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FROM: Peter Huffman, Director of Planning and Development Services
COPY: Infrastructure, Planning, and Sustainability Committee; Kurtis D. Kingsolver, P.E.,
Rebecca Boydston
PRESENTER: Larry Harala, Planning and Development Services
SUBJECT: JBLM Airport Compatibility Overlay District – Planning Commission Recommendations
DATE: February 13, 2019

PRESENTATION TYPE:
Informational Briefing

SUMMARY:

On Wednesday, February 13, 2019, Planning and Development Services staff will provide the Infrastructure, Planning, and Sustainability (IPS) Committee with an overview of the Planning Commission's December 19, 2018 recommendations to establish the Joint Base Lewis McChord (JBLM) Airport Compatibility Overlay District corresponding with JBLM's designated Accident Prevention Zone II (APZ II). Staff will solicit initial input from the Committee and return on March 13, 2019, to seek direction. The City Council is tentatively scheduled to hold a Public Hearing on these proposals on April 2, 2019.

BACKGROUND:

On December 19, 2018, the Commission forwarded recommendations to the City Council to establish the JBLM Airport Compatibility Overlay District, along with associated changes to related sections of the Land Use Regulatory Code. The proposed Overlay District corresponds with JBLM's APZ II, which includes an approximately 200-acre area of South Tacoma. The APZ II was designated by the Department of Defense based on the elevated risk around aircraft safety.

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.

In developing these proposals, the Commission gave consideration to concerns expressed by area residents regarding proposed limitations on certain land uses. The proposals therefore reflect the Commission's intent to balance safety considerations with allowing for ongoing reasonable use of property within the neighborhood.

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 (Joint Base Lewis-McChord 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.

ISSUE:

Staff would like to discuss promoting safety and reducing the risk of loss of life should an accident occur, in balance with reasonable flexibility regarding future use of property in the neighborhood.

ALTERNATIVES:

The IPS Committee could request modifications to the Planning Commission's proposals.

FISCAL IMPACT:

This is an information briefing only. There is no fiscal impact.

RECOMMENDATION:

Staff recommends the IPS Committee review and discuss the Planning Commission's recommendations, and provide staff with direction for any further policy analysis in preparation for the Committee meeting on March 13, 2019.

ATTACHMENTS:

The Planning Commission's December 19, 2018 recommendations packet.