

Joint Base Lewis-McChord (JBLM) Joint Land Use Study (JLUS)



Implementation Plan



October 2015

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	

Tables

Table 1. Implementation Strategies.	1
Table 2. Implementation Strategy Summary.	5
Table 3. Implementation Strategies – Geographic Applicability.....	19

Implementation Plan

1. Overview

Based on the review and guidance of the TWG and SSMCP JLUS Subcommittee, a preliminary list of implementation strategies was developed, refined, and prioritized, resulting in an actionable Implementation Plan. The Implementation Plan contains details such as the timing, order of magnitude costs, potential funding sources, lead and partner jurisdictions/agencies/organizations, and supporting background information such as model ordinances.

The Implementation Plan is intended as a series of tools that the local jurisdictions and JBLM can choose to adopt during the implementation phase of the JLUS process. All of the entities participating in the JLUS retain the responsibility of selecting those compatibility tools that best reflect the specific issues, concerns, and needs of each stakeholder.

The Implementation Plan comprises the following 22 strategies:

Table 1. Implementation Strategies.

Strategy #	Strategy
1	Establish an ongoing JLUS implementation entity
2	Incorporate compatibility in updates of local Comprehensive Plans
3	Analyze local transportation impacts
4	Increase outreach by military partners in the community
5	Share information about JBLM and activities among internal and external stakeholders
6	Enhance system of notification and communication with public stakeholders to prevent unauthorized use and improve communications on authorized uses
7	Establish or strengthen notification and planning processes to increase communication between JBLM and neighboring jurisdictions
8	Maximize use of existing financial incentives to encourage preservation of open space and working lands

Table 1. Implementation Strategies (continued).

Strategy #	Strategy
9	Incorporate specific land use compatibility requirements into local zoning codes and ordinances
10	Incorporate considerations of aircraft safety and military operational noise into local jurisdiction planning and permitting processes.
11	Pursue additional conservation partnering opportunities through Readiness and Environmental Protection Initiative (REPI)/Army Compatible Use Buffer (ACUB), and the Sentinel Landscapes partnership
12	Expand the federal role in habitat conservation efforts
13	Promote sound attenuation building standards and/or energy efficiency practices in new buildings
14	Support state designations of an area of Regional Military Influence (RMI) or Area of Critical State/Local Concern and Interest
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
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.
17	Pursue federal or state funding for resolution of encroachment issues
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements
19	Avoid overflight of noise sensitive areas and residential areas, when feasible
20	Enact or amend state-level legislation to promote land use compatibility around military installations

Table 1. Implementation Strategies (continued).

Strategy #	Strategy
21	Promote analysis of military economic impact in state-wide planning processes
22	Expand conservation banking through Thurston County.

The sections that follow contain a summary table of all implementation strategies, an implementation strategy table indicating the geographic applicability of each strategy, jurisdiction-specific action plans, and sample documents intended to aid jurisdictions in implementing the recommended strategies.

2. Implementation Strategy Summary

A variety of strategies could be employed to mitigate the existing or potential land use incompatibilities noted in the preceding analysis. The tables that follow contain a preliminary set of possible strategies that mitigate for existing incompatibility and ensure compatible future development.

Table 2 summarizes the set of implementation strategies and includes action steps and examples; identification of lead and partner organizations, phasing (near-, mid-, and long-term), order of magnitude cost, and any background documents contained in the appendices. The strategies are ordered according to phasing.

The phasing contained in this Implementation Plan is broken down as follows:

Near: Less than 1 year from JLUS adoption

Mid: 1 to 3 years from JLUS adoption

Long: 3 to 5 years or longer from JLUS adoption

For the purposes of this Implementation Plan, the order of magnitude costs are defined as follows:

- \$ -** Generally requires staff time, minor budget impacts, and/or use of existing funding sources.
- \$\$ -** More substantial or new funding required, such as to hire a consultant to complete a study.
- \$\$\$ -** Significant and/or ongoing investment for endowments, property acquisition, or capital projects.

Table 2. Implementation Strategy Summary.

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
1	Establish an ongoing JLUS implementation entity	<ul style="list-style-type: none"> Build on current SSMCP structure and ongoing regional outreach partnerships Create an implementation body to advocate for adoption of recommended compatibility measures and promote continued dialogue Umbrella organization chartered, empowered and funded to support multi-jurisdictional, regional land use planning and track progress on JLUS actions 	<i>Lead:</i> SSMCP Steering Committee	Near	\$	OEA	
2	Incorporate compatibility in updates of local Comprehensive Plans	<ul style="list-style-type: none"> Incorporate updates during next comprehensive plan update cycle Include references to compatibility with installations, maps, recommendations, and strategies resulting from JLUS Define and establish Areas of Influence to form the basis of overlay districts Regulations would specify development characteristics, such as land use type, density, height etc.. as appropriate to maintain compatibility with the operational impacts experienced in the designated area Often used in conjunction with specific and defined planning zones, such as noise contours or airport accident potential zones Can be broadly defined as a Military Influence Area Overlay that combines other communication and performance based standards, such as real estate disclosure and joint consultation procedures or sound attenuation of buildings and airport hazard related standards Address compatibility issues in Countywide Planning Policies (CWPPs) Address compatibility issues during regular comprehensive plan and UGA updates (i.e., 10 year comp plan updates, annual docket) 	<i>Lead:</i> Nisqually Tribe; Cities and Counties in JLUS Study Area	Near	\$\$	OEA	Appendix A: Sample Comprehensive Plan Policy Language

Table 2. Implementation Strategy Summary (continued).

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
3	Analyze local transportation impacts	<ul style="list-style-type: none"> Conduct a joint transportation study with a focus on the local civilian circulation network and impacts of gates Using existing data contained in current I-5 corridor analyses, identify local action steps and develop an implementation program Consider health impacts related to transportation 	Lead: SSMCP Partners: WSDOT; JBLM; Nisqually Tribe; Local, County, and Regional governments	Near	\$	OEA, State of Washington	Appendix E: Transportation Study Outline
4	Increase outreach by military partners in the community	<ul style="list-style-type: none"> Build on outreach efforts of the SSMCP Promote understanding of military mission, operations, and benefits to community and build support for compatibility strategies and increased cooperation Use of web sites, brochures, briefings, and other media to increase awareness of military activities, mission, and economic impacts Conduct additional community outreach on military operations and mission to promote visibility of the military Publication of training schedules or advanced notice of operations when feasible Conduct quarterly or semi-annual briefings by military representatives at city or at city council/county commission meetings Other examples are: briefings to community groups; on-installation visits and "field trips" for the public; periodic press releases or media events about mission and economic impacts; testing and training demonstrations for the public Compile comprehensive notification lists and expand methods to reach a wider range of affected parties about noise or other mission-related events, including fliers, social media, and texts Develop online and printed information to highlight military activities, missions, and economic impacts 	Lead: JBLM Partners: SSMCP	Near	\$\$		

Table 2. Implementation Strategy Summary (continued).

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
5	Share information about JBLM and activities among internal and external stakeholders	<p>Participate in a Memorandum of Understanding for joint consultation and information sharing among decision-makers</p> <ul style="list-style-type: none"> Formalizes and expands existing procedures regarding notification and consultation/coordination between military, community, local governments, land owners and land managers on projects, policies, and activities Establishes clear points of contact in local, state, federal and DoD agencies Create and maintain a "bi-directional" guidebook that identifies points of contact on JBLM and within local communities. Reinforce SSMCP's role as liaison between JBLM and communities. JBLM pursue funding to hire Community Plans Liaison Officer. Use the PCRC as the Pierce County forum for liaison and information Create a web-based feature linked to available GIS to enable parcel- or lot- specific searches that identify if a property falls within a sensitive area, such as a noise zone or APZ <p>Develop an internal web-based tool to facilitate project/plan review among internal stakeholders</p> <ul style="list-style-type: none"> Internal data clearinghouse that enables GIS sharing, data upload, and comment of posted projects and initiatives May also include additional information on mission activities, such as training schedules or other updates 	Lead: SSMCP Partners: JBLM; Nisqually Tribe; Local, County, and Regional governments	Near	\$\$		Appendix D: Sample Project Notification MOU
6	Enhance system of notification and communication with public stakeholders to prevent unauthorized use and improve communications on authorized uses	<ul style="list-style-type: none"> Enhance notification system for public users accessing range lands Increase awareness through better signage, mapping and public education strategies Provide for periodic outreach to public user groups to explain access management process and current status Encourage informal "eyes and ears" by users to keep training lands free of garbage or illegal uses via communication with Range Control 	Lead: JBLM	Near	\$		

Table 2. Implementation Strategy Summary (continued).

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
7	Establish or strengthen notification and planning processes to increase communication between JBLM and neighboring jurisdictions	<p>Establish or strengthen permitting process for structures that could pose risks to aviation operations</p> <ul style="list-style-type: none"> Permitting and/or notification process to coordinate or guide placement and design of structures such as renewable energy and telecommunications infrastructure Encourage collocation of cellular towers Incorporate height/marking standards for structures in MTRs Work to ensure that infrastructure below 200 feet in height are adequately marked for air traffic safety Create GIS layers to help trigger need for notification <p>Promote pre-planning and review of major new proposals among JLUS internal stakeholders</p> <ul style="list-style-type: none"> Includes DoD, local, regional, state, and federal projects Must set criteria for the scale or type of action warranting referral Includes referral of local development and subdivision applications to military installation for advisory review/comment Include JLUS stakeholders in review of countywide planning policies <p>Promote formal participation of military representatives on local planning boards and commissions</p> <ul style="list-style-type: none"> Military representatives participate as non-voting member of local coordinating bodies such as the Pierce County Growth Management Coordinating Committee 	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments	Mid	\$		Appendix D: Sample Project Notification MOU
8	Maximize use of existing financial incentives to encourage preservation of open space and working lands	<ul style="list-style-type: none"> Use Washington State Current Use Property Tax Assessment program as incentive for conservation Conservation Futures funding Other examples at the state-level include the Williamson Act in California that enable local governments to enter into contracts with private landowners for the purpose of restricting land to agricultural or related open space use in return for lower property tax assessments 	<i>Lead:</i> Thurston County, Pierce County	Mid	\$		

Table 2. Implementation Strategy Summary (continued).

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
9	Incorporate specific land use compatibility requirements into local zoning codes and ordinances	<ul style="list-style-type: none"> Regulations would specify development characteristics, such as land use type, density, height etc.. as appropriate to maintain compatibility with the operational impacts experienced in the designated area Often used in conjunction with specific and defined planning zones, such as noise contours or airport accident potential zones Can be broadly defined as a Military Influence Area Overlay that combines other communication and performance based standards, such as real estate disclosure and joint consultation procedures or sound attenuation of buildings and airport hazard related standards <p>Evaluate policy and zoning options to promote infill and mixed use development to guide denser growth into established centers and away from sensitive areas</p> <ul style="list-style-type: none"> Used to guide or incentivize growth away from peripheral areas that are likelier to experience military operational impacts due to proximity to installations <p>Promote site planning and design guidelines to reduce Bird Aircraft Strike Hazard (BASH)</p> <ul style="list-style-type: none"> Develop standards to minimize the attraction of birds near the airfield environs or in low-level flight corridors Typically includes standards for uses that can attract birds, such as detention ponds, sanitary landfills, crops etc... Coordinate with state and federal entities on aviation impacts to bird species at wildlife refuges and other natural areas in the region 	<i>Lead:</i> Nisqually Tribe; Local, County, and Regional governments	Mid	\$\$		Appendix B: Sample Development Regulations
10	Incorporate considerations of aircraft safety and military operational noise into local jurisdiction planning and permitting processes.	<ul style="list-style-type: none"> Provide GIS noise and safety zone layers to permitting staffs so they are clear on property maps 	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments	Mid	\$\$		Appendix B: Sample Development Regulations

Table 2. Implementation Strategy Summary (continued).

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
11	Pursue additional conservation partnering opportunities through Readiness and Environmental Protection Initiative (REPI)/Army Compatible Use Buffer (ACUB), and the Sentinel Landscapes partnership	<ul style="list-style-type: none"> Enables the military to enter into agreements with non-federal entities and land owners to secure conservation easements on property near a military installation or military airspace Pursue opportunities for additional partnerships, such as the Prairie Conservation Bank USDA is a partner in the Northwest Rangelands Trust and can manage easements on agricultural lands Explore use of purchase of development rights (PDR) or transfer of development rights (TDR) to promote compatibility <ul style="list-style-type: none"> Transaction separates development rights from the land in exchange for compensation Land remains in a low intensity use, therefore maintaining compatibility Acquisition of development rights associated with agricultural lands is one of the most common types purchases REPI is one funding mechanism to achieve purchase of rights; or establish Military Installation Fund (MIF) 	<i>Lead:</i> JBLM <i>Partners:</i> Thurston County	Mid	\$	REPI/ACUB	
12	Expand the federal role in habitat conservation efforts	<ul style="list-style-type: none"> Establish endowments for the ongoing maintenance of conservation lands in perpetuity 	<i>Lead:</i> JBLM	Mid	\$\$		
13	Promote sound attenuation building standards and/or energy efficiency practices in new buildings	<ul style="list-style-type: none"> Encourage the adoption of more energy efficient development as a means to achieve complementary indoor sound reduction in new construction Many of the requirements to increase energy efficiency outlined in the 2012 International Energy Conservation Code, for example, align with recognized sound attenuation requirements Identify any additional building design and construction practices to reduce the level of noise that penetrates habitable indoor space Increase awareness among homeowners and builders of sound attenuation and related energy efficiency methods through educational materials SSMCP can take the lead in promoting these practices. 	<i>Lead:</i> SSMCP <i>Partners:</i> Nisqually Tribe; Local, County, and Regional governments	Mid	\$		Appendix B: Sample Development Regulations

Table 2. Implementation Strategy Summary (continued).

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
14	Support state designations of an area of Regional Military Influence (RMI) or Area of Critical State/Local Concern and Interest	<ul style="list-style-type: none"> A RMI designates a geographic area to recognize the interdependence of military installations, missions, operating areas and training venues Emphasizes the need for coordinated planning beyond obvious interrelationships between military installations and immediately adjoining neighbors Pursue designation as Area of Critical State/Local Concern and Interest <ul style="list-style-type: none"> An Area of Critical State Concern is similar to the Regional Military Influence, but more limited and can be designated by either state or local government (PSRC and the Growth Management Policy Board are currently considering whether military facilities should be regionally recognized employment centers in the Vision 2040 and Transportation 2040 frameworks) 	<i>Lead:</i> SSMCP <i>Partners:</i> State of Washington	Mid	\$		
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	<ul style="list-style-type: none"> Adopt and enforce local dark-sky ordinances Reduce the light pollution interference with training activities by requiring the use of fully shielded, cut-off outdoor lighting applications Down-lighting at all airports and airfields and outdoor stadiums and sport parks Can be required for major new developments (e.g. commercial, industrial uses). Retrofitting can be encouraged Apply restrictions in light influence areas adjacent to sensitive training or operations areas 	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments	Mid	\$\$		Appendix B: Sample Development Regulations
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<ul style="list-style-type: none"> SSMCP can coordinate discussions Address the results of updated 2015 JBLM Housing Market Analysis 	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM	Mid	\$		
17	Pursue federal or state funding for resolution of encroachment issues	<ul style="list-style-type: none"> Pursue OEA, DoD, or other federal funding for additional property acquisition in the McChord north CZ. State contributions to additional studies of encroachment issues State funding of property or easement acquisition 	<i>Lead:</i> SSMCP, JBLM <i>Partners:</i> State of Washington, OEA, DoD	Mid	\$\$\$	DoD, OEA	

Table 2. Implementation Strategy Summary (continued).

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements	<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 	Lead: SSMCP Partners: Master Builders Associations	Long	\$		Appendix C: Sample Real Estate Disclosures
19	Avoid overflight of noise sensitive areas and residential areas, when feasible	<ul style="list-style-type: none"> Continue to consider feasibility of re-evaluating and adjusting military flight patterns and training routes to reduce noise exposure on local communities and noise-sensitive areas, in accordance with FAA and DoD policy and criteria. In-brief new commanders on community concerns and sensitive areas Continue coordination based on current AICUZ and IONMP data and recommendations 	Lead: JBLM	Long	\$		

Table 2. Implementation Strategy Summary (continued).

Strategy #	Strategy	Actions/Examples	Lead/Partners	Timeframe	Order of Magnitude Cost	Potential Funding Sources	Supporting Documents/Data
20	Enact or amend state-level legislation to promote land use compatibility around military installations	<ul style="list-style-type: none"> Can be used to mandate real estate disclosure and joint consultation procedures for certain development or land use change actions in specific areas around military installations The Growth Management Act requires that cities and counties not allow incompatible land uses around military installations and requires consultation with installation commanders prior to land use actions – RCW 36.70A.530) 	<i>Lead:</i> SSMCP <i>Partners:</i> State of Washington	Long	\$		
21	Promote analysis of military economic impact in state-wide planning processes	<ul style="list-style-type: none"> Promote inclusion of cost-benefit analysis of military impacts in state-wide planning processes that establish high level priorities for revenue, jobs, and local community economic health and are used to evaluate project proposals and initiatives (The Governor recently established the Washington State Military & Defense Industry Sector to coalesce and communicate the sector and address challenges and opportunities for growth with focus on base realignment and closure) 	<i>Lead:</i> SSMCP <i>Partners:</i> State of Washington	Long	\$		
22	Expand conservation banking through Thurston County.	<ul style="list-style-type: none"> There is a need for additional conservation banks. Provide regulatory certainty to stakeholders with regard to endangered species and habitat protection regulations. For example the Thurston County Habitat Conservation Plan can provide predictability to landowners and other stakeholders. 	<i>Lead:</i> Thurston County <i>Partners:</i> JBLM	Long	\$\$		

3. Compatibility Issues

The Implementation Plan has been developed to address the seven core compatibility issues outlined in the JLUS. A variety of tools and strategies may be employed to address each compatibility issue, with some tools or strategies being effective in addressing more than one compatibility issue. The section that follows outlines each of the seven compatibility issues and identifies Implementation Strategies being recommended to address that issue.

Communication and Coordination

Strategy #	Strategy	Timeframe
1	Establish an ongoing JLUS implementation entity	Near
2	Incorporate compatibility in updates of local Comprehensive Plans	Near
4	Increase outreach by military partners in the community	Near
5	Share information about JBLM and activities among internal and external stakeholders	Near
7	Establish or strengthen notification and planning processes to increase communication between JBLM and neighboring jurisdictions	Mid
14	Support state designations of an area of Regional Military Influence (RMI) or Area of Critical State/Local Concern and Interest	Mid
20	Enact or amend state-level legislation to promote land use compatibility around military installations	Long
21	Promote analysis of military economic impact in state-wide planning processes	Long

Urban Growth

Strategy #	Strategy	Timeframe
2	Incorporate compatibility in updates of local Comprehensive Plans	Near
7	Establish or strengthen notification and planning processes to increase communication between JBLM and neighboring jurisdictions	Mid
9	Incorporate specific land use compatibility requirements into local zoning codes and ordinances	Mid
13	Promote sound attenuation building standards and/or energy efficiency practices in new buildings	Mid
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	Mid
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	Mid
17	Pursue federal or state funding for resolution of encroachment issues	Mid
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements	Long
19	Avoid overflight of noise sensitive areas and residential areas, when feasible	Long
20	Enact or amend state-level legislation to promote land use compatibility around military installations	Long

Aircraft Safety

Strategy #	Strategy	Timeframe
2	Incorporate compatibility in updates of local Comprehensive Plans	Near
9	Incorporate specific land use compatibility requirements into local zoning codes and ordinances	Mid
10	Incorporate considerations of aircraft safety and military operational noise into local jurisdiction planning and permitting processes.	Mid
17	Pursue federal or state funding for resolution of encroachment issues	Mid
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements	Long
19	Avoid overflight of noise sensitive areas and residential areas, when feasible	Long

Military Operational Noise

Strategy #	Strategy	Timeframe
2	Incorporate compatibility in updates of local Comprehensive Plans	Near
9	Incorporate specific land use compatibility requirements into local zoning codes and ordinances	Mid
13	Promote sound attenuation building standards and/or energy efficiency practices in new buildings	Mid
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements	Long
19	Avoid overflight of noise sensitive areas and residential areas, when feasible	Long

Threatened and Endangered Species and Habitat

Strategy #	Strategy	Timeframe
2	Incorporate compatibility in updates of local Comprehensive Plans	Near
8	Maximize use of existing financial incentives to encourage preservation of open space and working lands	Mid
9	Incorporate specific land use compatibility requirements into local zoning codes and ordinances	Mid
11	Pursue additional conservation partnering opportunities through Readiness and Environmental Protection Initiative (REPI)/Army Compatible Use Buffer (ACUB), and the Sentinel Landscapes partnership	Mid
12	Expand the federal role in habitat conservation efforts	Mid
22	Expand conservation banking through Thurston County.	Long

Transportation

Strategy #	Strategy	Timeframe
2	Incorporate compatibility in updates of local Comprehensive Plans	Near
3	Analyze local transportation impacts	Near

Trespass and Unauthorized Access to JBLM Range and Training Lands

Strategy #	Strategy	Timeframe
2	Incorporate compatibility in updates of local Comprehensive Plans	Near
6	Enhance system of notification and communication with public stakeholders to prevent unauthorized use and improve communications on authorized uses	Near

4. Jurisdiction-Specific Action Plans

The following section organizes recommended actions by regional partners and divides the suggested measures into near-term (less than 1 year); mid-term (1 to 3 years); and long-term actions (3 to 5 years +).

Table 3 provides a reference matrix that identifies the geographic applicability, and affected jurisdictions for each implementation strategy.

Table 3. Implementation Strategies – Geographic Applicability.

			Affected Jurisdictions															Geographic Applicability							
Strategy #	Strategy	Lead/Partners	JBLM	Nisqually Indian Reservation	State of Washington	WSDOT	PSRC	PCRC	TRPC	Pierce County	Thurston County	DuPont	Lacey	Lakewood	Roy	Steilacoom	Tacoma	Yelm	JLUS Study Area	McChord NCZ	McChord APZ I	McChord APZ II	McChord Imaginary Surfaces	Aircraft Noise Zones	Large Weapons Noise Zones
1	Establish an ongoing JLUS implementation entity	Lead : SSMCP Steering Committee	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X						
2	Incorporate compatibility in updates of local Comprehensive Plans	Lead : Nisqually Tribe; Cities and Counties in JLUS Study Area	X	X			X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
3	Analyze local transportation impacts	Lead : SSMCP Partners : WSDOT; JBLM; Nisqually Tribe; Local, County, and Regional governments	X	X		X	X		X	X	X	X	X	X	X	X	X	X	X	X					
4	Increase outreach by military partners in the community	Lead : JBLM Partners : SSMCP	X																X						
5	Share information about JBLM and activities among internal and external stakeholders	Lead: SSMCP Partners: JBLM; Nisqually Tribe; Local, County, and Regional governments	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X					
6	Enhance system of notification and communication with public stakeholders to prevent unauthorized use and improve communications on authorized uses	Lead : JBLM	X																X						
7	Establish or strengthen notification and planning processes to increase communication between JBLM and neighboring jurisdictions	Lead : SSMCP Partners : JBLM; Nisqually Tribe; Local, County, and Regional governments	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X	X					
8	Maximize use of existing financial incentives to encourage preservation of open space and working lands	Lead : Thurston County, Pierce County			X					X	X								X						

Table 3. Implementation Strategies – Geographic Applicability (continued).

			Affected Jurisdictions															Geographic Applicability							
Strategy #	Strategy	Lead/Partners	JBLM	Nisqually Indian Reservation	State of Washington	WSDOT	PSRC	PCRC	TRPC	Pierce County	Thurston County	DuPont	Lacey	Lakewood	Roy	Steilacoom	Tacoma	Yelm	JLUS Study Area	McChord NCZ	McChord APZ I	McChord APZ II	McChord Imaginary Surfaces	Aircraft Noise Zones	Large Weapons Noise Zones
9	Incorporate specific land use compatibility requirements into local zoning codes and ordinances	Lead : Nisqually Tribe; Local, County, and Regional governments		X						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
10	Incorporate considerations of aircraft safety and military operational noise into local jurisdiction planning and permitting processes.	Lead : SSMCP Partners : JBLM; Nisqually Tribe; Local, County, and Regional governments	X	X						X	X	X	X	X	X	X	X	X		X	X	X	X	X	X
11	Pursue additional conservation partnering opportunities through Readiness and Environmental Protection Initiative (REPI)/Army Compatible Use Buffer (ACUB), and the Sentinel Landscapes partnership	Lead : JBLM Partners: Thurston County	X								X								X						
12	Expand the federal role in habitat conservation efforts	Lead: JBLM Partners: Thurston County	X								X								X						
13	Promote sound attenuation building standards and/or energy efficiency practices in new buildings	Lead : SSMCP Partners : Nisqually Tribe; Local, County, and Regional governments		X						X	X	X	X	X	X	X	X	X						X	X
14	Support state designations of an area of Regional Military Influence (RMI) or Area of Critical State/Local Concern and Interest	Lead : SSMCP Partners : State of Washington			X														X						
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	Lead : SSMCP Partners : JBLM; Nisqually Tribe; Local, County, and Regional governments	X	X			X		X	X	X	X	X	X	X	X	X	X	X						

Table 3. Implementation Strategies – Geographic Applicability (continued).

Strategy #	Strategy	Lead/Partners	Affected Jurisdictions																	Geographic Applicability					
			JBLM	Nisqually Indian Reservation	State of Washington	WSDOT	PSRC	PCRC	TRPC	Pierce County	Thurston County	DuPont	Lacey	Lakewood	Roy	Steilacoom	Tacoma	Yelm	JLUS Study Area	McChord NCZ	McChord APZ I	McChord APZ II	McChord Imaginary Surfaces	Aircraft Noise Zones	Large Weapons Noise Zones
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	Lead: SSMCP Partners: JBLM	X	X			X	X	X	X	X	X	X	X	X	X	X	X	X						
17	Pursue federal or state funding for resolution of encroachment issues	Lead: SSMCP, JBLM Partners: State of Washington, OEA, DoD			X														X	X					
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements	Lead: SSMCP Partners: Master Builders Associations					X	X	X											X	X	X	X	X	X
19	Avoid overflight of noise sensitive areas and residential areas, when feasible	Lead: JBLM	X																					X	X
20	Enact or amend state-level legislation to promote land use compatibility around military installations	Lead: SSMCP Partners: State of Washington			X														X						
21	Promote analysis of military economic impact in state-wide planning processes	Lead: SSMCP Partners: State of Washington			X														X						
22	Expand conservation banking through Thurston County.	Lead: Thurston County Partners: JBLM	X								X								X						

SSMCP Action Plan

Near-Term Actions

Strategy #	Strategy	Lead/Partners
1	Establish an ongoing JLUS implementation entity	<i>Lead:</i> SSMCP Steering Committee
3	Analyze local transportation impacts	<i>Lead:</i> SSMCP <i>Partners:</i> WSDOT; JBLM; Nisqually Tribe; Local, County, and Regional governments
4	Increase outreach by military partners in the community	<i>Lead:</i> JBLM <i>Partners:</i> SSMCP
5	Share information about JBLM and activities among internal and external stakeholders	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments

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
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
14	Support state designations of an area of Regional Military Influence (RMI) or Area of Critical State/Local Concern and Interest	<i>Lead:</i> SSMCP <i>Partners:</i> State of Washington

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM
17	Pursue federal or state funding for resolution of encroachment issues	<i>Lead:</i> SSMCP, JBLM <i>Partners:</i> State of Washington, OEA, DoD

Long-Term Actions

Strategy #	Strategy	Lead/Partners
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements	<i>Lead:</i> SSMCP <i>Partners:</i> Master Builders Associations
20	Enact or amend state-level legislation to promote land use compatibility around military installations	<i>Lead:</i> SSMCP <i>Partners:</i> State of Washington
21	Promote analysis of military economic impact in state-wide planning processes	<i>Lead:</i> SSMCP <i>Partners:</i> State of Washington

JBLM Action Plan

Near-Term Actions

Strategy #	Strategy	Lead/Partners
3	Analyze local transportation impacts	<i>Lead:</i> SSMCP <i>Partners:</i> WSDOT; JBLM; Nisqually Tribe; Local, County, and Regional governments
4	Increase outreach by military partners in the community	<i>Lead:</i> JBLM <i>Partners:</i> SSMCP
5	Share information about JBLM and activities among internal and external stakeholders	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
6	Enhance system of notification and communication with public stakeholders to prevent unauthorized use and improve communications on authorized uses	<i>Lead:</i> JBLM

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
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
11	Pursue additional conservation partnering opportunities through Readiness and Environmental Protection Initiative (REPI)/Army Compatible Use Buffer (ACUB), and the Sentinel Landscapes partnership	<i>Lead:</i> JBLM <i>Partners:</i> Thurston County

Strategy #	Strategy	Lead/Partners
12	Expand the federal role in habitat conservation efforts	<i>Lead: JBLM Partners: Thurston County</i>
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 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 Partners: JBLM</i>
17	Pursue federal or state funding for resolution of encroachment issues	<i>Lead: SSMCP, JBLM Partners: State of Washington, OEA, DoD</i>

Long-Term Actions

Strategy #	Strategy	Lead/Partners
19	Avoid overflight of noise sensitive areas and residential areas, when feasible	<i>Lead: JBLM</i>
22	Expand conservation banking through Thurston County.	<i>Lead: Thurston County Partners: JBLM</i>

Nisqually Indian Tribe Action Plan

Near-Term Actions

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

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

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments

PCRC Action Plan

Near-Term Actions

Strategy #	Strategy	Lead/Partners
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>

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: SSMCP 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 Partners: JBLM</i>

Long-Term Actions

Strategy #	Strategy	Lead/Partners
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements	<i>Lead: SSMCP Partners: Master Builders Associations</i>

TRPC Action Plan

Near-Term Actions

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

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
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Long-Term Actions

Strategy #	Strategy	Lead/Partners
18	Real estate tools - disclosures, deed restrictions, hold harmless agreements	<i>Lead:</i> SSMCP <i>Partners:</i> Master Builders Associations

Pierce County Action Plan

Near-Term Actions

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

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
8	Maximize use of existing financial incentives to encourage preservation of open space and working lands	<i>Lead:</i> Thurston County, Pierce County
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

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Thurston County Action Plan

Near-Term Actions

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

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
8	Maximize use of existing financial incentives to encourage preservation of open space and working lands	<i>Lead:</i> Thurston County, Pierce County
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

Strategy #	Strategy	Lead/Partners
11	Pursue additional conservation partnering opportunities through Readiness and Environmental Protection Initiative (REPI)/Army Compatible Use Buffer (ACUB), and the Sentinel Landscapes partnership	<i>Lead:</i> JBLM <i>Partners:</i> Thurston County
12	Expand the federal role in habitat conservation efforts	<i>Lead:</i> JBLM <i>Partners:</i> Thurston County
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
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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Long-Term Actions

Strategy #	Strategy	Lead/Partners
22	Expand conservation banking through Thurston County.	<i>Lead:</i> Thurston County <i>Partners:</i> JBLM

DuPont Action Plan

Near-Term Actions

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

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

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Lacey Action Plan

Near-Term Actions

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

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
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Lakewood Action Plan

Near-Term Actions

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

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

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Roy Action Plan

Near-Term Actions

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

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

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Steilacoom Action Plan

Near-Term Actions

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

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

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Tacoma Action Plan

Near-Term Actions

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

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

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Yelm Action Plan

Near-Term Actions

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

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

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:</i> SSMCP <i>Partners:</i> JBLM; Nisqually Tribe; Local, County, and Regional governments
16	Establish a process for coordination among JBLM and neighboring communities to seek ways to provide adequate rental housing for servicemembers.	<i>Lead:</i> SSMCP <i>Partners:</i> JBLM

Appendix A:
Sample Comprehensive Plan Policy
Language

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
Steilacoom				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

Comprehensive Plan Language

Local jurisdictions can add the following suggested goals and specific policies to their Comprehensive Plans as separate elements or as supplementary language to strengthen existing goals and policies.

General Compatibility

Goal: Compatibility with Joint Base Lewis-McChord

Promote future development that protects public health, safety, and welfare by minimizing risk to life, property, and the well-being of [City/County] residents from military training operations and maintaining compatibility with current and foreseeable missions at Joint Base Lewis-McChord (JBLM).

Policy: Role of Joint Base Lewis-McChord

Continue to support the unique and vital mission capabilities of JBLM and the significant contribution of the installation, military personnel, families, and civilian workers to the economic base of the community and region.

Policy: Military-Community Partnerships

Partner with JBLM and the South Sound Military and Communities Partnership to anticipate and meet community growth and service demands related to military mission change and to ensure that residents of [City/County] participate fully in economic opportunities and outreach activities associated with the installation.

Goal: Communication/Coordination

Foster meaningful, ongoing communication among [City/County], residents, JBLM, the South Sound Military and Communities Partnership and other regional partners to increase awareness of Department of Defense and other federal and state missions and activities and to coordinate on ongoing compatibility planning and management activities.

Policy: Support for Compatibility Implementation

Continue [City/County] participation in the Joint Land Use Study (JLUS) by appointing primary points of contact to facilitate the communication and coordination strategies recommended in the JLUS Report.

Policy: Information Exchange with Joint Base Lewis-McChord

Work with JBLM to establish ongoing communication mechanisms for issues of mutual concern, including mission or operational changes that could affect the surrounding community or specific development and infrastructure projects that could affect compatibility with training operations.

Policy: Increase Public Awareness

Partner with JBLM to make information on the potential impacts of training operations available to residents.

Additional Communication and Coordination Strategies

Policy: Development Review

Review community development and infrastructure proposals for interaction that could produce compatibility challenges with training operations, including: noise sensitive uses in areas of known exposure to aviation and range noise; physical infrastructure that could interfere with low-level flight operations; and sources of electrical emissions that could interfere with military communications or navigation systems.

Policy: Military Involvement and Planning Process

Provide notice to JBLM for review and comment on [County/City] discretionary land use actions to include, but not be limited to, Comprehensive Plan amendments or updates, zoning changes, land development code changes, and subdivision plats.

Goal: Land Use Compatibility

Enhance land use compatibility between JBLM and property in the surrounding area to protect public health and safety.

Policy: Military Influence Area (MIA) Overlay

Define and maintain a Military Influence Area (MIA) as an overlay to the zoning map. The MIA will consist of areas based on noise and safety guidance from the [Air Installation Compatible Use Zone or Installation Operational Noise Management Plan] study, as well as other compatibility factors evaluated in the JLUS program. Within the MIA, the [County/City] will implement a variety of land use, communication and other mitigation techniques to reduce possible land use conflicts and protect the health and safety of people and property in affected areas. The appropriate strategies will vary based upon the particular operational impacts associated with sub-areas of the MIA.

Policy: Support for Buffering Activities

Open space, agriculture, and low-density uses adjacent to military activities provide a critical buffer that protects surrounding areas from the nuisance and safety risks of nearby military operations; therefore, as part of overall compatibility strategies, the [County/City] will, whenever feasible, use open space and conservation planning to assist in establishing buffers in proximity to JBLM.

Policy: Support Recovery of Endangered Species Act Listed Species

Listed species requirements limit the scope of training on JBLM lands; therefore, as part of overall compatibility strategies, the [County/City] will, whenever feasible, use open space and conservation planning to support the recovery of Endangered Species Act listed species.

Appendix B:

Sample Development Regulations

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 contained in this appendix.

	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	N/A

Detailed Land Use Compatibility Guidelines

APPENDIX B: DETAILED COMPATIBILITY GUIDELINES

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
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
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
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

Footnotes:

- ¹ A "Yes" or "No" designation for compatible land use is to be used only for gross comparison. Within each, uses exist where further definition may be needed as to whether it is clear or usually acceptable/unacceptable owing to variations in densities of people and structures. For heliports and stagefields, the takeoff safety zone is equivalent to the clear zone and the approach-departure zone is equivalent to APZ I for these land use guidelines.
- ² Suggested maximum density 1-2 dwelling units per acre, possibly increased under a Planned Unit Development where maximum lot coverage is less than 20 percent.
- ³ Factors to be considered: Labor intensity, structural coverage, explosive characteristics, and air pollution.
- ⁴ No passenger terminals and no major above ground transmission lines in APZ I.
- ⁵ Not permitted in graded area.
- ⁶ Low intensity office uses only. Meeting places, auditoriums, etc., not recommended.
- ⁷ Excludes chapels.
- ⁸ Facilities must be low intensity.
- ⁹ Clubhouse not recommended.
- ¹⁰ Concentrated rings with large classes not recommended.
- ¹¹ Includes livestock grazing but excludes feedlots and intensive animal husbandry.
- ¹² Includes feedlots and intensive animal husbandry.
- ¹³ Includes hunting and fishing.
- ¹⁴ Controlled hunting and fishing may be permitted for the purpose of wildlife control.

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
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
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
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 ⁷	Yes ⁷	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

Legend:

Yes	Land use and related structures compatible without restrictions.
No	Land use and related structures are not compatible and should be prohibited.
ADNL	A-weighted day-night sound level
NZ	Noise Zone
Yes ^x	(Yes with restrictions) Land use and related structures generally compatible; see footnotes.
25, 30, 35	Land use and related structures generally compatible; measures to achieve noise level reduction (NLR) of 25, 30 or 35 must be incorporated into design and construction of structure.
25 [*] , 30 [*] , 35 [*]	Land use generally compatible with NLR; however, measures to achieve an overall NLR do not necessarily solve noise difficulties; additional evaluation is warranted.
NLR	Noise level reduction (outdoor to indoor) to be achieved through incorporation of noise attenuation into the design and construction of the structure.

Footnotes:

- * The designation of these uses as "compatible" in this zone reflects individual Federal agencies' consideration of general cost and feasibility factors as well as past community experiences and program objectives. Localities, when evaluating the application of these guidelines to specific situations, may have different concerns or goals to consider.

¹ (a) Although local conditions may require residential use, it is discouraged in 65-70 ADNL and strongly discouraged in 70-75 ADNL. The absence of viable alternative

development options should be determined and an evaluation indicating that a demonstrated community need for residential use would not be met if development were prohibited in these zones should be conducted prior to approvals.

(b) Where the community determines that residential uses must be allowed, measures to achieve outdoor to indoor NLR of at least 25 dB (65-70 ADNL) and 30 dB (70-75 ADNL) should be incorporated into building codes and be considered in individual approvals. Normal construction can be expected to provide a NLR of 20 dB, thus the reduction requirements are often stated as 5, 10, or 15 dB over standard construction and normally assume mechanical ventilation and closed windows year round. Additional consideration should be given to modifying NLR levels based on peak noise levels.

(c) NLR criteria will not eliminate outdoor noise problems. However, building location and site planning, design, and use of berms and barriers can help mitigate outdoor noise exposure particularly from ground level transportation sources. Measures that reduce noise at a site should be used wherever practical in preference to measures that only protect interior spaces.

2 Measures to achieve NLR of 25 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.

3 Measures to achieve NLR of 30 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.

4 Measures to achieve NLR of 35 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.

5 If noise-sensitive, use indicated NLR; if not, use is compatible.

6 No buildings.

7 Land use compatible provided special sound reinforcement systems are installed.

8 Residential buildings require a NLR of 25.

9 Residential buildings require a NLR of 30.

10 Residential buildings not permitted.

11 In areas with ADNL greater than 80, land use not recommended, but if community decides use is necessary, hearing protection devices should be worn by personnel.

Sample Military Influence Area Overlay

Joint Base Lewis-McChord Military Influence Area Overlay District

Summary

The Joint Base Lewis-McChord (JBLM) Military Influence Area Overlay District provides for uses and design requirements for lands adjacent to and within runway protection zones, airspace zones, military training routes, and aircraft and range noise zones of JBLM. Site design and other requirements related to land use, height, and lighting are necessary to maintain the safety of range and aircraft training operations and protect public health and safety. The JBLM Military Influence Area Overlay (MIAO) establishes six Military Areas of Influence:

- North Clear Zone (CZ) and Accident Potential Zones (APZs) 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

The official zoning map delineates the boundaries of the JBLM Military Areas of Influence districts, based upon the air safety, flight corridor, and noise zones.

{Note: Jurisdictions will select appropriate provisions based on the operational impacts and associated Military Areas of Influence within or near their jurisdictional boundaries}

JBLM Military Influence Area Overlay District

- A. The purpose of the JBLM Military Influence Area Overlay District (MIAO) is to:
 1. Ensure safety to people and property within the MIAO;
 2. Prohibit incompatible uses and structures within the designated Military Areas of Influence;

3. Protect the airspace, approach zones, and airfield imaginary surfaces from structures or placement of objects that interfere with the safe operation of aircraft;
 4. Limit land uses within the MIAO to those uses that are compatible with military operations; and
 5. Protect people and property from the potential adverse effects of aircraft and range noise and operations
- B. The following documents are hereby adopted by reference as is fully set forth within this Ordinance:
1. Joint Base Lewis-McChord Joint Land Use Study (JLUS) Report
 2. JLUS Maps
- C. Location of districts within the JBLM MIAO:
1. North Clear Zone (CZ) and Accident Potential Zones (APZs) for McChord Field
 2. Imaginary surfaces for McChord Field
 3. Military training routes (MTRs)
 4. Noise zones for McChord Field
 5. Noise zones for large weapons firing activities at JBLM ranges
 6. Noise zones for large weapons "single-event" firing activities at JBLM ranges
- D. Development standards within the MIAO Zoning Districts
1. Within the CZ and APZs, the following uses are prohibited:
 - a. Any structures in the Clear Zone
 - b. Any residential uses in APZ 1
 - c. Any uses that concentrates, within a structure on a regular basis, more than 25 people per acre. This limitation applies to sports stadiums, amphitheaters, auditoriums, clubhouses, churches, schools, hospitals, assisted living and other medical facilities, hotels and motels, restaurants and other eating and drinking establishments built to such a scale that gatherings of more than 25 people per acre would occur on a regular basis.
 - d. Within the APZ 2, the following uses are prohibited: multi-family residential development; and single-family residential with a density of more than one (1) unit per five (5) acres

2. Within all MIAO areas, buildings, structures, and objects with a height of ninety (90) feet or more are prohibited, except where a representative from JBLM specifically certifies that the proposed height is not a hazard to aircraft take-offs, landings, or flight operations.
3. Within all MIAO areas, all lights used in conjunction with streets, parking, signs, and uses of land shall be arranged and operated in such a manner that they do not interfere with pilot vision during take-off, landing, or flight operations (See proposed lighting ordinance).
4. Within all MIAO areas, no uses or operations of any type shall produce smoke, glare, birds or other visual interference that will present a hazard to aircraft during take-off, landing, or flight operations. Agricultural uses are exempt.
5. Within all MIAO areas, no uses or operations of any type shall produce electronic interference with navigation signals or radio communication between aircraft, the airport, or the air traffic controller.
6. Within all MIAO areas, approval for a permit for residential development shall require a perpetual nonexclusive easement acknowledging that the property is situated in an area that may be subjected to conditions resulting from military training at JBLM.
7. Within all MIAO areas, all real estate transactions shall include a form disclosing proximity of the site to the military installation. The form shall be affixed to all listing agreements, sales and rental contracts, subdivision plats, and any individual marketing materials, such as brochures, etc. Disclosure is required as soon as practicable, but must be before the execution of a contract, i.e., before the making or acceptance of an offer.
8. The following standards apply to development within the McChord Field noise zones that are 60 dB plus:
 - a. All work and operations shall be conducted within buildings or enclosed structures.
 - b. All new development, redevelopment, and building alterations or additions permitted within the noise impact area shall be

required to meet the noise attenuation requirements of JLUS Report.

- c. Applications for the approval of development within the noise impact area shall include certification from a qualified acoustical expert that the proposed construction complies with the standards of JLUS Report
- 2. All applications for rezoning and development approval, including site plans, building permits, subdivision plats, sign permits, temporary use permits, and other permits and plans in the JLUS MIAO shall be subject to advisory review by a representative at JBLM. Such review shall be limited to issues of compatibility with JBLM and issues affecting the safety of persons and property related to aircraft take-offs, landings, and flight and range operations.

Sample Sound Attenuation Measures

Selected Building Element Measures to Increase Sound Attenuation above the 2012 IRC and IECC

Residences in proximity to military air installations may experience adverse effects that interrupt daily activities. Certain construction techniques can mitigate these effects by insulating building interiors from noise associated with military flight. Many techniques to mitigate noise overlap with measures that increase the energy efficiency of a building, which can reduce electricity costs and increase the value of one's home. The purpose of this ordinance review is to document measures that increase sound attenuation and energy efficiency that the local governments can adopt to amend their existing residential codes.

In order to measure the noise impacts surrounding military airfields, the Department of Defense (DOD) conducts an Air Installation Compatible Use Zones (AICUZ) study.

Every three years the International Code Council releases standards for buildings, residences, energy efficiency, plumbing, and many other standards. The International Residential Code (IRC) establishes minimum regulations for one and two-family dwellings, as well as townhouses. The International Energy Conservation Code (IECC) establishes minimum regulations for energy efficient performance-related provisions for residential buildings three stories or less in height. The most recent code versions for both the IRC and the IECC are from 2012.

Review Process

According to the JLUS recommendations, permanent residential uses are incompatible in any noise contour greater than 75 DNL. Additionally, the target indoor noise level for residences is 45 dB. Generally, up to 30 dB of noise mitigation techniques are feasible for residences. Therefore, techniques for residences in noise contours above 75 DNL noise contour are not included in the recommendations since the techniques cannot make the homes reach the 45 dB target indoor noise level. The recommended noise level reduction for each noise contour is depicted below.

Recommended Noise Level Reduction by Noise Contour

Noise Contour	Recommended Noise Level Reduction (NLR)	Target dB level
65-70 DNL	25 dB	45 dB
70-75 DNL	30 dB	45 dB
75+ DNL	Residences not recommended	N/A

Building Elements: The residential code comparison focuses on the following building elements:

- Exterior Walls
- Windows
- Doors
- Roof-Ceiling Assembly
- Floor, Foundation, and Basements
- Ventilation and Wall Penetrations

Code Comparison: This analysis compares existing standards and codes and identifies supplementary attenuation provisions developed by the North Central Texas Council of Governments as part of a study conducted around NAS Fort Worth JRB.

Navy Model Ordinance: In 2005, the Department of the Navy published guidelines for incorporating sound insulation techniques for new and existing residences located near military air installations. These guidelines include a model building code that incorporates noise level reduction design requirements. Many of the sound insulation construction techniques also improve energy efficiency.

International Energy Conservation Code (IECC): The International Code Council produces building standards to increase energy efficiency. The standards outlined in the IECC meet the

requirements of the International Residential Code (IRC) and the International Building Code (IBC).

NCTCOG Regional Amendments: The Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG) develops regional amendments to the International Code Council's code versions in an effort to simplify the construction process, reduce training costs, and enhance the safety of building systems in the region. This ordinance review focuses on the NCTCOG regional amendments for the 2012 IRC and IECC.

Code Comparison Major Findings:

- The Navy Model Ordinance represents more basic requirements, while Ordinance 17681 expands on these requirements.
- Many of the requirements to increase energy efficiency outlined in the 2012 IECC align with sound attenuation requirements.
- When conflicting requirements exist, staff recommendation would be to follow the stricter guidelines.
- The NCTCOG amendments to the 2012 IECC and IRC is intended to be discretionary and each city is to determine which amendments to include.
- The NCTCOG amendments to the 2012 IECC related to sound attenuation include changes to alternative compliance measures, glazing area, and wall insulation.
- The NCTCOG amendments to the 2012 IRC related to sound attenuation include changes to opening requirements between garages and residences and enclosures for water heaters.
- Noise transmission enters a residence through gaps and cracks, windows and doors, and walls and roof, in that order¹. Therefore, a generalized approach for acoustic treatment would be to:
 - Eliminate all openings and flanking

¹ Transportation Research Board, ACRP Report 15, p. 107

- Improve all windows and doors
- Improve walls and ceilings
- Add mechanical ventilation or central air conditioning
- Treat attic spaces and/or roof structures

Selected building element techniques from the code comparison are summarized in the table below. These measures represent only the most basic requirements that would increase sound attenuation and energy efficiency.

**Selected Building Element Measures to
Increase Sound Attenuation above the 2012 IRC and IECC**

Building Element	65 dB	70 dB	75 dB
Exterior Walls	Interior walls should be at least ½” thick.	Interior walls should be at least 5/8” thick.	
	Insulation batts should be totally secured by an enclosure on all sides.		
Windows	All openable windows in exterior walls should be at least STC 30 dB.	All openable windows in exterior walls should be at least STC 35 dB.	All openable windows in exterior walls should be at least STC 40 dB.
Doors	Exterior, sliding glass, or doors to the garage should have a rating of at least STC 30 dB.	Exterior and sliding glass doors should have a rating of at least STC 35 dB, while access doors to the garage should have a rating of at least STC 30 dB.	Exterior and sliding glass doors should have a rating of at least STC 40 dB, while access doors to the garage should have a rating of at least STC 30 dB.
Roof-Ceiling Assembly	Ceilings should be finished with gypsum board at least 5/8” thick. Attic insulation should be batt or blown-in glass fiber or mineral wool		

	with a minimum R-30 rating applied between the ceiling joints.
Floors and Foundations	Air barrier should be installed at any exposed edge of the insulation.
Ventilation and Wall and Roof Penetrations	Window and/or through-the-wall ventilation or AC units should not be used.

Sample Light Pollution Reduction Ordinance

Light Pollution Reduction Ordinance

LIGHTING STANDARDS.

Purpose. The purpose of this ordinance is to protect the health, safety and welfare of the public by encouraging lighting practices and systems that will minimize glare, light trespass, and light pollution, while maintaining nighttime safety, utility, security and productivity, curtailing the degradation of the nighttime visual environment, and minimizing the impact of lighting on training operations at Joint Base Lewis-McChord.

Applicability.

New Uses, Buildings and Major Additions or Modifications. For all proposed new land uses, developments, buildings, and structures that require a building permit or other authorization from the City/County, all outdoor lighting fixtures shall meet the requirements of this Ordinance. All building additions or modifications of twenty (25) percent or more in terms of additional dwelling units, gross floor area, or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this provision, shall be subject to the requirements of this Ordinance for the entire property, including previously installed and any new outdoor lighting.

Existing Uses. Existing uses shall be exempted from the provisions of this Ordinance. Existing uses and lighting which substantially deviate from the Purpose and Intent set forth above, and which are brought to the attention of the City/County Council/Commission by an aggrieved party, may constitute a public nuisance under Sec. X-X, and subject to abatement or other relief.

Resumption of Use after Abandonment. If a property or use with non-conforming lighting is abandoned as defined below, then all outdoor lighting shall be reviewed and brought into compliance with this Ordinance before any use is resumed.

Roadways. Lighting for public roadways is exempt from the provisions of this Ordinance.

Definitions.

As used in this Ordinance unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

(1) Development project. Any residential, commercial, industrial or mixed use subdivision plan of development plan which is submitted to the City/County for approval.

(2) Diffuse. To spread or scatter widely, or thinly.

(3) Direct illumination. Illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building surfaces.

(4) Fully Shielded Light Fixture. A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal as determined by a photometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.

(5) Glare. The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes have adapted to cause annoyance, discomfort, or loss in visual performance and visibility. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on the brightness level to which the eyes have become adapted.

(6) Installed. The attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

(7) Light Pollution. Any adverse effect of manmade light.

(8) Light Trespass. Light from an outdoor luminaire falling on an adjacent property as observed at four feet above ground at the property line.

(9) Lumen per Acre Cap. The upper limit, or most light allowed. Lower lighting levels are encouraged.

(10) Luminaire. The complete lighting assembly, less the support assembly.

(11) Outdoor Light Fixture. An outdoor illuminating device, outdoor lighting or reflective surface, lamp or similar device, permanently installed or portable, used for illumination or advertisement. Such devices shall include, but are not limited to lights used for:

- Parking lot lighting;
- Buildings and structures;
- Recreational areas;
- Landscape lighting;
- Billboards and other signs (advertising or other);
- Product display area lighting;
- Illuminating building overhangs and open canopies.

(12) Outdoor Recreation Facility. An area designed for active recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.

(13) Person. Any individual, tenant, lessee, owner, or any commercial entity including but not limited to firm, business, partnership, joint venture, corporation, or limited liability company.

(14) Sign, Externally Illuminated. A sign illuminated by light sources from outside the sign surface.

(15) Sign, Internally Illuminated. A sign illuminated by light sources enclosed entirely within the sign cabinet and not directly visible from outside the sign.

(16) Sign, LED. A sign that uses light-emitting diodes that emit light when an electrical current is applied in the forward direction of the device

(17) Sign, Neon. A sign including luminous gas-filled tubes formed into text, symbols or decorative elements and directly visible from the outside of the sign cabinet.

(18) Sky Glow. The brightening of the night sky that results from the scattering of artificial visible radiation by the constituents of the atmosphere.

(19) Temporary Lighting. Lighting which does not conform to the provisions of this Ordinance and which will not be used for more than one consecutive thirty day period within a calendar year, with one consecutive thirty-day extension. Temporary lighting is intended for uses which by their nature are of a limited duration; for example holiday lighting decorations, civic events, or construction projects.

(20) Translucent. Permitting light to pass through but diffusing it so that persons, objects, etc., on the opposite side are not clearly visible.

(21) Use, Abandonment of. The relinquishment of a property, or the cessation of a use or activity by the owner or tenant for a continuous period of twelve months, excluding temporary or short term interruptions for the purpose of remodeling, maintaining or rearranging a facility. A use shall be deemed abandoned when such use is suspended as evidenced by the cessation of activities or conditions which constitute the principal use of the property.

Shielding and Outdoor Lighting Standards.

The following lighting standards are hereby imposed:

(1) All nonexempt outdoor lighting fixtures shall be fully shielded.

(2) All nonexempt outdoor lighting fixtures shall be placed so as to not cause light trespass, or light glare.

(3) All nonexempt outdoor lighting fixtures shall be of a type and placed so as to not allow any light above the horizontal, as measured at the luminaire.

(4) All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective.

(5) Residential uses shall not exceed 5500 lumens per acre. Commercial or business zoned uses shall not exceed 70,000 lumens per property.

(f) Outdoor Advertising Signs.

External illumination for signs shall conform to all provisions of this Ordinance. All upward directed lighting is prohibited.

Exemptions.

1. Single-family and two-family dwelling uses
2. Agricultural uses
3. State and Federal Facilities
4. Emergency Lighting
5. Swimming Pool and Fountain Lighting
6. Flags, Lighted
7. Holiday lighting

Appeals.

Any person substantially aggrieved by any decision of the designated official made in administration of this Ordinance has the right and responsibilities of appeal to the City/County.

Law Governing Conflicts.

Where any provision of federal, state, county, township, or city statutes, codes, or laws conflict with any provision of this Ordinance, the more restrictive shall govern unless otherwise regulated by law.

Violation and Penalty.

It shall be a civil infraction for any person to violate any of the provisions of this Ordinance. Each and every day or night during which the violation continues shall constitute a separate offense. A fine shall be imposed of not less than fifty dollars nor more than seven hundred dollars for any individual or not less than 100 dollars nor more than ten thousand dollars for any corporation, association, or other legal entity for each offense. The imposition of a fine under this Ordinance shall not be suspended.

Severability.

If any of the provisions of this Ordinance or the application thereof are held invalid, such invalidity shall not affect other provisions or applications of this Ordinance, which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

Appendix C:

Sample Real Estate Disclosures

SAMPLE REAL ESTATE DISCLOSURE

**AREA OF MILITARY IMPACT
REAL ESTATE DISCLOSURE FORM**

Property at the following location is situated within the vicinity of Fort Jackson/McCrary Training Center and/or McEntire Joint National Guard Base . The subject property may therefore be exposed to periodic low-level military aircraft over-flights and associated noise, the risk of an aircraft accident, noise from large artillery and small arms firing and tracked vehicle movement, smoke from prescribed burns on the installations, and other impacts associated with standard military training activities.

Parcel #: _____ **Deed Book #** _____ **Page #** _____

Address: _____

I, _____, (owner of the subject property) hereby certify that I have informed _____ (prospective purchaser/lessee/renter) that the subject property is located within the vicinity of Fort Jackson/McCrary Training Center and/or McEntire Joint National Guard Base and may therefore be exposed to periodic low-level military aircraft over-flights, artillery/small arms noise, other such military training activities.

Owner/ Date

I, _____, (prospective purchaser/lessee/renter of the subject property) hereby certify that I have been informed by _____ (owner) that the subject property is located in the vicinity of Fort Jackson/McCrary Training Center and/or McEntire Joint National Guard Base and may therefore be exposed to periodic low-level military aircraft over-flights, artillery/small arms/tracked vehicle movement noise, smoke from prescribed burns on the installations and other such impacts of standard military training activities.

Purchaser/Lessee/Renter Date

Signed before me on this _____ day of _____, 20____, in the
County of _____, South Carolina

_____, Notary Public, State of South Carolina.

My Commission Expires on _____. (SEAL)

SAMPLE AVIGATION EASEMENT FORM

Parcel _____ County _____

Grantor (s) Name _____

Grantor (s) Address _____

LEGAL DESCRIPTION:

In accordance with section XXXXX of the Land Use Ordinance for XXXXX County, State of XXXXX, approving a permit for residential development on the above described property, and in consideration of such approval, Grantors grant to the owners of all property adjacent to the above described property, a perpetual nonexclusive easement as follows:

1. The Grantors, their heirs, successors, and assigns acknowledge by the granting of this easement that the residential development is situated in an area that may be subjected to conditions resulting from military training at Fort Campbell/Campbell Army Airfield/Sabre Army Heliport. Such conditions include the firing of small and large caliber weapons, the overflight of both fixed-wing and rotary-wing aircraft, the movement of vehicles, the use of generators, and other accepted and customary military training activities. These activities ordinarily and necessarily produce noise, dust, smoke and other conditions that may conflict with Grantors' use of Grantors' property for residential purposes. Grantors hereby waive all common law rights to object to normal and necessary military training activities legally conducted on adjacent Fort Campbell which may conflict with Grantors' use of Grantors' property for residential and other purposes, and Grantors hereby grant an easement to the adjacent Fort Campbell for such activities.
2. Nothing in this easement shall grant a right to Fort Campbell/Campbell Army Airfield/Sabre Army Heliport for ingress or egress upon or across the described property. Nothing in this easement shall prohibit or otherwise restrict the Grantors from enforcing or seeking enforcement of statutes or regulations of governmental agencies for activities conducted on adjacent properties.
3. This easement is appurtenant to all property adjacent to the above described property and shall bind to the heirs, successors, and assigns of Grantors and shall endure for the benefit of the adjoining Fort Campbell/Campbell Army Airfield/Sabre Army Heliport. Fort Campbell/Campbell Army Airfield/Sabre Army Heliport is hereby expressly granted the right of third party enforcement of the easement.

IN WITNESS WHEREOF, the Grantors have executed this easement dated this __ day of _____, 20__

Grantor

Grantor

SUBDIVISION LANGUAGE

Avigational easement and release: It shall be the responsibility of the subdivider to dedicate to the County on the final plat such easements and releases in such location and width as required for the avigational easement and release for property within the Military Activity Zone Overlay District. The subdivider of said property shall dedicate to the County on the final plat an avigational easement over the subject property and release the County from all liability for any and all claims for damage originating from dust, noise, vibration, fumes, fuel and lubricant particles, etc.

Appendix D:
Sample Project Notification MOU

SAMPLE MEMORANDUM OF UNDERSTANDING

Between Joint Base Lewis-McChord and

The Counties of _____ and

The Cities of _____

This Memorandum of Understanding between Joint Base Lewis-McChord (JBLM), the Counties of _____, and the Cities of _____, is enacted to establish a mutually beneficial process that will ensure timely and consistent notification and cooperation between the parties on projects, policies, and activities. These parties have a mutual interest in the cooperative evaluation, review, and coordination of local plans, programs, and projects in the Counties of _____, the Cities of _____, and on JBLM.

The Cities of _____ and the Counties of _____ agree to:

1. Submit information to JBLM on plans, programs, actions, and projects that may affect mission activities on JBLM land. Information may include, but not be limited to the following:
 - Development proposals
 - Transportation improvements and plans
 - Sanitary waste facilities/wastewater facilities/water facilities/any infrastructure necessary to support development
 - Open space and recreation
 - Land use plans, comprehensive plan, and ordinances
 - Rezoning and variances
 - School facility siting plans

- Lighting plans for roadways, subdivision developments, parks, and major commercial/industrial developments
 - Capital Improvements Plan
 - Demographic data
2. Submit to JBLM for review and comment, project notification, policies, plans, reports, studies and similar information on development, infrastructure and environmental activities within proximity of JBLM as defined by the Joint Land Use Study Military Areas of Influence.
 3. Consider JBLM comments as part of local responses or reports.
 4. Make information on Joint Land Use Study recommendations, noise mitigation and encroachment reduction strategies readily available to the public.
 5. Include JBLM in the distribution of meeting agendas for, but not limited to:
 - City Council, County Council, County Commission
 - Planning Commission
 - Regional Council or Regional Planning Council
 - Workshops or Public Meetings for Major Planning Studies or Plan Updates

Joint Base Lewis-McChord agrees to:

1. Submit information to City and County representatives on plans, programs, actions, and projects, which may affect the city or county. These may include, but not be limited to, the following:
 - Installation Master Plan
 - Area Development Plans
 - Air Installation Compatibility Use Zone
 - Installation Operational Noise Management Plan
 - NEPA Studies

- Changes in existing installation use that may change off-post impacts, such as noise
 - Appropriate data on troop strength and activities for local plans, programs and projects
 - Army Compatible Use Buffer
 - Schedule of training activities when feasible
2. Submit to City and County representatives for review and comment, project notification, policies, plans, reports, studies and similar information on development, infrastructure and environmental activities at JBLM.
 3. Make information on Joint Land Use Study recommendations, noise mitigation and encroachment reduction strategies readily available to the public.

This agreement will remain in effect until terminated by any of the parties. Amendments to this memorandum may be made by mutual agreement of all the parties. Review process details and appropriate forms may be developed to facilitate uniform and efficient exchanges of comments.

This understanding will not be construed to obligate JBLM, the Cities of _____, the

Counties of _____ to violate existing or future laws or regulations.

This agreement is approved by:

County

City

Joint Base Lewis-McChord