



A G E N D A

PLANNING COMMISSION

Connie Coleman-Lacadie • Don Daniels • Robert Estrada • James Guerrero • Robert Pourpasand • Paul Wagemann • Christopher Webber

Regular Meeting

Wednesday, October 21, 2015, at 6:30 pm

City Hall, Council Chambers

6000 Main Street SW, Lakewood, Washington

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes from October 7, 2015**
4. **Public Comments**
(Members of the audience may comment on items that are not included on the agenda. Each person will be allowed 3 minutes to speak, to a total of 15 minutes per topic. Groups with a designated speaker may have a total of 10 minutes to speak.)
5. **Public Hearings**
 - None
6. **Unfinished Business**
 - None
7. **New Business**
 - Joint Land Use Study (JLUS) -presentation
8. **Reports from Commission Members & Staff**
(Planning Commission members and staff may make committee reports and announcements relating to items not on the agenda.)

Enclosures: October 7, 2015 Draft Minutes
Staff Report re: Joint Land Use Study

Members Only:

Please call Karen Devereaux at 253.983.7767 by Tuesday, October 20, 2015, if you are unable to attend. Thank you.

The next meeting is tentatively scheduled for November 4, 2015



**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY October 7, 2015
Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Chairman Mr. Don Daniels called the meeting to order at 6:30 p.m.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Robert Estrada, Paul Wagemann, Vice-Chair; Connie Coleman-Lacadie, James Guerrero and Christopher Webber

Planning Commission Members Excused: None

Planning Commission Members Absent: Robert Pourpasand

Staff Present: David Bugher, Assistant City Manager, Community & Economic Development; Dan Catron, Long Range Planning Manager; Frank Fiori, Planning Manager and Karen Devereaux, Recording Secretary

Council Liaison: Councilmember Paul Bocchi

Acceptance of Agenda

No changes were made to the agenda.

Approval of Minutes

Chairman, Mr. Don Daniels, opened the floor for discussion of the draft minutes of the meeting held September 23, 2015.

Ms. Connie Coleman-Lacadie made the motion to approve the minutes as written. The second was made by Mr. James Guerrero. A unanimous voice vote carried the motion.

Public Comments

None.

Public Hearing

None.

Unfinished Business

Closure of Written Comment Period for 2015 Comprehensive Plan Amendments-Motion

Mr. Dan Catron provided copies of written comments received from John Kohler and Melissa Tommervik in opposition of the proposed zoning changes to the Gravelly Lk Dr and Veterans Dr areas.

Mr. Dave Bugher interjected information pertaining to Council approving a Vision Statement that needs to be incorporated into the Comprehensive Plan text amendment. A copy was provided to each commissioner to review.

Mr. Don Daniels, Chair, closed the written public comments period on the proposed Comprehensive Plan Amendments hearing.

2015 Comprehensive Plan Amendments and Update Recommendations-Resolution

Mr. Don Daniels opened the floor for deliberations among commissioners on the four separate parts of the 2015 amendments. Staff outlined the process for approving the resolution without changes, and if changes were requested, what steps would be taken next.

Planning Commissioners discussed and deliberated on each amendment, ultimately agreeing to move forward with the staff recommendations on each proposed amendment.

Ms. Connie Coleman-Lacadie moved to accept the Resolution as presented by staff and move forward to Council for recommendation. Mr. James Guerrero seconded the motion. A roll call vote was taken with 5 Ayes, 1 Nay. Mr. Paul Wagemann voted in opposition. The Resolution passed 5-1.

Floodplain Management and Critical Areas Ordinance Amendments (Study Session)

Mr. Frank Fiori, Planning Manager, explained to the group the Federal Emergency Management Agency (FEMA) has recently completed a new preliminary Flood Insurance Study and the creation of new Flood Insurance Rate Maps (FIRM) for Pierce County. The national Marine Fisheries Service (NMFS) filed legal action against FEMA over the implementation of the NFIP in the Puget Sound Basin. The NMFS prevailed in the action and as a result a Biological Opinion (BiOp) was prepared that provided guidance to FEMA regarding the implementation of the NFIP.

In order to continue participation in the NFIP, local jurisdictions within the Puget Sound Basin must meet procedural and substantive requirements of the BiOp. It is the responsibility of FEMA to review the codes of local jurisdictions and determine whether or not they meet the requirements of the BiOp. City has been preparing amendments to both LMC Title 18A and Title 14A using a model ordinance prepared by FEMA and guidance documents provided by Ecology in determining what amendments may be necessary to meet the requirements of both the BiOp and NFIP.

The proposed updated FIRM will increase the amount of land within the City that is classified as being in a special flood hazard area, in particular lands along Clover Creek in the Racquet Club Estates and Springbrook neighborhoods. The proposed amendments will bring the City's flood hazard area and critical area ordinances into compliance with the National Flood Insurance Program (NFIP), Federal Emergency Management Agency (FEMA), Endangered Species Act (ESA), and the Growth Management Act (GMA).

Commissioners were provided copies and discussed the language used in the environmental checklist application form, a determination of non-significance, and the proposed amendments in Title 18A and Title 14A. Proposed amendments to Title 18A and 14A have been submitted to FEMA for review and comment and staff is working with Ecology on the draft amendments. The proposed amendments have been sent to the Washington Department of Commerce for distribution in accordance with RCW 36.70A.106.

Commissioners felt strongly that the property owners affected by these map changes should receive prior notification. Mr. David Bugher explained the public comment period and hearing process that will be followed advising the Commissioner's a hearing is scheduled for early November 2015.

New Business

None.

Other

Mr. Paul Wagemann, Vice-Chair, provided the commissioners a letter of formal request for a leave of absence from the commission until the Clover Park School District, of which he is an elected member, publicizes their Facilities Advisory Committee Report in a couple of months. The planning commissions agreed to allow the leave of absence and reserve the opportunity to reassess the situation at a future date.

Reports from Commission Members and Staff

Mr. David Bugher quickly informed commissioners of staff project updates:

The City is taking action to close the Golden Lion Inn Motel which is located on South Tacoma Way.

A multi-agency inspection of the Karwan Village Mobile Home Park on 84th Street is scheduled for tomorrow.

The City is looking at some zoning code amendments to address charity bins for drop-off and collection of used books, clothing, and shoes which have been popping up around the City. The placement of these boxes is happening without business property owner consent and owners are paying for removal from their sites as it is difficult to reach the collection bin business contact.

Another program underway is removal of abandoned signs from closed businesses along arterial streets. The signs will be removed in groups of 5 at a time.

The City's General Business License database is currently being cleaned up to dramatically improve proficiencies and reduce workloads at the permitting counter as we move forward to automated renewals in January 2016.

Mr. Robert Estrada requested additional information on the conversation regarding the purpose of closing Bernese Rd and Tower Rd. Mr. Bugher agreed to arrange for Public Works staff to provide an update at a future meeting.

Next Meeting October 21, 2015, at 6:30 p.m. in Council Chambers

Meeting Adjourned at 8:22 p.m.

Don Daniels, Chair
Planning Commission 10/21/2015

Karen Devereaux, Recording Secretary
Planning Commission 10/21/2015

DRAFT

2015 JBLM Joint Land Use Study

Lakewood Planning Commission
October 21, 2015



JBLM Joint Land Use Study (JLUS)

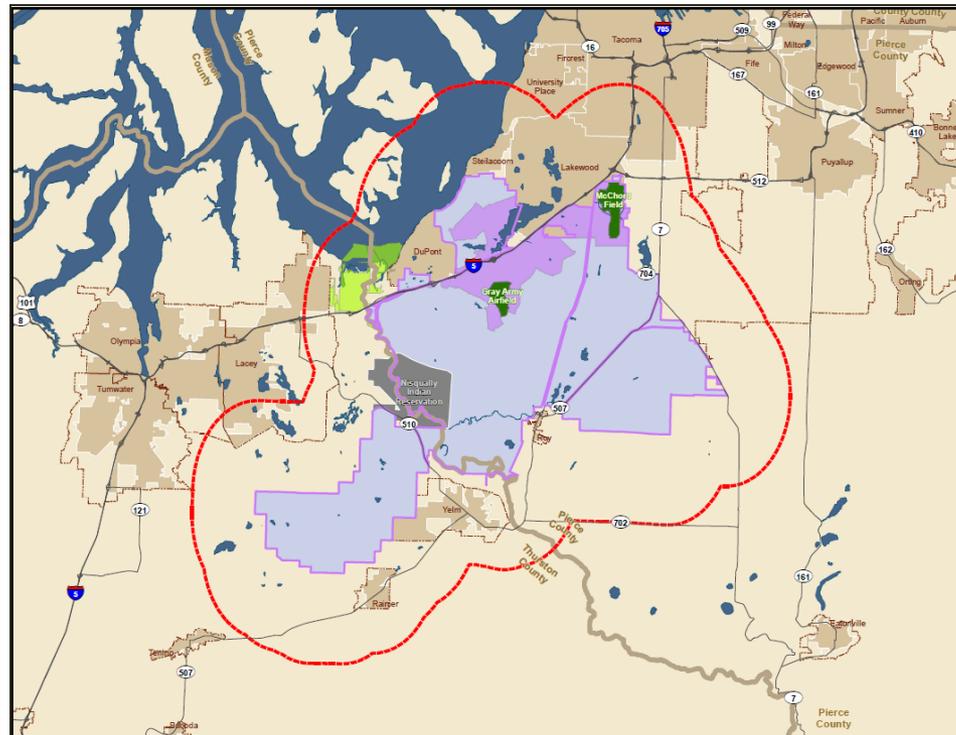


Purpose:

The JLUS presents recommendations for consideration by local and state governments that protect the ability of the military to accomplish its vital training and operational missions presently and over the long-term while also promoting development compatible with military presence and protecting public health, safety, and welfare.

Study Area: 2 miles outside of geographic boundaries of JBLM

www.jblm-jlus.com



Joint Land Use Study



Participants:

- DoD Office of Economic Adjustment
- JBLM Headquarters and staff
- Washington State Department of Commerce
- Nisqually Indian Tribe
- Thurston Regional Planning Council (TRPC)
- Pierce County
- Thurston County
- City of DuPont
- City of Lacey
- City of Lakewood
- City of Rainier
- City of Roy
- Town of Steilacoom
- City of Tacoma
- Tacoma-Pierce County Chamber
- Tacoma-Pierce County Health Department
- City of Yelm

JLUS completed September 30, 2015

- Open House held October 20
- To be presented at Elected Officials Council October 29
- To be presented at SSMCP Annual Forum November 12

Joint Land Use Study



JLUS Content:

- Existing Conditions Report (*What is the status quo?*)
- Compatibility Analysis Report (*Where are there current or potential issues affecting the base or surrounding communities, and what are they?*)
- Implementation Plan (*How to deal with identified current and potential issues productively?*)

Joint Land Use Study



The JBLM JLUS findings are advisory in nature and are intended to convey exposure to impacts generated by military training and operations in order to inform community decisions regarding land use.

Policy recommendations are intended to be forward-looking, with a focus on preventing additional incompatible uses (e.g., preventing upzoning) rather than creating large areas of non-conforming uses through downzoning.

Only local governments have the authority to determine allowable land uses on private lands within their jurisdiction.

Joint Land Use Study



State Level

Growth Management Act RCW 36.70A.530

Land use development incompatible with military installation not allowed — Revision of comprehensive plans and development regulations.

- (1) Military installations are of particular importance to the economic health of the state of Washington and it is a priority of the state to protect the land surrounding our military installations from incompatible development.
- (2) Comprehensive plans, amendments to comprehensive plans, development regulations, or amendments to development regulations adopted under this section shall be adopted or amended concurrent with the scheduled update provided in RCW [36.70A.130](#), except that counties and cities identified in RCW [36.70A.130](#)(4)(a) **shall comply** with this section on or before December 1, 2005, and **shall thereafter comply** with this section on a schedule consistent with RCW [36.70A.130](#)(4).

Joint Land Use Study



Thus, per state law as well as federal guidance, local governments should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements.

A city or county may find that an existing comprehensive plan or development regulations are not compatible with the installation's ability to carry out its mission requirements. Local jurisdictions are required to submit comprehensive plans for military installation review and comment.

Similarly, policy guidance published in PSRC's regional growth management plan, VISION 2040 (PSRC 2009), calls for jurisdictions in the region to protect military lands from encroachment by incompatible uses.



Military areas of influence

“Military areas of influence” are defined by federal guidelines and reflect the results of technical modeling to demonstrate noise and air safety risks associated with military operations.

Certain military influence areas extend off base and into the surrounding communities, and were considered as part of this analysis:

- North Clear Zone and Accident Potential Zones for McChord Field
- Imaginary surfaces for McChord Field
- Military training routes (MTRs)
- Noise zones for McChord Field
- Noise zones for large weapons firing activities at JBLM ranges
- Noise zones for large weapons “single-event” firing activities at JBLM ranges

Joint Land Use Study



A **core set of issues** were identified for detailed study based on four primary sources:

- 1992 Fort Lewis and McChord Air Force Base JLUS
- 2010 JBLM Growth Coordination Plan
- Request for Proposals (RFP) for preparing the current JLUS
- Stakeholder and public engagement feedback provided as part of the current JLUS process.

Joint Land Use Study



Key findings of the JLUS:

Most current land uses around JBLM do not have negative impacts on military capabilities; however, some ongoing and potential new or future areas of concern were identified through the current JLUS process.

Continued collaboration is needed between local jurisdictions and JBLM to develop and implement regional solutions to these issues, and to support the military's ability to carry out its mission requirements today and in the future.

Joint Land Use Study



Identified Issues

- Incompatible land uses
- Future urban growth (planned or projected) near the installation boundaries
- Federally listed threatened and endangered prairie species and their habitat
- Noise impacts from aircraft and training operations
- Regional transportation impacts
- Recreational access to JBLM training ranges
- Continued improvement to communication among JBLM and the surrounding communities.

Joint Land Use Study



Compatibility Definition

For the purposes of the JBLM JLUS, **compatible uses are defined as land uses that:**

- Do not interfere with military training and operations.
- Include civilian and JBLM land uses that exist harmoniously alongside each other.
- Do not expose people to undue safety risks or nuisance.
- Maintain quality of life.
- Balance safety, growth, and development.

Compatibility issues arise when land uses do not reflect this definition.



Compatibility Definition

Within the JLUS, one of three designations was assigned to parcels of land in air safety zones and noise contours based on the overlap of zoning type and guidance:

- **Compatible:** Use does not trigger any compatibility concerns; no action is required.
- **Conditionally Compatible:** Some actions to mitigate impacts may be warranted, such as sound attenuation or real estate disclosures.
- **Incompatible:** Use is not recommended based on compatibility guidance; the impacts are significant enough that mitigation may not be effective.

Detailed compatibility guidelines are included in Appendix B of the JLUS Implementation Plan

Joint Land Use Study

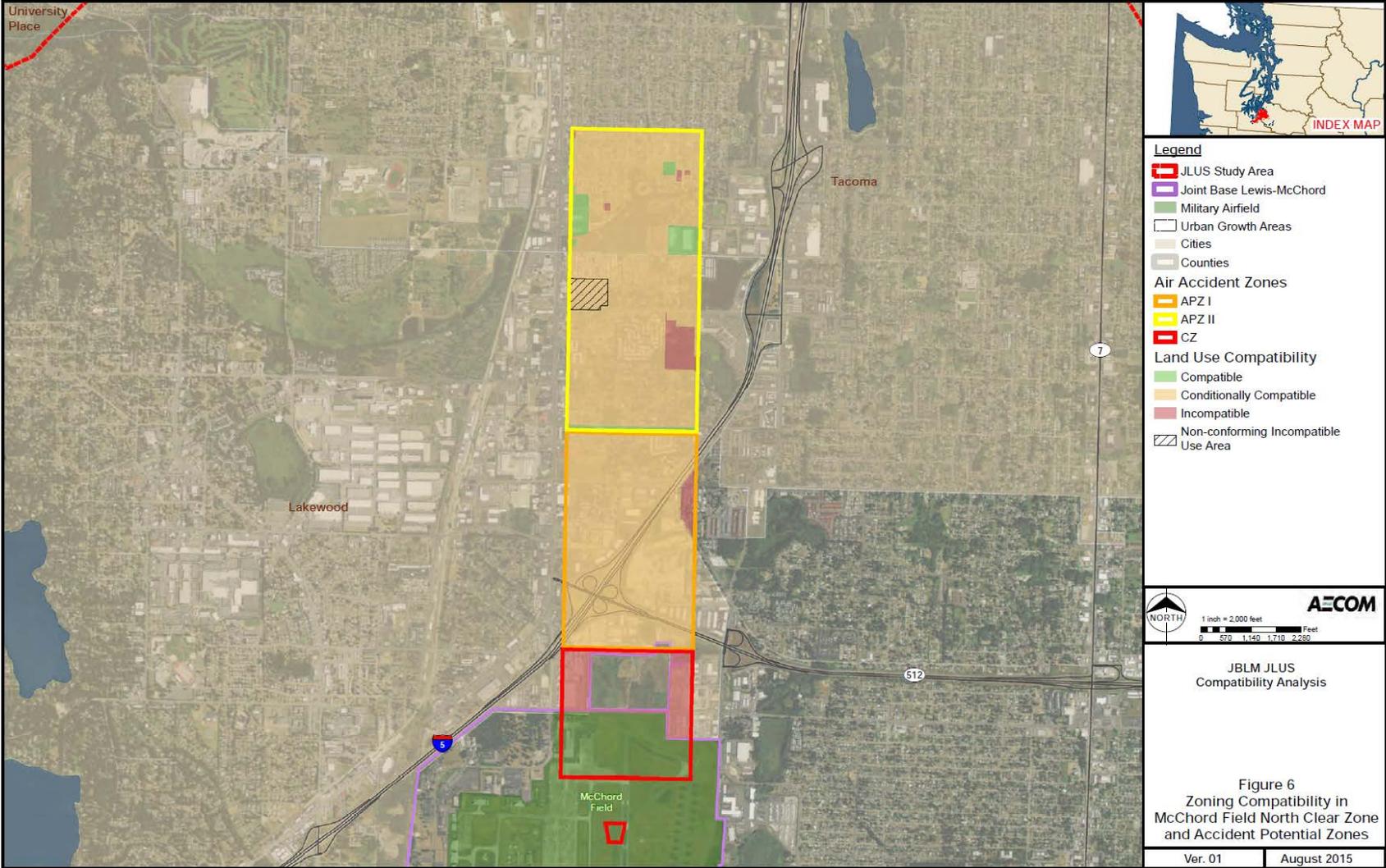
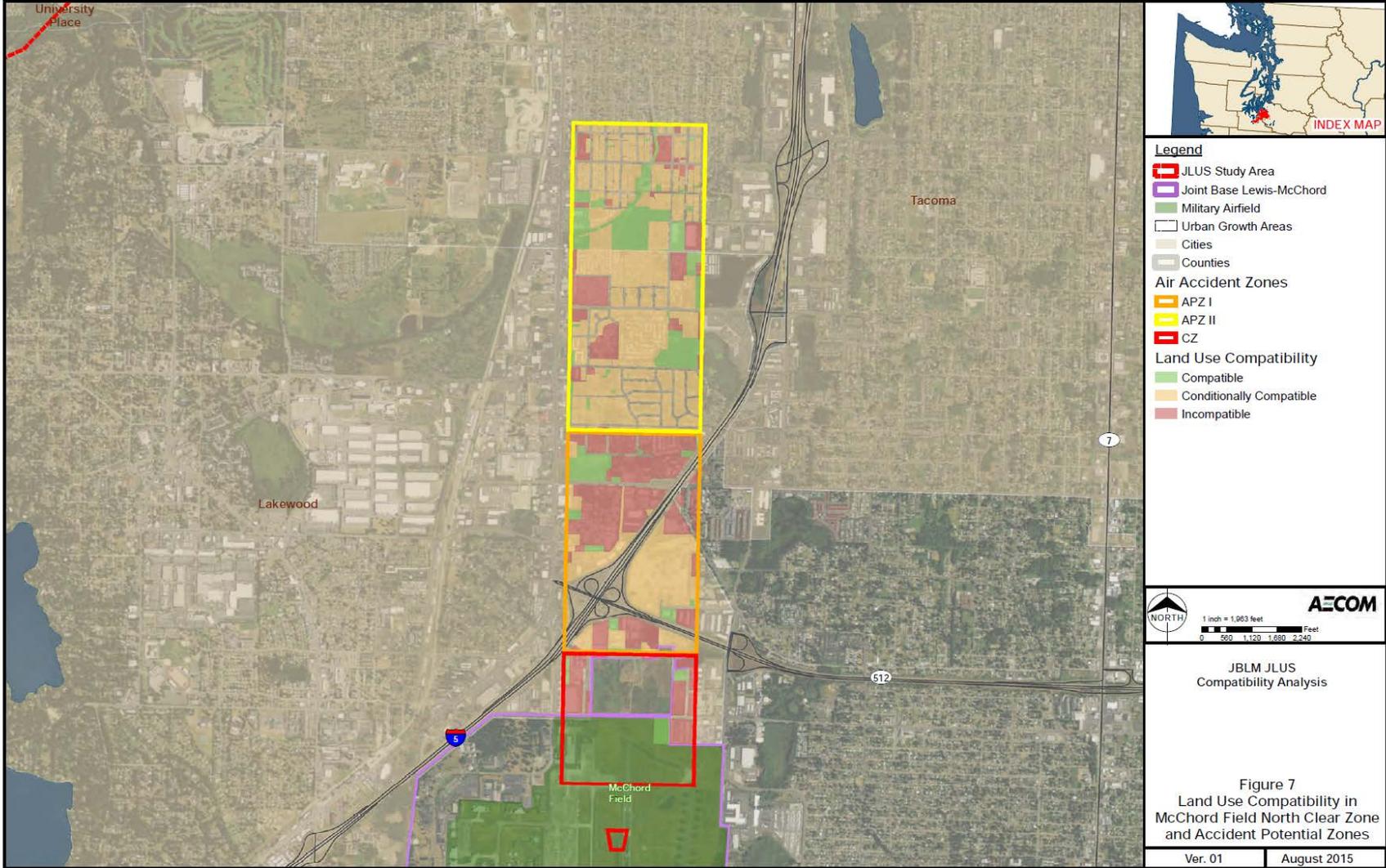


Figure 6
Zoning Compatibility in
McChord Field North Clear Zone
and Accident Potential Zones

Joint Land Use Study

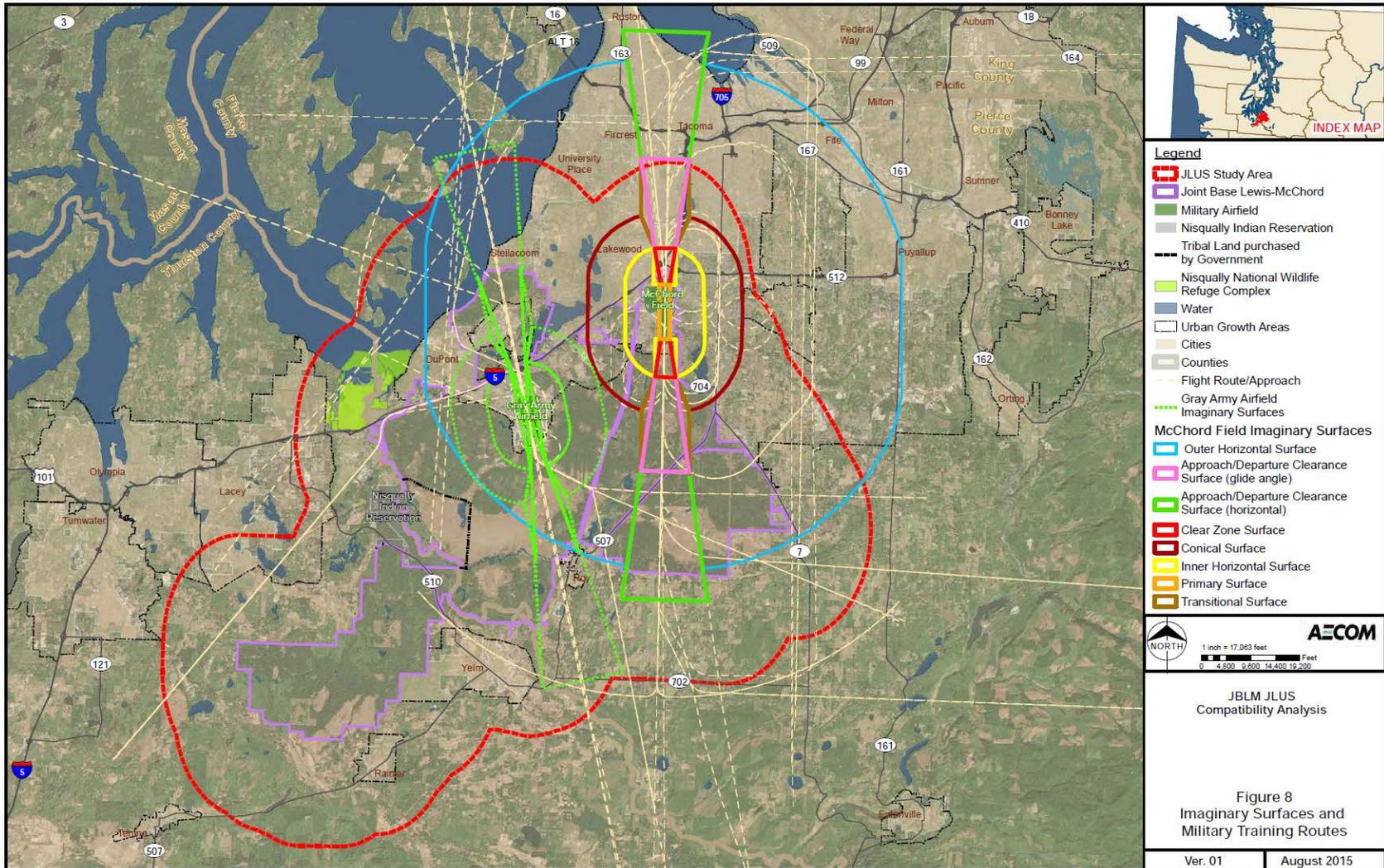


Filename: AirCraft_APZ_Compatibility_LU.mxd Date: 8/25/2015

Figure 7
Land Use Compatibility in
McChord Field North Clear Zone
and Accident Potential Zones

Ver. 01 August 2015

Joint Land Use Study



Filename: AircrafApproach_ImaginarySurface.mxd Date: 8/25/2015

Joint Land Use Study



Implementation Plan

Contents

1. Overview	1
2. Implementation Strategy Summary.....	4
3. Compatibility Issues.....	14
4. Jurisdiction-Specific Action Plans	18
SSMCP Action Plan.....	22
JBLM Action Plan	24
Nisqually Indian Tribe Action Plan.....	26
PCRC Action Plan.....	28
TRPC Action Plan.....	29
Pierce County Action Plan.....	30
Thurston County Action Plan.....	32
DuPont Action Plan	34
Lacey Action Plan.....	36
Lakewood Action Plan.....	37
Roy Action Plan.....	39
Steilacoom Action Plan.....	41
Tacoma Action Plan.....	43
Yelm Action Plan.....	45

Appendix A: Sample Comprehensive Plan Policy Language

Appendix B: Sample Development Regulations

Appendix C: Sample Real Estate Disclosures

Appendix D: Sample Project Notification MOU

Joint Land Use Study



DoD COMPATIBLE LAND USE GUIDELINES FOR CLEAR ZONES AND ACCIDENT POTENTIAL ZONES (APZ). (U.S. Army 1981)

LAND USE	CLEAR ZONE	APZ I	APZ II
A. RESIDENTIAL			
Single Family Unit	No	No	Yes ²
2-4 Family Units	No	No	No
Multifamily Dwellings (Apartments)	No	No	No
Group Quarters	No	No	No
Residential Hotels	No	No	No
Mobile Home Parks or Courts	No	No	No
Other Residential	No	No	No
B. INDUSTRIAL & MANUFACTURING³			
Food and Kindred Products	No	No	Yes
Apparel	No	No	No
Lumber and Wood Products	No	Yes	Yes
Furniture and Fixtures	No	Yes	Yes
Printing, Publishing	No	Yes	Yes
Miscellaneous Manufacturing	No	Yes	Yes

Joint Land Use Study



DoD COMPATIBLE LAND USE GUIDELINES FOR CLEAR ZONES AND ACCIDENT POTENTIAL ZONES (APZ). (U.S. Army 1981)

LAND USE	CLEAR ZONE	APZ I	APZ II
C. TRANSPORTATION, COMMUNICATIONS & UTILITIES⁴			
Railroad, Rapid Rail Transit (on-grade)	No	Yes ⁴	Yes
Highway and Street Rights-of-Way	Yes ⁵	Yes	Yes
Auto Parking	No	Yes	Yes
Communications	Yes ⁵	Yes	Yes
Utilities	Yes ⁵	Yes ⁴	Yes
Other Transportation, Communications and Utilities	Yes ⁵	Yes	Yes
D. COMMERCIAL & RETAIL TRADE			
Wholesale Trade	No	Yes	Yes
Building Materials (Retail)	No	Yes	Yes
General Merchandise (Retail)	No	No	Yes
Food (Retail)	No	No	Yes
Automotive, Marine, and Aviation	No	Yes	Yes
Apparel and Accessories (Retail)	No	No	Yes
Furniture, Home Furnishings (Retail)	No	No	Yes
Eating and Drinking Facilities	No	No	No
Other Retail Trade	No	No	Yes

Joint Land Use Study



DoD COMPATIBLE LAND USE GUIDELINES FOR CLEAR ZONES AND ACCIDENT POTENTIAL ZONES (APZ). (U.S. Army 1981)

LAND USE	CLEAR ZONE	APZ I	APZ II
E. PERSONAL & BUSINESS SERVICES⁶			
Finance, Insurance, and Real Estate	No	No	Yes
Personal Services	No	No	Yes
Business Services	No	No	Yes
Repair Services	No	Yes	Yes
Professional Services	No	No	Yes
Contract Construction Services	No	Yes	Yes
Indoor Recreation Services	No	No	Yes
Other Services	No	No	Yes
F. PUBLIC AND QUASI-PUBLIC SERVICES			
Government Services	No	No	Yes ⁶
Educational Services	No	No	No
Cultural Activities	No	No	No
Medical and Other Health Services	No	No	No
Cemeteries	No	Yes ⁷	Yes ⁷
Non-profit Organizations including Churches	No	No	No
Other Public and Quasi-Public Services	No	No	Yes

Joint Land Use Study



DoD COMPATIBLE LAND USE GUIDELINES FOR CLEAR ZONES AND ACCIDENT POTENTIAL ZONES (APZ). (U.S. Army 1981)

LAND USE	CLEAR ZONE	APZ I	APZ II
G. OUTDOOR RECREATION			
Playgrounds and Neighborhood Parks	No	No	Yes
Community and Regional Parks	No	Yes ⁸	Yes ⁸
Nature Exhibits	No	Yes	Yes
Spectator Sports Including Arenas	No	No	No
Golf Courses ⁹ , Riding Stables ¹⁰	No	Yes	Yes
Water Based Recreational Areas	No	Yes	Yes
Resort and Group Camps	No	No	No
Entertainment Assembly Areas	No	No	No
Other Outdoor Recreation	No	Yes ⁸	Yes
H. RESOURCE PRODUCTION & EXTRACTION & OPEN LAND			
Agriculture ¹¹	Yes	Yes	Yes
Livestock Farming, Animal Breeding ¹²	No	Yes	Yes
Forestry Activities	No	Yes	Yes
Fishing Activities and Related Services ¹³	No ¹⁴	Yes ¹³	Yes
Mining Activities	No	Yes	Yes
Permanent Open Space	Yes	Yes	Yes
Water Areas ¹³	Yes	Yes	Yes

Joint Land Use Study



DoD COMPATIBLE LAND USE GUIDELINES FOR CLEAR ZONES AND ACCIDENT POTENTIAL ZONES (APZ). (U.S. Army 1981)

GUIDELINES FOR CONSIDERING NOISE IN LAND USE PLANNING AND CONTROL. (FICUN 1980)

	NZ I		NZ II		NZ III		
	0-55	55-65	65-70	70-75	75-80	80-85	85+
RESIDENTIAL							
Household Units	Yes	Yes*	25 ¹	30 ¹	No	No	No
Group Quarters	Yes	Yes*	25 ¹	30 ¹	No	No	No
Residential Hotels	Yes	Yes*	25 ¹	30 ¹	No	No	No
Manufactured Housing	Yes	Yes*	No	No	No	No	No
Other Residential	Yes	Yes*	25 ¹	30 ¹	No	No	No
MANUFACTURING							
Food Products	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Textile Mill Products	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Apparel	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Wood Products	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Furniture	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Paper	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Printing	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Manufacturing	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No

Joint Land Use Study



DoD COMPATIBLE LAND USE GUIDELINES FOR CLEAR ZONES AND ACCIDENT POTENTIAL ZONES (APZ). (U.S. Army 1981)

GUIDELINES FOR CONSIDERING NOISE IN LAND USE PLANNING AND CONTROL. (FICUN 1980)

	NZ I		NZ II		NZ III		
	0-55	55-65	65-70	70-75	75-80	80-85	85+
TRANSPORT, COMMS & UTIL							
Railroad	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	Yes ⁴
Motor Vehicle	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	Yes ⁴
Aircraft	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	Yes ⁴
Marine Craft	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	Yes ⁴
Highway & Street	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	Yes ⁴
Parking	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Communications	Yes	Yes	Yes	25 ⁵	30 ⁵	No	No
Utilities	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	Yes ⁴
Other T, C & U	Yes	Yes	Yes	25 ⁵	30 ⁵	No	No
TRADE							
Wholesale Trade	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Retail - Building	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Retail - General	Yes	Yes	Yes	25	30	No	No
Retail - Food	Yes	Yes	Yes	25	30	No	No
Retail - Auto	Yes	Yes	Yes	25	30	No	No
Retail - Apparel	Yes	Yes	Yes	25	30	No	No
Retail - Furniture	Yes	Yes	Yes	25	30	No	No
Retail - Eating	Yes	Yes	Yes	25	30	No	No
Other Retail Trade	Yes	Yes	Yes	25	30	No	No

Joint Land Use Study



DoD COMPATIBLE LAND USE GUIDELINES FOR CLEAR ZONES AND ACCIDENT POTENTIAL ZONES (APZ). (U.S. Army 1981)

GUIDELINES FOR CONSIDERING NOISE IN LAND USE PLANNING AND CONTROL. (FICUN 1980)

	NZ I		NZ II		NZ III		
	0-55	55-65	65-70	70-75	75-80	80-85	85+
SERVICES							
Finance, Insurance	Yes	Yes	Yes	25	30	No	No
Personal Services	Yes	Yes	Yes	25	30	No	No
Cemeteries ¹¹	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	Yes ⁶
Repair Services	Yes	Yes	Yes	Yes ²	Yes ³	Yes ⁴	No
Profess Services	Yes	Yes	Yes	25	30	No	No
Hospitals, Nursing	Yes	Yes*	25*	30*	No	No	No
Other Medical Facilities	Yes	Yes	Yes	25	30	No	No
Contract Construction	Yes	Yes	Yes	25	30	No	No
Government Services	Yes	Yes*	Yes*	25*	30*	No	No
Educational Services	Yes	Yes*	25*	30*	No	No	No
Misc Services	Yes	Yes	Yes	25	30	No	No

Joint Land Use Study



DoD COMPATIBLE LAND USE GUIDELINES FOR CLEAR ZONES AND ACCIDENT POTENTIAL ZONES (APZ). (U.S. Army 1981)

GUIDELINES FOR CONSIDERING NOISE IN LAND USE PLANNING AND CONTROL. (FICUN 1980)

	NZ I		NZ II		NZ III		
	0-55	55-65	65-70	70-75	75-80	80-85	85+
CULTURAL, ENTERTAINMENT & REC							
Churches	Yes	Yes*	25*	30*	No	No	No
Nature Exhibits	Yes	Yes*	Yes*	No	No	No	No
Public Assembly	Yes	Yes	Yes	No	No	No	No
Auditoriums	Yes	Yes	25	30	No	No	No
Amphitheaters	Yes	Yes*	No	No	No	No	No
Outdoor Sports	Yes	Yes	Yes'	Yes'	No	No	No
Amusements	Yes	Yes*	Yes*	Yes*	No	No	No
Recreational	Yes	Yes*	Yes*	25*	30*	No	No
Resorts	Yes	Yes*	Yes*	Yes*	No	No	No
Parks	Yes	Yes*	Yes*	Yes*	No	No	No
Other	Yes	Yes*	Yes*	Yes*	No	No	No
RESOURCE PRODUCT							
Agriculture	Yes	Yes	Yes ⁸	Yes ⁹	Yes ¹⁰	Yes ¹⁰	Yes ¹⁰
Livestock	Yes	Yes	Yes ⁸	Yes ⁹	No	No	No
Forestry	Yes	Yes	Yes ⁸	Yes ⁹	Yes ¹⁰	Yes ¹⁰	Yes ¹⁰
Fishing	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mining	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other Resource	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Joint Land Use Study



Table 7.1. Acreage within Noise Zones, CZ, and APZs.

Category	Acreage Within CZs and APZs			Acreage Within Noise Zones, Not Included in CZs and APZs				Total
	Clear Zone	APZ I	APZ II	65-69	70-74	75-79	80+	
Air Corridor/Clear Zone	46	-	-	-	-	-	0	46
Commercial	0	21	49	-	0	0	0	70
Industrial	5	-	-	-	-	-	0	5
Public/Institutional	0	8	0	-	0	0	0	8
Mixed Use ¹	0	0	0	8	0	0	0	8
Open Space/Recreation	0	0	17	-	0	0	0	17
Residential	0	8	171	33	0	0	0	212
Total	51	37	237	41	0	0	0	366

“-” Represents compatible land use
 1. Mixed use was characterized as potential residential land use zone.

Joint Land Use Study



Key considerations to note, based on this analysis, include the following:

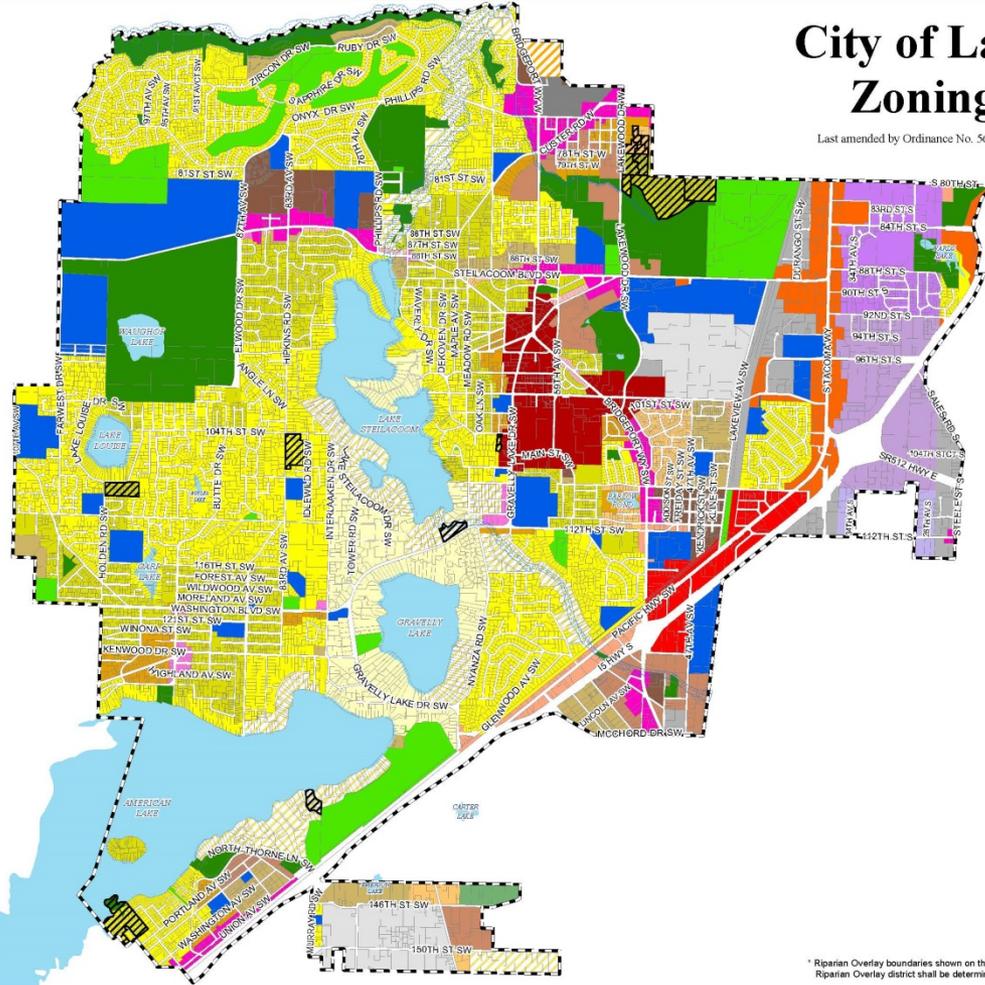
- Approximately 51 acres of incompatible land uses exist in the **CZ**.
- Most commercial and residential land uses are considered incompatible in **APZ I**. In total, 37 acres of such development exists.
- Residential development at densities greater than 2 dwelling units/acre in addition to some commercial and recreational uses are considered incompatible in **APZ II**. In total, 237 acres of incompatible development exists in this zone.
- Within the **DNL 65-74 dB zones**, residential development may be compatible if it incorporates noise level reduction (NLR) materials, but is generally discouraged unless there is a demonstrated community need and a lack of viable alternatives. There are 33 acres of residential development and 8 acres of mixed-use development within these zones.

Joint Land Use Study



City of Lakewood Zoning Map

Last amended by Ordinance No. 560 - adopted December 1, 2014.



- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
- Industrial Two (I2)
- Industrial Business Park (IBP)
- Multi Family One (MF1)
- Multi Family Two (MF2)
- Multi Family Three (MF3)
- Military Lands (ML)
- Mixed Residential One (MR1)
- Mixed Residential Two (MR2)
- Neighborhood Commercial (NC1)
- Neighborhood Commercial (NC2)
- Open Space & Recreation One (OSR1)
- Open Space & Recreation Two (OSR2)
- Public / Institutional (PI)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood City Limit
- Tax Parcel
- Riparian Buffer*
- Planned Development District

Map Date: January 22, 2015
 0 0.5 1 Mile

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-999-2489 for further information.

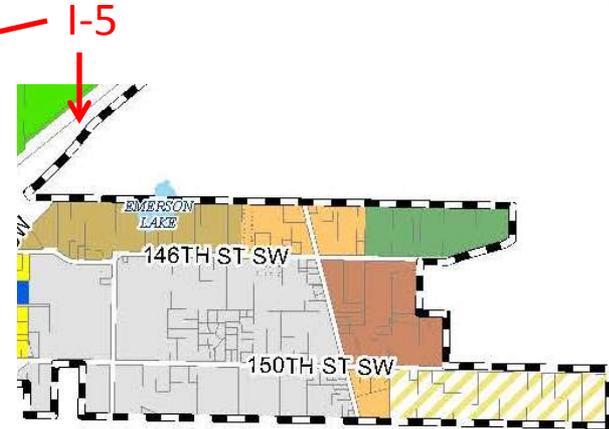
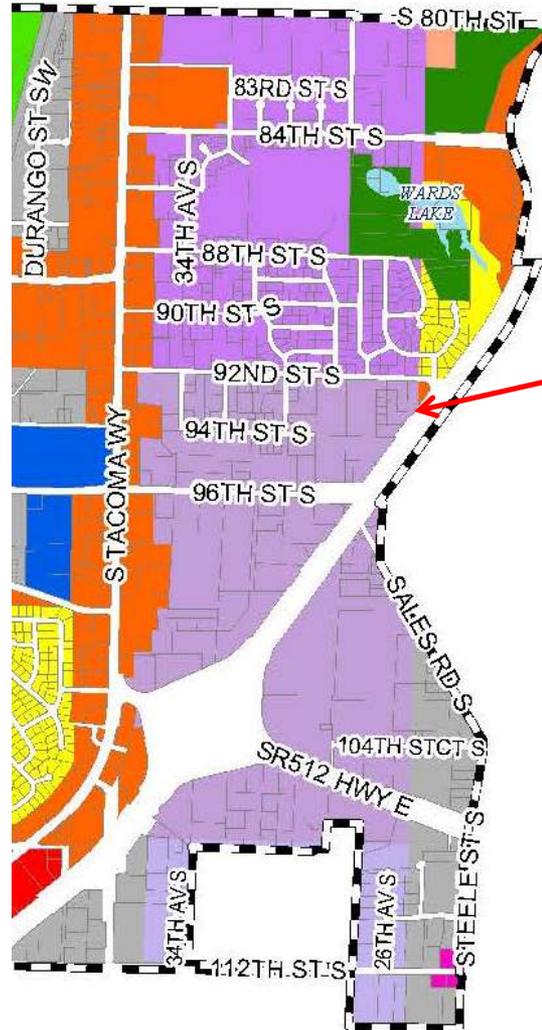
* Riparian Overlay boundaries shown on this map are for reference purposes only. The specific limits of the Riparian Overlay district shall be determined through site specific analysis of slope and environmental conditions.

Joint Land Use Study



Lakewood military land use zones

- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
- Industrial Two (I2)
- Industrial Business Park (IBP)
- Multi Family One (MF1)
- Multi Family Two (MF2)
- Multi Family Three (MF3)
- Military Lands (ML)



Joint Land Use Study



Table 6.2. Summary of Findings

Government or Regional Planning Council	Borders Base	Within Clear Zone, APZ I, or APZ II	Types of Policies or Regulations			Other Mention of JBLM
			Compatible Land Use Patterns	Mitigation of Off-Base Impacts	Military Installations within Municipality	
DuPont	X				X	X
Lacey						X
Lakewood	X	X	X	X	X	X
Nisqually Indian Tribe	X				X	X
Pierce County	X	X	X	X	X	X
Puget Sound Regional Council	NA	NA	X			X
Rainier						X
Roy	X			X		X
Steilacoom	X			X		X
Tacoma		X	X	X		X
Thurston County	X		X	X		X
Thurston Regional Planning Council	NA	NA	X	X		X
Yelm	X		X			X

Joint Land Use Study



Comprehensive Plan Gap Analysis Matrix

The following table presents a high-level analysis of the existing comprehensive plans of partner cities and counties. The purpose is to identify whether existing plans address the compatibility issues identified in the JLUS and to serve as a guide for the applicability of the sample policy language contained in this appendix.

	Role of JBLM	Communication & Coordination	Support for Compatibility Implementation	Endangered Species	Information Exchange with JBLM	Increase Public Awareness	Aircraft Noise Attenuation	Large Weapons Noise Attenuation	Light pollution	Trespass on JBLM	Sound Attenuation	Urban Growth	Aircraft Safety
Pierce County													
Thurston County													N/A
DuPont													
Lacey				N/A			N/A	N/A		N/A	N/A	N/A	N/A
Lakewood				N/A								*	
Roy				N/A									N/A
Stellacoom				N/A									N/A
Tacoma				N/A				N/A		N/A	N/A		N/A
Yelm													N/A
Nisqually Indian Reservation													N/A

Key:

Fully Addressed	
Fully Addressed with Minor Revisions	*
Partially Addressed	
Not Addressed	
Pending JLUS Completion	
Not Applicable in Jurisdiction	N/A

Joint Land Use Study



Development Regulations Gap Analysis Matrix

The following table presents a high-level analysis of the existing development regulations of partner cities and counties. The purpose is to identify whether existing regulations address the compatibility issues identified in the JLUS and to serve as a guide for the applicability of the sample development regulations provided.

	Military Influence Overlay Area	Urban Growth	CZ/APZ regs				Noise Attenuation	Light pollution	Endangered Species
			McChord NCZ	McChord APZI	McChord APZ II	Imaginary Surfaces			
Pierce County					*				
Thurston County			N/A	N/A	N/A	N/A			
DuPont			N/A	N/A	N/A	N/A			
Lacey		NA	N/A	N/A	N/A	N/A		N/A	
Lakewood		*		*	*			N/A	
Roy			N/A	N/A	N/A	N/A		N/A	
Steilacoom			N/A	N/A	N/A	N/A		N/A	
Tacoma			N/A	N/A	N/A			N/A	
Yelm			N/A	N/A	N/A	N/A			
Nisqually Indian Reservation			N/A	N/A	N/A	N/A			



Key:

Fully Addressed



Fully Addressed with minor revisions



Partially Addressed



Not Addressed



Not Applicable in Jurisdiction





Compatibility Issue Conclusions

Urban Growth

- Additional urban growth within the McChord Field North Clear Zone (CZ) should be prohibited.
- Urban growth should be directed away from high noise areas and Accident Potential Zones (APZs), where feasible.
- Significant growth capacity in the Thurston Highlands Master Planned Community represents potential incompatibility.

Endangered and Threatened Species and Habitat

- Listed species requirements limit the scope of training on JBLM training lands.

Transportation

- Continuation of current, and exploration of new, solutions for JBLM-related and other traffic are needed, particularly as to how the base affects local road networks.

Joint Land Use Study



Compatibility Issue Conclusions cont'd

Aircraft Safety

- Existing non-conforming incompatible uses exist in the McChord Field north CZ.
- In APZ II, uses categorized as incompatible include medium and high density residential uses in Tacoma and recreational uses in Lakewood.
- There are also six existing warehouses, trees, and a flagpole that penetrate the imaginary surfaces (height limitations.)

Noise

- Areas in Lakewood and Tacoma near I-5 are zoned for residential, mixed use, and recreational uses categorized as incompatible or conditionally compatible.
- Incompatible or conditionally compatible land uses in the JBLM large weapon noise zones include Roy, parts of Yelm and DuPont, the Nisqually Indian Reservation, and parts of the urban growth area in unincorporated Thurston County near Lacey.

Joint Land Use Study



Compatibility Issue Conclusions cont'd

Trespass and Unauthorized Access to JBLM Range and Training Lands

- The continuing management of access to training lands will limit trespass and competition for access to military training lands while maintaining legitimate compatible recreational uses.

Communication and Coordination

- Communication and coordination among JLUS partners are critical for the implementation of compatibility recommendations.

Joint Land Use Study



Key Lakewood-related findings of the analysis include:

The City of Lakewood's southwestern border is adjacent to JBLM. Most of the City's southeastern border is just across I-5 from JBLM. There is also a small area of land across from I-5 that is within the City's jurisdiction, known as the Woodbrook Area.

The easternmost tip of Lakewood is within the McChord Field NCZ, APZ I, and APZ II (also referred to as the "air corridor"). The City's zoning and land use maps show that the parcels adjacent to the base are designated for a variety of uses, including open space, single-family residential, multi-family residential, mixed use, commercial, institutional, and industrial.

Joint Land Use Study



Key Lakewood-related findings of the analysis include:

Lakewood's comprehensive plan (2014) and municipal code have policies and regulations in place to address military lands and the air corridor (Goals LU 35-39.)

Sections 18A.30.700 through 18A.30.790 of the City's municipal code describe the City's military-related zoning districts: Military Lands (ML), Clear Zone (CZ), Air Corridor 1 (AC1), and Air Corridor 2 (AC2); grandfathered uses exist and permitted uses may allow for additional incompatible development.

Joint Land Use Study



Lakewood-Specific Issues:

Clear Zone Encroachment

Of greatest concern is the presence of incompatible land uses in the McChord Airfield Clear Zone (CZ). There are existing uses on the western and eastern edges of the CZ that are incompatible, including industrial uses and storage condominium units (individual, privately owned storage units).

The majority of these uses are nonconforming uses built before the City of Lakewood adopted a Clear Zone zoning designation in 2001. The Clear Zone zoning designation which prohibits most uses; however, it allows for established non-conforming uses to continue and allows for the potential development of some new land uses. As noted above, any land uses other than airfield infrastructure is incompatible in the CZ.

Joint Land Use Study



Lakewood-Specific Issues cont'd

Clear Zone Encroachment cont'd

A small area of land within the City of Lakewood along the western edge of the CZ is zoned industrial. This zoning is incompatible with the CZ. One other issue of concern for the CZ is the presence of two adjacent industrial uses, also within the City of Lakewood, that emit steam plumes located at Steele Street S and 112th Street S, and on the east side of I-5 just north of State Route 512.

While not located inside the CZ, these uses could pose aviation hazards.

Joint Land Use Study



Lakewood-Specific Issues cont'd

Accident Potential Zone Encroachment

Within Accident Potential Zone (APZ) I and Accident Potential Zone (APZ) II, all existing uses and zoning designations are categorized as either conditionally compatible or incompatible.

In APZ II, the Star Lite Swap Meet, located in the City of Lakewood, is a popular weekend destination for the public. There are areas zoned by the City of Tacoma for residential uses and by the City of Lakewood for recreational uses.

These existing uses and zoning designations allow for concentrations of people, which increases the safety risks associated with APZ II.

Joint Land Use Study



Lakewood-Specific Issues cont'd

Accident Potential Zone Encroachment cont'd

The majority of APZ I and II within the City of Lakewood falls within either the Air Corridor 1 (AC1) or Air Corridor 2 (AC2) zoning designations. These zoning designations were adopted to ensure that future development is compatible with JBLM air operations and contain limits on intensity and development standards such as noise attenuation requirements and prohibitions on uses that emit smoke or dust that would interfere with aircraft operations. These development standards would ensure that land uses listed as conditionally compatible in Table 1 of the JLUS would be developed in a way that is compatible.

Residential uses are not categorized as compatible in APZ I and categorized as compatible in APZ II only at densities less than 2 dwelling units per acre. However, both the AC1 and AC2 zoning designations allow for the continuation of non-conforming uses and allow certain other uses, including some residential uses to continue.

Joint Land Use Study



Lakewood-Specific Issues cont'd

Accessory Dwelling Units in Lakewood

The issue of Accessory Dwelling Units (ADUs) in APZ I and II was raised by the TWG. Discussion focused on acknowledgement of the issue and whether any action is needed in the JLUS. The issue relates to whether the additional population density that could potentially result from the development of additional ADUs within the APZs would be a cause for concern, given compatibility criteria that discourage high concentrations of people within the APZs.

Lakewood staff did not see any potential expansion or intensification of ADUs or home-based daycare facilities in APZ I and II. However, any increase in density of residential uses or daycare facilities in the APZs would not be compatible with the compatibility guidance cited in this report and should be discouraged.

Joint Land Use Study



Lakewood-Specific Issues cont'd

Accessory Dwelling Units in Lakewood cont'd

ADUs are currently allowed under the City of Lakewood zoning code in both APZs I and II as accessory uses to single-family residences. Existing single-family development in these areas is allowed as a pre-existing use. While no new single-family residential development can be built, ADUs have been authorized since 2000. ADUs do not require a permit although they are required to be recorded on deeds.

Lakewood considers the ADUs in these areas to be a minor concern given that they are located in stable single-family neighborhoods that are unlikely to convert to industrial or other uses any time soon. So while additional residential development within APZ I should be discouraged, the potential for significant residential growth resulting from the development of ADUs is low.

Home-based daycare facilities, also permitted as an accessory use in existing single-family areas, are of more concern. The City of Lakewood, in conjunction with the Department of Social and Health Services (DSHS) (which licenses home-based daycares), has denied permits for home-based daycares in APZ I and II based on safety concerns.

Joint Land Use Study



Lakewood-Specific Issues cont'd

Aircraft noise zones for McChord Field

There are a few small areas in Lakewood and Tacoma that are incompatible. Uses in these areas include residential, mixed use, and recreation. People in these areas may complain about exposure to high levels of noise.

Other City of Lakewood, City of Tacoma, and Pierce County zoning designations within the aircraft noise zones for McChord Field are either conditionally compatible or compatible. Future growth in these areas will be consistent with zoning designations, and as such will likely not result in any compatibility issues with JBLM that cannot be mitigated.

Imaginary Surfaces

There are also six existing warehouses, trees, and a flagpole that penetrate the imaginary surfaces. JBLM has surveyed and continues to monitor trees within the vicinity of McChord Field. Cooperative efforts with landowners to manage trees by trimming or planting low growing species should be encouraged.

Joint Land Use Study



Near-Term Actions

Strategy #	Strategy	Lead/Partners
2	Incorporate compatibility in updates of local Comprehensive Plans	<i>Lead: Nisqually Tribe; Cities and Counties in JLUS Study Area</i>
3	Analyze local transportation impacts	<i>Lead: SSMCP Partners: WSDOT; JBLM; Nisqually Tribe; Local, County, and Regional governments</i>
5	Share information about JBLM and activities among internal and external stakeholders	<i>Lead: SSMCP Partners: JBLM; Nisqually Tribe; Local, County, and Regional governments</i>

Joint Land Use Study



Mid-Term Actions

Strategy #	Strategy	Lead/Partners
7	Establish or strengthen notification and planning processes to increase communication between JBLM and neighboring jurisdictions	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
9	Incorporate specific land use compatibility requirements into local zoning codes and ordinances	<i>Lead:</i> Nisqually Tribe; Local, County, and Regional governments
10	Incorporate considerations of aircraft safety and military operational noise into local jurisdiction planning and permitting processes.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
13	Promote sound attenuation building standards and/or energy efficiency practices in new buildings	<i>Lead:</i> SSMCP <i>Partners:</i> Nisqually Tribe; Local, County, and Regional governments

Joint Land Use Study



Mid-Term Actions

Strategy #	Strategy	Lead/Partners
15	Conduct a lighting study to refine the geographic area in which a Military Lighting Overlay District may be applied based on JLUS Implementation entity and stakeholder input	<i>Lead: SSMCP</i> <i>Partners: JBLM; Nisqually Tribe; Local, County, and Regional governments</i>
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead: SSMCP</i> <i>Partners: JBLM</i>

Joint Land Use Study



Long Term Action – RE Disclosures

Strategy	Actions/Examples
<p>Real estate tools - disclosures, deed restrictions, hold harmless agreements</p>	<p>Adopt or promote real estate disclosure in sensitive areas</p> <ul style="list-style-type: none"> · Release of information on possible impacts (noise/vibration, air safety zones) to prospective buyers or renters as part of real estate transactions for properties close to test/training impacts · Consider requiring recording of a note regarding the location of a parcel/tract within any designated airspace, noise or safety zone. Note appears on title to real property as part of any discretionary development permit, approval, or property transfer · Can be mandatory or voluntary disclosure · Can be implemented through a local or state-wide mechanism · Cal Portland mine redevelopment, Thurston Highlands master planned community <p>Explore use of covenants, easements, and other deed restrictions to promote compatibility</p> <ul style="list-style-type: none"> · Easements are conditions voluntarily accepted by property owners or purchased by agencies to secure the rights to allow or limit specific property uses or development · Avigation easements, for example, are tailored to impacts associated with aircraft overflight and any attendant noise, dust, vibration, etc. · These actions are referred to as “less than fee simple” purchase · Could also be explored as a condition of subdivision approval <p>Explore use of hold harmless agreements</p> <ul style="list-style-type: none"> · Legal document between property owner and installation that is recorded with the property title

Joint Land Use Study

Long Term Action – RE Disclosures



City of Virginia Beach:

Most areas of Hampton Roads, to a greater or lesser extent, experience aircraft noise and overflight. Property owners, renters, and lessees need to be aware of whether their property is located within a noise zone or APZ.

Virginia law requires that any person marketing property for sale, rental, or lease within a noise zone or APZ provide written disclosure to all prospective purchasers, renters, or lessees that such property is located within a noise zone or APZ.

The Hampton Roads REALTORS® Association also encourages its members to provide written disclosure in all real estate transactions and advise their clients to verify whether property is located within a noise zone or APZ, especially in property transactions with non-members.

Joint Land Use Study



Long Term Action – RE Disclosures

Statewide Mandatory, with Caveats • Joint Base Andrews- Maryland:

Requires inclusion of the following in all seller disclosure forms in the State of Maryland:

MILITARY INSTALLATIONS: This Section does not apply in Allegany, Carroll, Frederick, Garrett, Howard, Montgomery, and Washington Counties. Buyer is advised that the Property may be located near a military installation that conducts flight operations, munitions testing, or military operations that may result in high noise levels.

MILITARY OPERATIONS. The Property may be located near Joint Base Andrews Naval Air Facility Washington ("Andrews Air Force Base") or locations where military flight operations occur. Properties located near military aircraft operation centers may be impacted by varying degrees of noise, potential aircraft accidents consistent with other airfields or military operations. Andrews Air Force Base may conduct flight operations at any time, seven days per week, twenty-four hours a day. The effects of military operations may extend beyond the boundaries of the military facilities. Buyer is encouraged to contact Andrews Air Force Base (Public Affairs Office) or seek additional information from the Maryland National Capital Park and Planning Commission (MNCPPC) regarding the impact of military operations in the area considered for purchase. Additional information may be available at www.PGAtlas.com, and from the Air Installation Compatible Use Zone (AICUZ) Study prepared by Andrews Air Force Base which is available at <http://www.andrews.af.mil>

Joint Land Use Study

Long Term Action – RE Disclosures



Camp Bullis Awareness Zone Voluntary Real Estate Disclosure Statement:

If you are contemplating buying, selling or developing a property near Camp Bullis, or otherwise arranging or a tract of land near Camp Bullis to be occupied, you should be aware that the area depicted on this map from the June 2009 Camp Bullis Joint Land Use Study (JLUS) may be subject to noise or other conditions from military operations at Camp Bullis. These conditions could possibly include noise from low flying helicopters and fixed wing aircraft, firing ranges (small arms fire and grenades), vehicles, loud music, and the demolition of unexploded devices. The noises may be occurring at any time of the day or night. These areas may also be subject to dust from frequent military maneuver operations.

Camp Bullis has been an active military facility since 1917 and new occupants or residents moving to locations near its borders should realize that they could experience the above conditions resulting from living near a busy military installation. Additional information concerning Camp Bullis is available at the JLUS website: www.campbullisjlus.com.

Joint Land Use Study



Next Steps re JBLM Joint Land Use Study:

- **Identify members for and convene JLUS Implementation Oversight Committee (JIOC)**
- **Review, prioritize (if needed) and schedule Implementation Plan recommendations**
- **Identify potential funding needs & sources**

SSMCP Staff Contacts

Tiffany Speir

Program Manager

253-983-7772 | tspeir@cityoflakewood.us



Sierra McWilliams

Program Coordinator

253-983-7774 | smcwilliams@cityoflakewood.us



Partnership website: www.ssmcp.org

JBLM Joint Land Use Study website: www.jblm-jlus.com



2015 SSMCP Members

City of Lakewood
 City of Lacey
 City of DuPont
 City of Olympia
 Town of Steilacoom
 City of Tacoma
 City of Tumwater
 City of University Place
 City of Yelm
 City of Puyallup
 Pierce County
 Thurston County
 Nisqually Indian Tribe
 Thurston Regional Planning Council
 Joint Base Lewis-McChord
 Washington Military Department
 Washington Department of Transportation
 Tacoma-Pierce County Chamber of Commerce
 Tacoma-Pierce County Health Department
 United Way of Pierce County
 Clover Park School District
 Franklin Pierce School District
 Tacoma Pierce County Association of Realtors
 WorkForce Central
 Give an Hour
Collaborative Partners
 Emergency Services
 Economic Development Boards
 School Districts
 Public and Private Utilities
 Public Libraries
 Convention Visitor Bureaus
 Parks Districts
 Health Systems
 Ports
 Colleges & Universities
 Wildlife & Environmental Advocates
 Chambers of Commerce
 Workforce Development Organizations
 Social Service Organizations



Providing unique regional leadership to bridge military and civilian communities for mutual benefit
ssmcp.org



SSMCP Core Objectives

- Formalize New Methods of Regional Collaboration
- Improve Regional Mobility
 - Improve Access to Information
- Promote JBLM as a Center of Regional Economic Significance
- Improve Access to Existing Services for Active Duty Service -Members and Veterans
- Improve Support for Military Families

MISSION

To foster effective communication, understanding, and mutual benefit by serving as the most effective point of coordination for resolution of those issues which transcend the specific interests of the military and civilian communities of the South Sound region.

VISION

The SSMCP is an innovative and flexible partnership uniquely positioned to provide regional leadership to bridge military and civilian communities.

SSMCP

6000 Main St. SW
 Lakewood, WA 98499
 Phone: 253.983.7772
 tspeir@cityoflakewood.us



JBLM Joint Land Use Study (JLUS) at a Glance

A guide to understanding the 2015 Joint Base Lewis-McChord JLUS

A Joint Land Use Study (JLUS) presents recommendations for consideration by local and state governments that protect the ability of the military to accomplish its vital training and operational missions while also promoting development compatible with military presence and protecting public health, safety, and welfare.

During 2014 and 2015, the South Sound Military & Communities Partnership coordinated an update to the 1992 Fort Lewis JLUS for the recently formed Joint Base Lewis-McChord (JBLM.) The JBLM JLUS findings are advisory in nature and are intended to identify and suggest resolution for impacts generated by military training and operations on communities, and in turn, community growth and activities on military presence.

Hello from Joint Base Lewis-McChord and the South Sound Community!

Joint Base Lewis-McChord, existing in some form since the establishment of Fort Lewis in 1917, is home to I Corps and the 62d Airlift Wing, and the only Army power projection base west of the Rocky Mountains.

The Joint Base employs over 40,000 active duty service members and 17,000 civilians. Over 70% of those active duty members live off-base in local communities in Pierce and Thurston Counties.

JLUS-Identified Issues Include:

- ◇ Incompatible current land uses near JBLM
- ◇ Future urban growth (planned or projected) near the installation boundaries
- ◇ Federally listed threatened and endangered prairie species and their habitat
- ◇ Noise impacts from aircraft and training operations
- ◇ Regional transportation impacts
- ◇ Recreational access to JBLM training ranges
- ◇ Continued improvement to communication among JBLM and the surrounding communities.

22 JLUS Strategies have been identified that will be considered by participants as ways to resolve these issues.

Parts of the JLUS

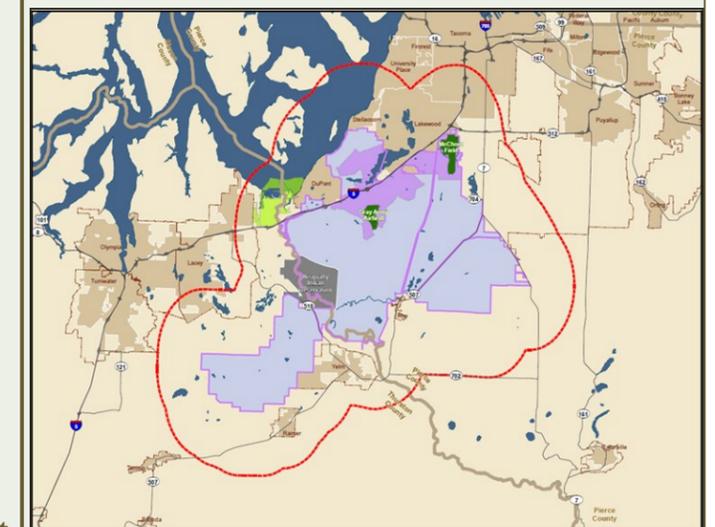
The JLUS consists of three documents, the:

- **Existing Conditions Report** outlines the current land uses at the time of the report;
- **Compatibility Report** identifies points of conflict or encroachment; and
- **Implementation Plan** lists strategies to solve current conflicts, or avoid future ones.

JLUS Study Area

The range of the study is up to 2 miles outside the borders of JBLM and Camp Murray.

Map of JBLM JLUS Study Area



For the full 2015 JBLM JLUS, go to:

www.ssmcp.org

JBLM Joint Land Use Study at a Glance

General Conclusions: Most current land uses around JBLM do not have negative impacts on military capabilities; however, some ongoing and potential new or future areas of concern were identified through the current JLUS process. Continued collaboration is needed between local jurisdictions and JBLM to develop and implement regional solutions to these issues and to support the military's ability to carry out its mission requirements today and in the future.

Military Noise and Flights

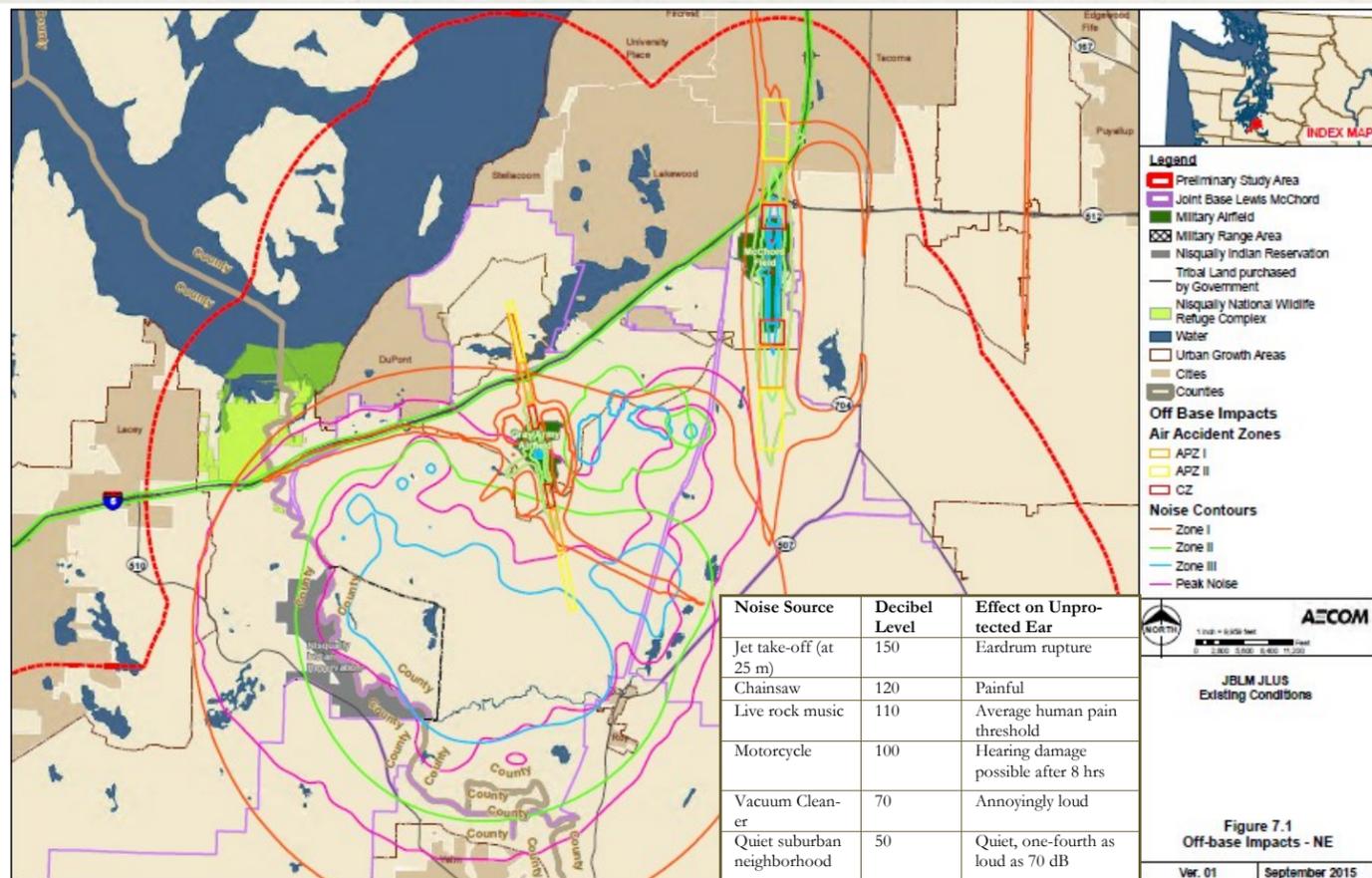
The **Air Installations Compatible Use Zones (AICUZ)** is a Department of Defense (DoD) program to achieve compatibility between air installations and neighboring communities by preventing incompatible development in high noise exposure zones; minimizing public exposure to potential safety hazards associated with aircraft operations; and assuring the future operational capabilities of the airfields.

Clear Zones (CZ) and **Accident Potential Zones (APZ)** represent the most likely impact areas if an aircraft accident occurs. APZs are based on DoD historical data on where accidents have previously occurred. **Noise Contours** are produced by measuring day and night decibel levels from weapons and aircraft. Certain activities are not recommended in the most high-intensity noise areas.

State and local governments and agencies, JBLM, and private organizations will be working together over the next several years to minimize the impacts that result from JBLM and area communities sharing the South Sound region by:

- Resolving encroachment issue in the CZ and controlling growth in APZs,
- promoting awareness of the base and its missions,
- increasing regular communications between JBLM and local governments.

Below: Table of noise and flight impact zones on and around JBLM in 2015



Transportation in the JBLM Corridor

In 2015, thanks to the long work of regional governments and partners, including the SSMCP, the Washington State Legislature approved an expenditure of \$494 million dollars to widen and upgrade the I-5 corridor running through the heart of JBLM.

This area's congestion built up over years of civilian population growth in the South Sound, outpacing the capacity of the road systems. The last time the I-5 JBLM corridor was widened was in 1975. Between 1970 and 2010, the population of Washington State grew by 97 percent, Pierce County grew by 95 percent, and Thurston County grew by 228 percent. The population of Pierce County increased by 94,407 people just between 2000 and 2010. Thurston County's population increased by 44,929 people between 2000 and 2010.

The U.S. Census indicated that in 2000, the on-base population of JBLM was 19,089. JBLM reports that, as of June 2015, the on-base population stands at 23,700 (an increase of 4,611 service members)

- For I-5 work updates, visit the Washington Department of Transportation Website: <http://www.wsdot.wa.gov>



Environmental Protection

Over the past decade, JBLM has been working with the Center for Natural Lands Management, the federal and state governments, and local citizens to preserve the beauty of the South Puget Sound Prairies and the lives of the endangered species that live on them.

How you can help:

- Support local conservation agencies that protect the prairies
- Support DoD efforts to acquire environmental buffer areas



Communicating with JBLM

- **Questions and Comments:**
 - JBLM Public Affairs Office's External Communication Division hotline at (253) 967-0852
- **Noise and Training Alerts:**
 - Follow "Joint Base Lewis McChord" on Facebook
 - Look for notifications in The News Tribune
- **Traffic Information:**
 - WA Dept of Transportation website at <http://www.wsdot.com/traffic/dupont/jblm.aspx>
- **Burn Information**
 - Prescribed Burn Calendar: <http://www.lewis-mcchord.army.mil/publicworks/sustainability/Calendar.aspx>
- **Other Issues:** <http://www.lewis-mcchord.army.mil/contact.html>

