



TO: Elizabeth A. Pauli, City Manager
FROM: Larry Harala, Senior Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Ordinance – Joint Base Lewis McChord (JBLM) Airport Overlay District – June 18, 2019
DATE: June 3, 2019

SUMMARY:

An ordinance amending Title 13 of the Municipal Code, relating to the Land Use Regulatory Code, by amending various sections in Chapter 13.06 Zoning, and adding a new section 13.06.585 entitled “Joint Base Lewis McChord Airport Overlay Compatibility Overlay District”, to establish a JBLM Airport Compatibility Overlay District corresponding with JBLM’s designated Accident Potential Zone II, with corresponding land use and development standards changes.

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 is intended to prevent future development that would increase densities or promote large-scale gatherings within the Accident Potential Zone (APZ), thus limiting the potential risk if a plane crash were to occur. The proposal is also intended to support the long-term viability of JBLM – a vital economic asset that contributes approximately \$10 billion to the South Sound economy and provides tens of thousands of jobs for the region.

BACKGROUND:

On January 16, 2019, after an approximately six-month public planning process, the Planning Commission forwarded recommendations to the City Council to establish the Airport Compatibility Overlay District (ACOD). On March 27, 2019, the Infrastructure, Planning and Sustainability (IPS) Committee directed that the item be brought forward to the full City Council for consideration with a committee recommendation of approval. The IPS Committee also recommended one change to strengthen the intent language of the proposed District.

The proposed ACOD 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 JBLM is maintained.



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 reject the proposal in its entirety, make specific refinements to it or refer it back to the Planning Commission or the IPS Committee for further refinements.

RECOMMENDATION:

The Planning Commission and IPS Committee recommend establishment of the proposed JBLM ACOD corresponding with JBLM's designated APZ II.

FISCAL IMPACT:

There is no fiscal impact.