Joint Land Use Study

Promoting Land Use Compatibility

Presented by:
FNSB Community Planning
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Joint Land Use Study (JLUS)

- DoD program to reduce land use conflicts
- Military-civilian partnership
- Over 100 studies completed nationwide
- Grant-funded with local match
Completed Joint Land Use Studies
97 Completed as of February 2013
(1985-2013)
Why Is J LUS Important?

• Eielson AFB and Fort Wainwright nominated the FNSB for J LUS in 2005.
• Noise levels and air accidents are a public health and safety concern.
• Approx. 1400 affected parcels in the focus area.
• Military generates 38% of Borough direct and indirect economic activity.
• Encroachment is a BRAC concern.
JLUS Recommendations for FNSB

• Incorporate military noise contours into the FNSB Regional Comprehensive Plan and Development Codes.
  – Amend Title 17 to require a note on the plat for subdivisions within the 65 DNL (military noise) contours informing interested parties of such.
  – Maintain residential densities within existing and future noise sensitive areas.
  – Enforce mobile home and noise sensitive compatibility

• Adopt encroachment prevention measures.
  – Adopt zoning ordinances to limit the height of objects around military airports.
  – Enforce compatible use zoning.
Screening Criteria for Tools

Preferred tools must achieve the goal of reducing incompatibility and should:

• Not affect existing residential development (50%)

• Minimize regulation (42%)

• Not result in higher costs to landowners or taxpayers (25%)
Preference Survey:
44 participants at workshop, 18 via the web and 70 via mail
(numbers current as of 12/12/13)
# Evaluation of Potential Tools

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Department of Community Planning  
907 Terminal Street, PO Box 71267, Fairbanks, AK 99707  
www.fnsb.us/communityplanning  
907-459-1260
Results So Far

• Extensive Public Outreach Effort
  ➢ Website, direct mail, newspaper ads and articles, radio, television, etc.

• 44 of 57 Recommendations Completed since 2006
  ➢ FWW 18 of 22
  ➢ EAFB 16 of 22
  ➢ FNSB 6 of 13

• Our community is an implementation “poster child”
Military Noise Overlay

- Focus area: noise contours from airfields, small arms and large arms ranges
- Similar to existing ANSA
- Non-regulatory; informational only
- Provides opportunity to educate about best practices
- Meets two recommendations of the JLUS

✓ Adopted in 2015
Military Noise Overlay: Ft Wainwright
Military Noise Overlay: Eielson AFB
Regulatory Height Overlay

- Restrict structure height in flight paths around airfields
- FAA has no regulation; it’s up to local jurisdictions
  - “Hazard to Aviation”
  - Defined flight angles
  - Could apply to Fairbanks International

- Screening Criteria
  - Minimal Regulation
  - Low Impact to Existing Uses
  - Low Cost to Implement
Buildable Height Analysis
Fort Wainwright

Buildable Height: difference between ground surface and imaginary surface

- Below 0
- 0 to 45 ft
- 45.1 to 200 ft
Buildable Height Analysis
Eielson Air Force Base

Buildable Height: difference between ground surface and imaginary surface

Below 0
0 to 45 ft
45.1 to 200 ft

45.1 to 200 ft
Buildable Height Analysis
Fairbanks International Airport
Regulatory Safety & Density Overlay

- Prevents new high density assembly uses
- Limits density in military Accident Potential Zone
- Possible density standards measured by:
  - Floor Area Ratio
  - Fire code capacity
  - Persons per acre
- Screening Criteria
  - Moderate Regulation
  - Low Impact to Existing Uses
  - Low Cost to Implement
Next Steps

**Safety/Density Overlay**
- August 21: Community meeting at Moose Creek Fire Station
- August 23: Community meeting at Noel Wien library
- Meet with owners of property in APZ

**Height Overlay**
- September: Community meetings scheduled
Project Info

• On the web:  http://fnsb.us/cp/Pages/JLUS.aspx

• By phone:  907-459-1260

• Via email:  planning@fnsb.us

• In person:  907 Terminal Street

• Like us on Facebook