------|---|
| X          | Receipt of final documents.   |
| X+5 DAYS   | Forward final draft Brochure, Study, Technical Support Document, and Implementation and Maintenance Plan to HQ ACC/DE, Indicate proposed release date.  |
| X+30 DAYS  | Incorporate revisions and finalize document. Print final documents. Citizen's Brochure (#) copies; AICUZ Report (Vol. I)(#) copies; Appendices (Vols. II, A-F)(#)copies.  |
| X+60 DAYS  | Internal distribution of final documents: Ensure that 10 final copies are sent to HQ USAF/ILEB via commercial express courier to facilitate advance Congressional notification. Also send 17 additional copies, each, to CEVP and AFCEE/CCR-D via regular mail for federal agency notification. Refer to AICUZ Handbook and AFR 19-9. |
| X+65 DAYS  | Pre-brief local officials and Airport Land Use Commissions (if appropriate). Send out invitations for public meeting and make public announcement (news release).   |
| X+75+ DAYS | Hold initial public meeting, distribute AICUZ, respond to news/media queries. Distribute additional copies of AICUZ documents per the Interagency and Intergovernmental Coordination for Environmental Planning (IICEP) process, as described in AFR 19-9.  |

The Public Affairs Office will ensure that appropriate news releases are made. Many people may be affected by the AICUZ Study, and it is important that local government leaders and planning bodies be the center of focus rather than the Air Force. It is also imperative that this information be communicated in a low key manner as being one way of enhancing the future development of Johnson County.

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All AICUZ program briefings are coordinated with the Public Affairs Office. Only speakers who are knowledgeable of the AICUZ program and its intent and are adept at public presentations should be asked to speak.

**6 FORMAT FOR AICUZ PUBLIC RELEASE MEETING**

- DATE/TIME
- LOCATION
- FORMAT
- BRIEFING OFFICER
- KEY PERSONNEL & SUPPORT PANEL
  - Provide support to speaker during question and answer period - Panel members should include:
- /CC /SE /CV /JA /DO /DE /PA /EM
- MEETING ATTENDEES
- Local government officials, media, landowners in AICUZ Study area, homeowners associations, etc.

## **7 AICUZ PUBLIC RELEASE INVITATION**

Dear (See lists, Sec. 4)

Whiteman AFB's Air Installation Compatible Use Zone (AICUZ) Study has been updated and will be released in a public meeting at (time) on (date) 199( ), at (address). The AICUZ Study addresses aircraft noise and accident potential zones created by current flying operations at Whiteman AFB. The study contains information on building height restrictions and provides data for use in establishing land uses which are compatible with the current flying mission.

AICUZ data is intended for use by local citizens and government officials involved in land use planning and facility development. The purpose of the AICUZ program is to help ensure the health, safety, and welfare of the citizens in the surrounding communities while preserving the operational capabilities of Whiteman AFB.

The presentation will outline the overall AICUZ program, its methodology, potential uses of the study, and Air Force and community responsibilities for compatible land use. A question and answer period will follow the formal presentation.

As Johnson County and the city of Knob Noster continue to grow and prosper, we believe it is important that we join with government and business leaders in a cooperative effort to implement mutually beneficial planning for the future. I hope you will be able to attend this very important and informative meeting. In the event you are not able to attend, copies of the AICUZ Report are available upon request by calling the Whiteman AFB Public Affairs Office at (660) 687-6123.

Sincerely,

JOSEPH E. SUTTER  
Colonel, USAF  
Commander

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**AICUZ VOLUME III**

**IMPLEMENTATION AND MAINTENANCE PLAN**

## **8 IMPLEMENTATION STRATEGIES**

- Write transmittal letter to local government officials advising that the 1976 AICUZ Study has been revised.
- Brief the AICUZ study to city and county planners, county commissioners, and city council members prior to adoption or revision of any local comprehensive plan.
- Work closely with Johnson County and local community planners. Follow development of comprehensive planning efforts within the area, and encourage use of the information provided in the AICUZ in decision-making wherever possible.
- Add Whiteman AFB to the list of both local, regional, state, and federal intergovernmental coordination participants, and continue to keep Whiteman AFB “in the loop”. (Use AFCEE/CCR-D to assist in your IICEP efforts).
- Keep AFCEE/CCR-D in the loop by providing informational copies of correspondence concerning ongoing AICUZ activities at Whiteman AFB. Under the IICEP program, AFCEE/CCR-D will coordinate with and distribute AICUZ information to federal agency regional offices (HUD, VA, FmHA, etc.), per their responsibilities to the AICUZ program as specified by FMC 75-2.

## **9 AICUZ REVIEW STRATEGIES (ONGOING)**

- AICUZ data should be reviewed and revalidated every two years (including re-run of an AICUZ noise map) unless required sooner in conjunction with an EIAP action.
  - Every two years, conduct an analysis of land use compatibility within the vicinity of Whiteman AFB. Maintain a working relationship with surrounding communities to re-establish compatible land use designations as incompatible designations are identified.
  - The base should conduct and submit to HQ ACC a brief AICUZ survey on a biennial basis. This survey should summarize the status of the AICUZ program emphasizing foreseeable changes in the program including any issues involving civilian development which could impact on the mission (This survey is required by HQ USAF/CEVP).
  - The base should attend all zoning hearings which can potentially affect Whiteman AFB.
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- The base should provide information to communities on modification of flight procedures that may affect noise in the area.
- The base should maintain constant, positive contact with key public officials.
- Keep senior base leaders fully informed on the AICUZ program.
- Closely monitor county and city comprehensive planning processes to ensure that Whiteman AFB's interests continue to be represented.

### **10 CURRENT WHITEMAN AFB AICUZ CONCERNS**

- Implementation of Washington Township airport zoning.
- Mobile home developments east and south of the city of Knob Noster.
- Mobile homes and older construction single family residences, in APZ I on the approach end of runway 19, and APZ II on the approach end of runway 01. These residences are also subject to noise in the DNL 70-80 dB range.