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# Military Installations and Civilian Land Use Compatibility

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

## ***Presenters:***

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



December 2015



## Base Compatibility Study - Purpose

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

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

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

*Within existing resources, the Department of Commerce shall:*

- 1. Examine the effects of incompatible land use surrounding military installations within Washington State and*
- 2. 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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# Base Compatibility Study – Strategic Path

*“This is not about compliance, this is about competitiveness.”*

PROJECT 1		PROJECT 2		
PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
<u>Jul.-Dec. 2015</u>	<u>Jan.-Sept. 2016</u>	<u>Sept. 2016-Jul. 2017</u>	<u>Jul. 2016-Jun.2017</u>	<u>Jul. 2017-Jun. 2018</u>
<b>Peer state analysis</b> Other states’ best practices	<b>WA State Strategy</b> Key state laws/rules Gaps to process Recommendations	<b>Planning &amp; Analysis</b> Review federal documents/process	<b>Implementation planning</b> Strategic: What does the state need to streamline in process/fix gaps?	<b>Implementation</b> Rule-making
(What we have)		(Additional outreach/stakeholder work)		





## Why the study is important

### ***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.*

*"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."*



## What GMA Requires

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

### IMPLEMENTATION OF THE REQUIREMENT INCLUDES:

#### 1. Consultation

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

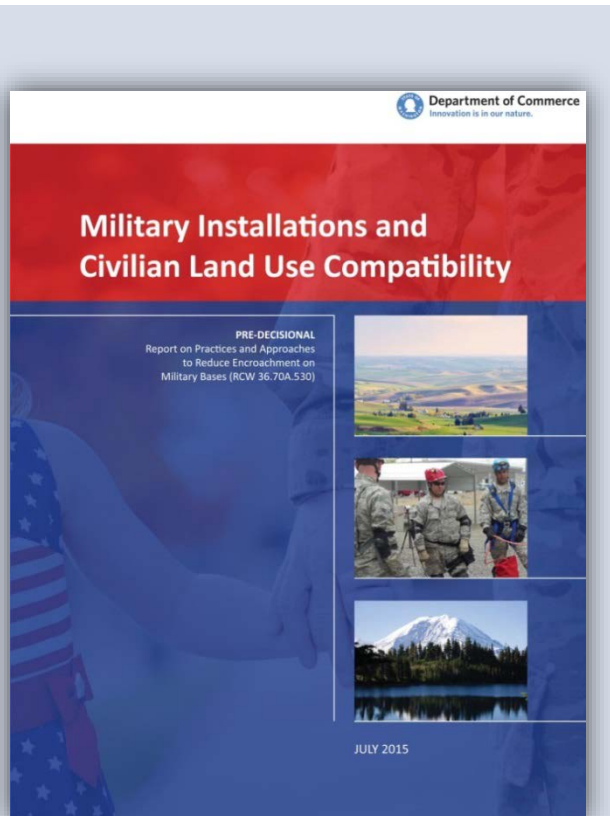
#### 2. Compatibility

- Should not allow development that is incompatible.





## Base Compatibility Study



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

### **CENTRAL QUESTION:**

**What role does/should the state play in supporting civilian-military compatible land use and what tools should the state develop?**



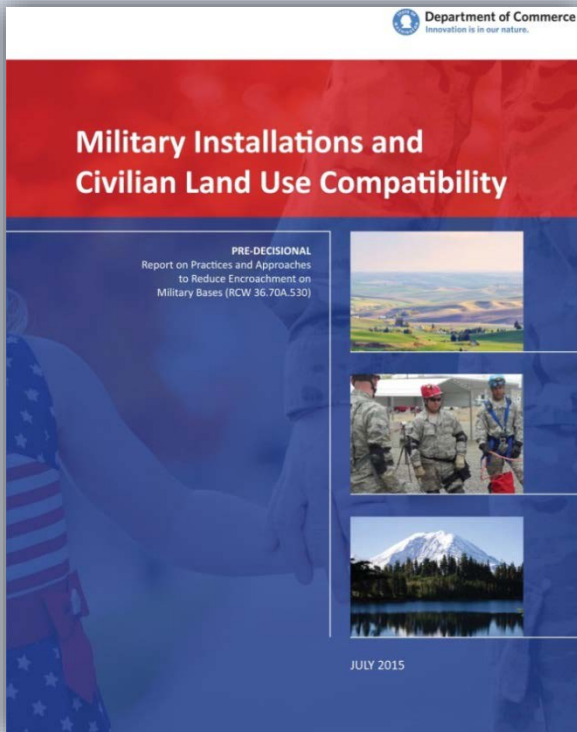


## Base Compatibility Study

### *Two critical terms for understanding compatibility*

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

**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.





## Base Compatibility Study



### *Preliminary Findings*

- Civilian-military land use compatibility is critical for base's long-term viability and its positive impact on the local economy.
- Our communities and military bases face compatibility concerns that are common to other states and territories.
- Compatibility concerns reach beyond the base's physical boundaries (airspace; waterways).
- Some states promote civilian-military compatibility through legislation.





## Compatibility Challenges and Opportunities - *Common Examples*



- Development pressures adjacent to installations
- Competing demands for infrastructure
- Air/light pollution and airspace obstructions
- Noise conflicts and communications interference
- Mitigation for displaced endangered species

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

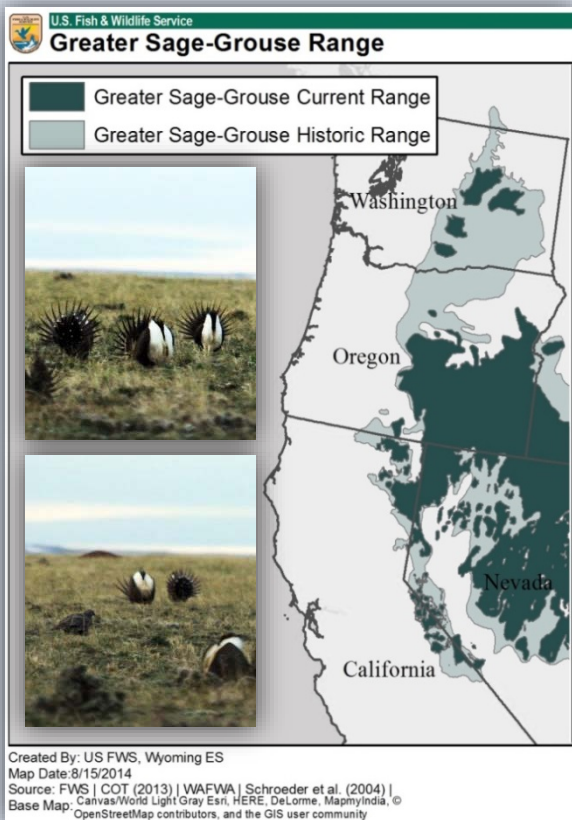


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## Opportunities to Promote Compatibility

- Foster civilian-military coordination
- Technical assistance programs for compatibility
- Defining military influence areas in plans, codes, and permitting
- Investing in land, easements or development rights
- Investments in supporting infrastructure
- Promoting best practices for endangered species management



### NOTE:

This list is not comprehensive.



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## Base Compatibility Study - *Conclusions*



### *Incompatibility is avoidable through:*

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

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



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## Base Compatibility Study – Next steps

### Base Compatibility Project Timeline

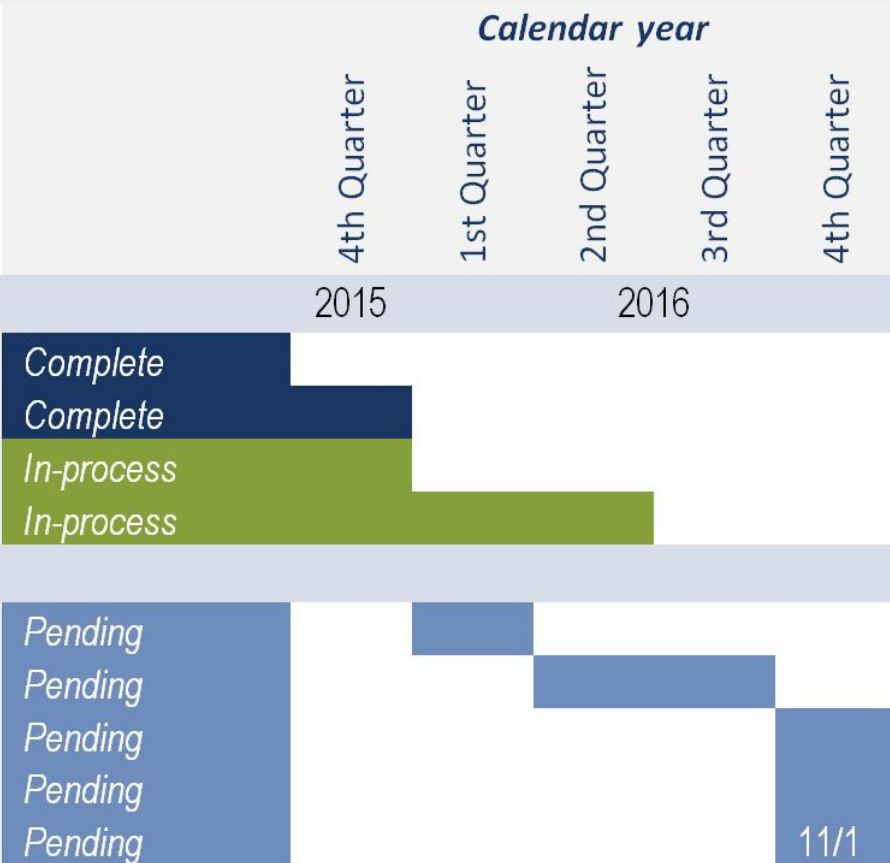
#### Activities:

#### Phase 1: Conceptual draft for preliminary report

- 1.1 Eastern Washington University (EWU) first draft
- 1.2 Stakeholder outreach and comment period 1
- 1.3 Report revision, based on comments received
- 1.4 Stakeholder outreach and comment period 2

#### Phase 2: Comments and revision for final report

- 2.1 Phase 2 kick-off meeting
- 2.2 Program/unit staff develops report
- 2.3 Agency review and approval (final report)
- 2.4 OFM review and approval (final report)
- 2.5 Final report provided to the WA State Legislature





## Base Compatibility Study – *Next steps*

### Legislative Report Work Flow Overview

#### Kick-off Meeting

- ▶ Six months before due to Legislature
- ▶ Assign roles
- ▶ Assign tasks and deadlines
- ▶ Unit report coordinator, author, senior editor, leg. dir., comm. rep., others as necessary

#### Develop Report

- ▶ Program/unit staff develops and formats the report following its internal processes

#### Finalize Draft Report

- ▶ Program/unit proofreader edits the report per agency style guidelines and template
- ▶ Program/unit finalizes and approves per its internal processes for submission to Director's Office

#### Submit Final Draft to Director's Office

- ▶ Six weeks before due to Legislature
- ▶ Director's Office reviews and approves for submission to OFM, or, if necessary, returns to the program/unit for additional editing

#### Submit to OFM by Director's Office

- ▶ Four weeks before due to Legislature
- ▶ Program/unit addresses any OFM edits before submitting to Legislature

#### Submit to Legislature by Director's Office





## Base Compatibility Study - *Opportunities for Engagement*



- Pro-actively engage with the Draft Study.
- State your support for the importance of statewide efforts.
- Support decision packages to facilitate and implement a statewide strategy.





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### *How To Engage in This Report:*

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

