



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Larry Harala, Associate Planner, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Set Public Hearing for the JBLM Airport Overlay District – May 14, 2019  
**DATE:** April 29, 2019

**SUMMARY:**

A resolution setting Tuesday, June 4, 2019, as the date for a public hearing before the City Council on the establishment of a proposed Joint Base Lewis McChord (JBLM) Airport Compatibility Overlay District corresponding with JBLM’s designated Accident Potential Zone II (APZ II).

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.

This proposal focuses on ensuring that future activities in this area help ensure that if a plane crash were ever to occur that the scale of damage on the ground to people and properties is limited. JBLM is a vital military and economic asset that contributes approximately \$10 billion to the South Sound economy and provides tens of thousands of jobs for the region.

**BACKGROUND:**

The proposed Overlay District would implement the recommendations of the JBLM Joint Land Use Study (JLUS) and the U.S. Air Force’s Air Installations Compatible Use Zones (AICUZ) Program, and implement policy direction from Tacoma’s Comprehensive Plan. These policy documents call for the City to incorporate considerations in local planning and permitting processes to address the health and safety of residents within areas potentially impacted by JBLM aircraft operations. Within APZ II areas, the recommendation is to institute changes to permitted land uses and development standards to prevent significant increases in density in order to reduce risk of loss of life and damage on the ground should an air accident occur.

The JBLM JLUS is a collaborative process among federal, regional, and local governments and agencies; tribes; the public; and the south Puget Sound region’s military installations: JBLM and Camp Murray. The study area generally encompasses those communities within two miles of the JBLM boundary, including Tacoma. The City of Tacoma has been working in collaboration with other area jurisdictions since at least 1992 on the JLUS in order to ensure that compatibility between the City and its citizens and JBLM is maintained.

On March 27, 2019, the Infrastructure, Planning and Sustainability Committee received a presentation on the proposal and directed that the item be brought forward to the City Council for consideration with a committee recommendation of approval.

**ISSUE:**

Promoting safety and reducing the risk of loss of life should a military aircraft accident occur, in balance with reasonable flexibility regarding future use of properties in the neighborhood.



**ALTERNATIVES:**

The City Council could direct staff to return to the Infrastructure, Planning and Sustainability Committee to further refine the proposal.

**RECOMMENDATION:**

Staff recommends setting Tuesday, June 4, 2019, as the date for a public hearing before the City Council on the establishment of a proposed Joint Base Lewis McChord (JBLM) Airport Compatibility Overlay District corresponding with JBLM's designated Accident Potential Zone II (APZ II).

**FISCAL IMPACT:**

There is no fiscal impact.