

JBLM Joint Land Use Study (JLUS) APZII Overlay

Clear Zones and Accident Potential Zones (APZ) represent the most likely impact areas if an aircraft accident occurs. APZs are based on Department of Defense historical data on where accidents have previously occurred.

A small portion of South Tacoma is located within the APZ II. Based on the elevated risk around aircraft safety, the JBLM JLUS Implementation Plan recommends that the City incorporate considerations in local planning and permitting processes to address the health of residents.

A review of development standards and allowable uses will be conducted to ensure that appropriate measures have been taken to limit design and land use decisions that unnecessarily elevate risks and the safety of residents living or working in the APZ II.

Project Summary

Applicant:	Planning and Development Services
Amendment Type:	Code
Location and Size of Area:	Western Boundary - ~170 ft east of South Tacoma Way; Northern Boundary - 240 ft north of S. 72 nd Street; Eastern Boundary – 85 feet east of S. Fife Street. South Boundary – City limits. 200.6 acres or 8.8 million square feet
Current Land Use and Zoning:	Various. Primarily Single Family Residential, Two Family Residential and Commercial. Various. Primarily R-2, R-3, and C-2.
Neighborhood Council Area:	South Tacoma.
Staff Recommendation:	Forward the application for Technical Review and Analysis, scheduled completion for early 2019.
Date of Report:	June 20, 2018 (updated)
Project Proposal:	Develop an Airport Compatibility Overlay Zone – an overlay that will modify development patterns and standards of the underlying zoning in parcels impacted by the Accident Potential Zone II.



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City of Tacoma, Washington

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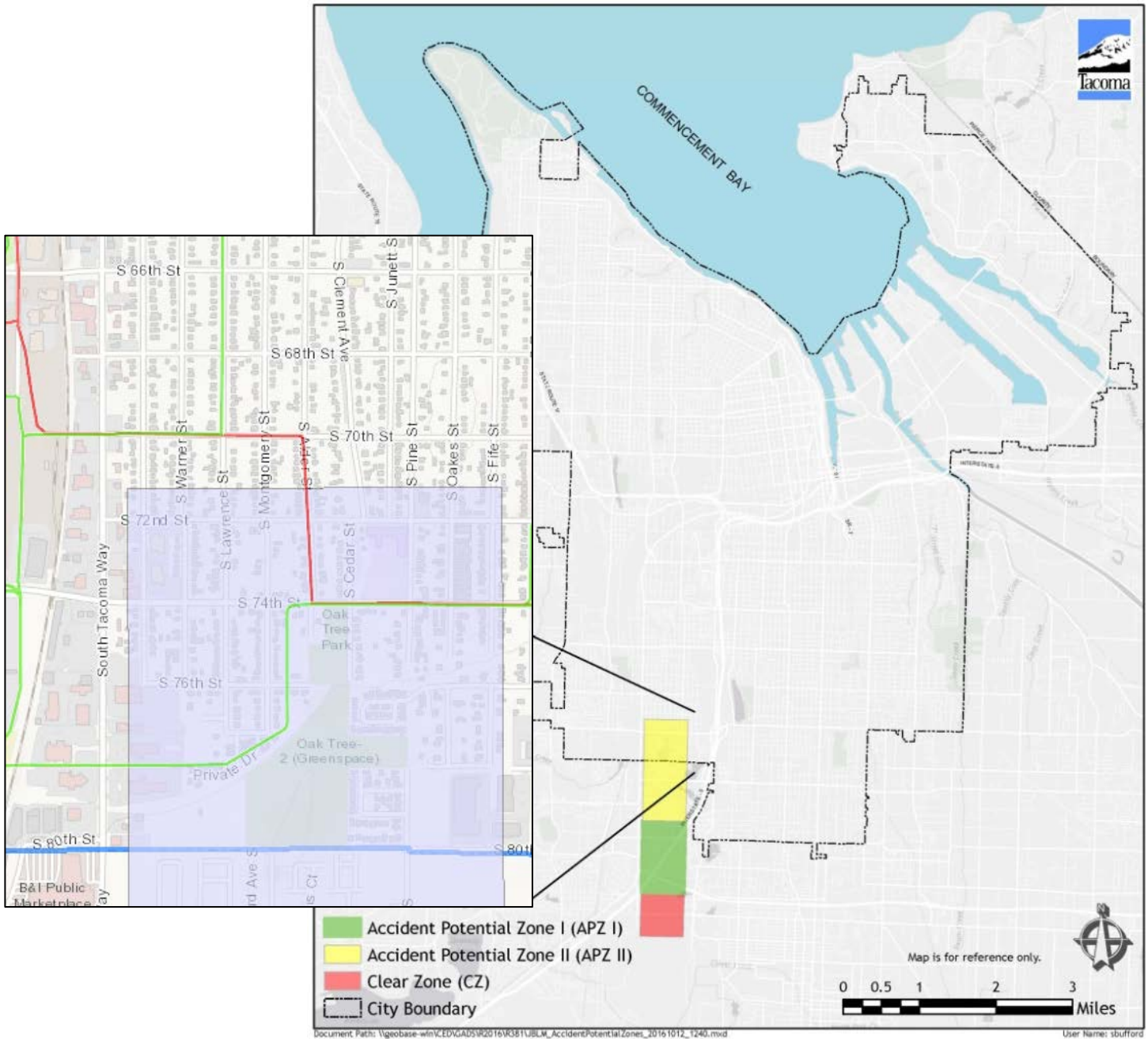
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Section A. Proposed Scope of Work

1. Area of Applicability

The Accident Potential Zone is defined as follows: Western Boundary - ~170 ft east of South Tacoma Way; Northern Boundary - 240 ft north of S. 72nd Street; Eastern Boundary – 85 feet east of S. Fife Street. South Boundary – City limits.

City of Tacoma
Joint Base Lewis-McChord Accident Potential Zone Map



2. Background

The Joint Base Lewis-McChord (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 of JBLM and Camp Murray. The study is designed to create a collective regional dialogue around sometimes complex issues of balancing military operational demands and mission changes with the region's and local communities' land use plans, economic development and infrastructure needs, and goals for environmental sustainability.

A recommendation that came out of the Joint Land Use Study is to reconcile land use with the risk associated with the accident potential zone. This means that future expansion, renovation, and development, through land use and development standards, should be in line with an area that needs to address potential risks to health and safety.

3. Policy Framework

Comprehensive Plan

Policy DD–9.9 - Where uses, densities or intensities adjoining the city differ significantly from planned or existing development patterns inside the city, work in collaboration with adjoining jurisdictions ensure appropriate transitions and compatibility between uses. For example, McChord Field, part of Joint Base Lewis-McChord (JBLM), is located near the city's south border and development patterns in this area of Tacoma should be compatible with airfield activity. The City of Tacoma is working with JBLM to ensure long-term land use compatibility around the airfield.

Policy PFS–3.8 - Protect the viability of existing airports as essential public facilities by encouraging compatible land uses and reducing hazards that may endanger the lives and property of the public and aviation users. Evaluate and implement appropriate policy and code amendments recommended by the Joint Base Lewis-McChord Joint Land Use Study (JLUS).

Policy UF–13.53 Housing densities greater than six units per acre or any concentrations of more than 25 people per hour/per acre in any given 24-hour period are discouraged in the Accident Potential Zone II (APZ II).

JBLM Joint Land Use Study Implementation Plan - Tacoma Action Plan

Strategy 9 - Incorporate specific land use compatibility requirements into local zoning codes and ordinances

Strategy 10 - Incorporate considerations of aircraft safety and military operational noise into local jurisdiction planning and permitting processes.

4. Objectives

The application is responsive to the following objectives:

- **Address inconsistencies or errors in the Comprehensive Plan or development regulations;**
The application addresses an inconsistency between the Comprehensive Plan policies pertaining to airport compatibility and the current zoning and development standards in the Accident Potential Zone II.
- **Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;**

Not applicable.

- **Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or**

The proposed amendment would maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern.

- **Enhance the quality of the neighborhood.**

Not applicable.

5. Options Analysis

There are three primary options the Commission can consider to address the inconsistencies between the Plan and Code and to bring the zoning and development standards into compliance with the recommendations of the Joint Land Use Study:

- a) Airport Compatibility Overlay – an overlay that will modify development patterns and standards of the underlying zoning in parcels impacted by the Accident Potential Zone II.
- b) Changes to use table of parcels impacted by APZ II
- c) Downzone of parcels in APZ II

Staff's recommended option is to primarily focus on the development of an Airport Compatibility Overlay Zone as the clearest and most direct path to both better implement the recommendations as well as to provide greater transparency as to the area in which the standards apply.

6. Proposed Outreach

The application is for a distinct subarea within the City and will affect both residential and commercial properties. As such, public notice will be sent to taxpayers and occupants in the area as well as any other neighborhood or business associations. Staff will conduct outreach with the South Tacoma Neighborhood Council and an area specific open house to discuss the potential impacts and implications of the proposed overlay zone.

7. Impacts Assessment

The application is primarily focused on the reduction of impacts that may result from an accident at Joint Base Lewis McChord. The Joint Land Use Study recommendations will impact the use and development capacity of the area. As such, staff will request that the Legal Department review any proposals for potential takings of private property rights as a part of this process. No other impacts to traffic, critical areas, aesthetics, air or water quality would be expected as a result of this application.

8. Supplemental Information

At this time, no further studies are expected to be necessary to conduct this review and provide a recommendation to the Planning Commission.

Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: This item is legislative and subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: This amendment is not covered by a recent project, but needs to be completed to complement other projects.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: The amendment, as proposed, is properly scoped and within staff workload and resources to complete during the 2019 amendment cycle.

Section C. Summary of Public Comments

The Planning Commission conducted a public scoping hearing on June 6, 2018. No comments or testimony was provided to the Planning Commission on this application.

Section D. Staff Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria and consideration of the public testimony, staff concludes that the project is ready for technical analysis. Staff recommends that the Planning Commission accept the application with the following consideration:

- Project timeframe: Staff recommends withdrawing the APZ overlay project from the 2019 Amendment Cycle and conducting this review on an off-cycle timeframe, to be completed by the end of 2018.

Section E. Planning Commission Determination

On June 20, 2018 the Commission approved the Scope of Work and Assessment Report as recommended by staff and forwarded the application for technical review and analysis on an off-cycle schedule to be completed by the end of 2018 or early 2019.