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# **Military Installations and Civilian Land Use Compatibility**

*Military Compatible Land Use as Washington's Next Big Hurdle*

***Presenters:***

***Jeff Wilson, Washington State Department of Commerce***  
***Xandre Chateaubriand, Governor's Legislative Affairs & Policy Office***

A presentation on the draft report co-produced by the Department  
of Commerce & Eastern Washington University



September 2015



## Base Compatibility Study - *Purpose*

*Part of Washington's effort  
to support the State's Military Installations*

### **Central question:**

How can Washington State promote compatible civilian land use practices in support of its military bases?

The governor has tasked Commerce with producing a report to the legislature on civilian land use compatibility and military base missions.

The WA Growth Management Act (GMA) disallows land use development that is incompatible with military installations. (RCW 36.70A.0530)



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## Base Compatibility Study - *Purpose*

### ***Proviso Authorizing Legislation***

**ESSB 6052.SL, Section 128(20) pg. 23**

Within existing resources, the Department of Commerce shall

- Examine the effects of incompatible land use surrounding military installations within Washington State and
- Conduct a comparative analysis of best practices from other states to mitigate conflicts between local jurisdictions and neighboring military installations due to incompatible land use.

The Department shall submit its analysis to the governor and the appropriate committees of the legislature by November 1, 2016.



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## What Washington Law Requires

***WA law prohibits comprehensive plan or development regulation changes that would allow development incompatible with a base's mission requirements.***

### ***Two parts to the requirements:***

#### **1. Consultation:**

- Notify base commander of proposed changes and, seek a written recommendation.
- If no comment, changes are presumed compatible.

#### **2. Compatibility:**

- Must not allow development that is incompatible.

Source legislation: [RCW 36.70A.530](#)



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## What Washington Law Requires

### *Finding -- 2004 c 28:*

*"The United States military is a vital component of the Washington State economy. The protection of military installations from incompatible development of land is essential to the health of Washington's economy and quality of life."*





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*"Incompatible development of land close to a military installation reduces the ability of the military to complete its mission or to undertake new missions, and increases its cost of operating.*

***"The department of defense evaluates continued utilization of military installations based upon their operating costs, their ability to carry out missions, and their ability to undertake new missions."***

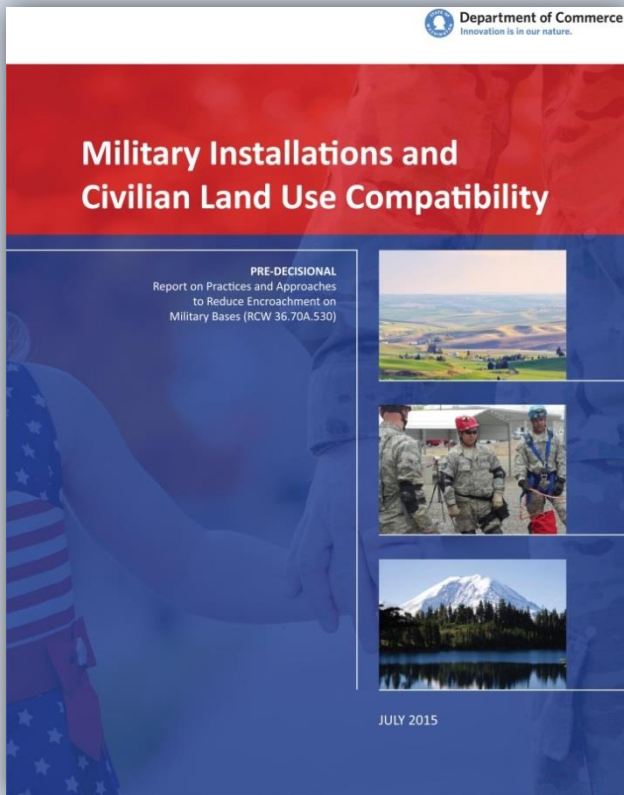




## Base Compatibility Study - *Definitions*

### *Defining “encroachment”*

**Encroachment** is the term used by the Department of Defense (DoD) to describe incompatible uses of land, air, water, or other resources that have adverse ***cumulative*** impact on a military facility’s ability to carry out its testing and training mission.



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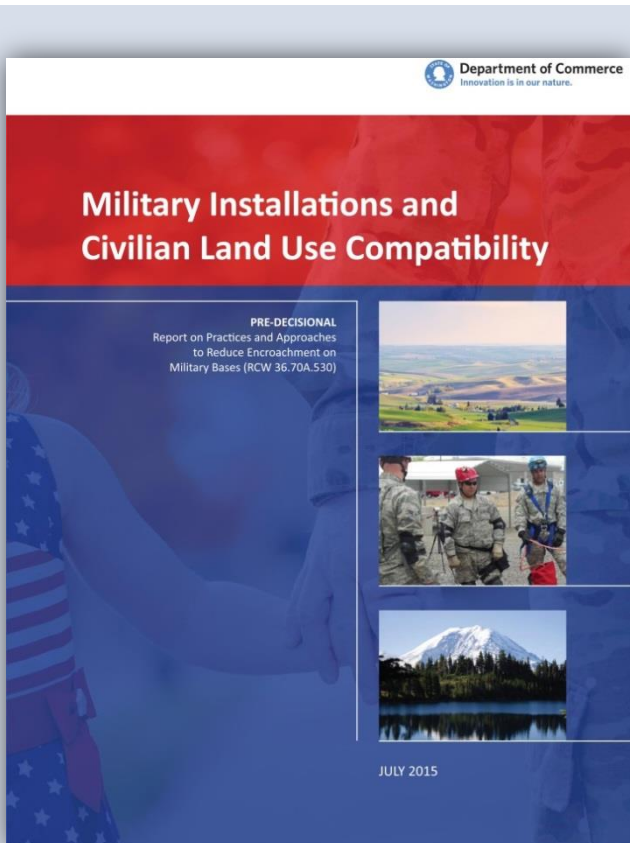




## Base Compatibility Study - *Definitions*

### *Defining “base”*

**Military bases** are physical installations, but their mission and training corridors involve areas ***beyond*** physical perimeter boundaries.





## Base Compatibility Study - *Findings*

### *Core findings in the draft report*

- Civilian-military land use compatibility is critical for an installation's long-term viability.
- Our communities and military installations face compatibility concerns are common to other states and territories.
- Compatibility concerns reach beyond the base (airspace; waterways).
- Some states promote civilian-military compatibility through legislation.





## Examples of Common Compatibility Issues



1. Development pressures adjacent to installations
2. Competing demands for infrastructure
3. Air/light pollution and airspace obstructions
4. Noise conflicts and communications interference
5. Mitigation for displaced endangered species

**NOTE:**  
This list is not comprehensive.

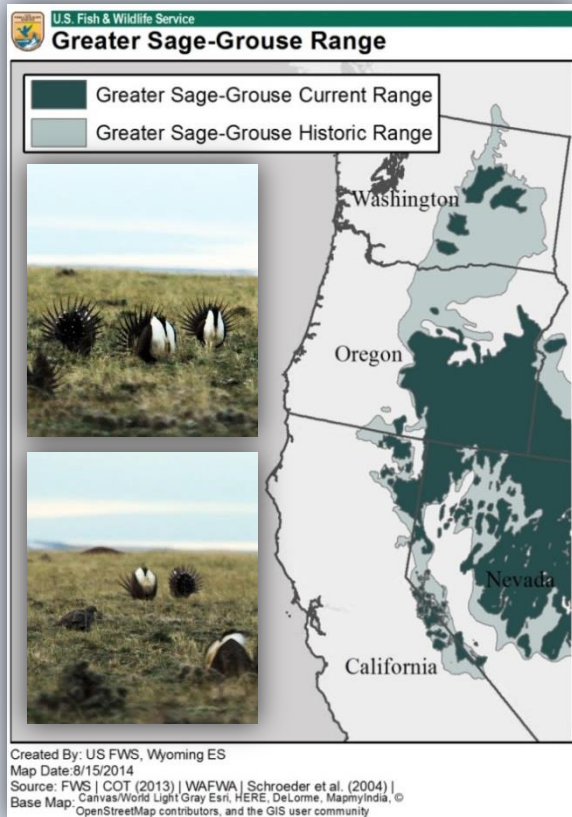


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## Opportunities to Promote Compatibility

1. Foster civilian-military coordination
2. Technical assistance programs for compatibility
3. Defining military buffer areas in plans, codes, and permitting
4. Acquiring land, easements or development rights
5. Promoting best practices for endangered species management (on and off bases)



### NOTE:

This list is not comprehensive.



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## Factors for Defining Military Buffer Areas



1. Physical installation property boundaries
2. Security perimeters ('line-of-site' security)
3. Noise buffers and Accident Potential Zones (APZs)
4. Critical training corridors; transportation routes
5. Working lands; habitat conservation areas
6. Telecommunication and radio airwaves

### NOTE:

This list is not comprehensive.

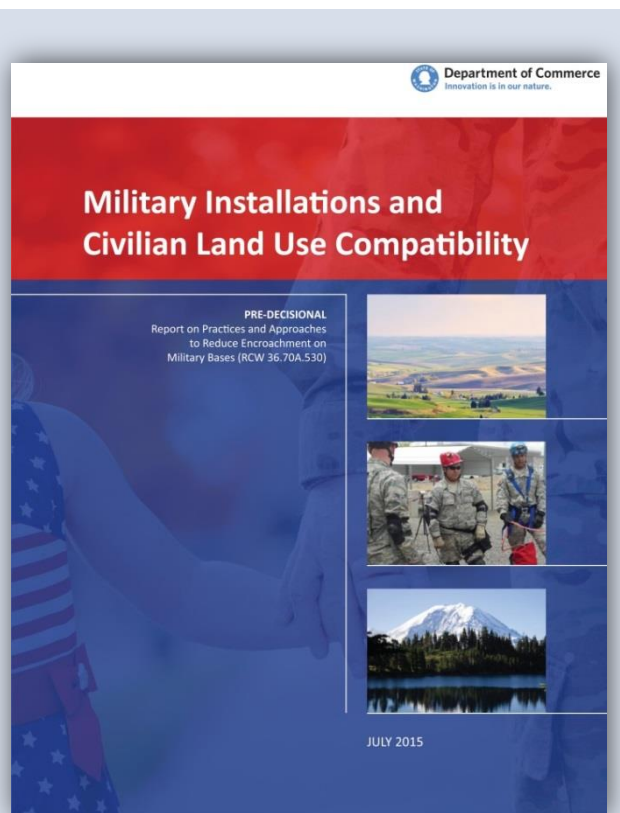


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## Base Compatibility Study - *Conclusions*



### *Incompatibility is avoidable through:*

1. Strong stakeholder engagement
2. Wise land use policies, plans, codes, and permitting
3. Investments in open space, working lands and conservation areas.

#### **NOTE:**

**This list is not comprehensive.**



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<div>Base Compatibility Study</div> <div>Project timeline</div>		Status	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Activities										
<b>Phase I: 1.0 First draft production</b>			2015				2016			
Eastern Washington University (EWU) first draft	Complete		6/30							
EWU revised second draft	Complete			7/28						
<b>Phase I: 2.0 Draft revision and stakeholder outreach</b>										
EWU/Commerce co-produced draft posted online	Complete			7/29						
Stakeholder outreach for draft report	In-process			7/29						
Commerce presentation at JBLM/ADC NW forum	Complete			8/20						
WMA quarterly membership meeting discussion	Pending			9/25						
<b>Phase I: 3.0 Report revision and presentation</b>										
Open comment period for draft report	In-process			8/25						
Report revision, based on feedback	In-process			8/25						
Report provided to the WA State Legislature	Pending				11/1					
Legislative session presentation and report review	Pending									
<b>Phase II: 1.0 Project review and analysis</b>										
Kick-off meeting for Phase II	Pending									
Stakeholder outreach for final analysis	Pending									
<b>Phase II: 2.0 Project review and analysis</b>										
Feedback and analysis combined in final report	Pending									
Final report submitted to director's office	Pending									
Final report submitted to OFM	Pending									
Final report provided to the WA State Legislature	Pending									11/1





# Base Compatibility Study – *We need your advice*



- How can Washington State promote compatible civilian land use practices in support of its military bases?
- What would you see added to the conversation?

*Project website:*  
<http://bit.ly/BaseStudy>



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# Base Compatibility Study – *We need your advice*

## ***How To Provide Your Comments:***

- *Project email:*  
[gmsbasecompatibility@commerce.wa.gov](mailto:gmsbasecompatibility@commerce.wa.gov)
- *Project website:*  
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## *Critical questions for your input:*

- How can Washington State promote compatible civilian land use practices in support of its military bases?
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### **Presented by:**

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### **Presented for:**

Washington Military Alliance  
(WMA)  
September 25, 2015

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