Joint Land Use Study

Military Accident Potential Zone

Community Outreach Meeting
Noel Wien Library
Fairbanks, AK
March 1, 2017
Joint Land Use Study (JLUS)

- Nationwide DoD program to reduce land use conflicts

- Over 100 JLUS studies completed nationwide

- Grant-funded with local match
  - Assembly approved matching funds for the JLUS February 2005
  - Implementation grant funded November 2012
  - Advisory Noise Overlay adopted December 2015
Why is JLUS Important?

• Compatibility of land uses balances the military’s ability to accomplish their mission with community needs.
  ▪ Incompatible land uses is a BRAC consideration

• Borough economy
  ▪ Military provides 38% of daily Borough direct and indirect economic activity.
  ▪ Bases contribute additional regional economic activity from new construction
    • Eielson: Flight simulator building, hangars, housing ($535 million)
    • Fort Wainwright: Hangars ($47 million)
    • Other installations: Clear AFB ($175 million) and Fort Greely (9.5 million)

• Noise levels and potential for accidents are a public health and safety concern.
History

• Fort Wainwright and EAFB nominated the FNSB community for a JLUS, citing anticipated future growth pressure.

• Study completed in 2006 with 57 recommendations to promote compatibility between civilian and military land uses.

• In 2012, FNSB was funded to focus on implementation of the remaining recommendations for FNSB.

• FNSB is partnering with military staff and community representatives to implement recommendations.
History

• 2012-2013: Community outreach program to determine what land use tools would best meet our community’s needs.

• Preferences Survey recommended tools:
  ▪ Should minimize regulation;
  ▪ Should not affect existing residential development;
  ▪ Should not result in higher costs to landowners or taxpayers;
  ▪ Must achieve goal of reducing incompatibility.
Survey Results from 9/18/13 JLUS Workshop

- Regulatory Height Overlay
- Regulatory Density Overlay
- Advisory Noise Overlay
- Advisory Safety Overlay
- Rezone to Industrial
- Rezone to Open Space
- Fee-Simple Purchase
- Advisory Note on Plat
- Eminent Domain Acquisition
- Transfer or Purchase of Dev. Rights
- Relocate Firing Ranges
- Consolidate Bases

Legend:
- In Favor
- Neutral
- Opposed

Land Use Tool Preference Survey (132 participants)
Do crashes occur?

2005
- Marine Corps Air Base Yuma: Aircraft crashed in residential neighborhood
- F-16 crash near Luke AFB, Goodyear, AZ

2006
- C5A approaching Dover Air Force Base crashed upon landing in APZ/Clear zone. No fatalities or damage as the APZ was protected and undeveloped.

2008
- Helicopter in Corpus Christi hit guywires for communication tower
- F-18 crash into residential area, Marine Corps Air Station Miramar

2012
- Naval Air Station Oceana, Virginia Beach: Hornet double-engine failure crashed into apartment building in APZ. Minor injuries.
Do crashes occur?

2013
• A-10 Thunderbolt hit power lines

2015
• Lemoore Naval Air Station: Fighter jet crashed in corn field in APZ

Do crashes occur in Alaska?
• January 29, 1989: Hercules C-130 at Fort Wainwright
• July 28, 2010: C-17 at Elmendorf
• At least nine other incidents near Eielson 1951-1993.
What is the Accident Potential Zone?

Military-defined boundary
- Based on past plane crashes nationwide
- Clear Zone, APZ I, APZ II

APZ compatibility basics
- Limit population density
- Limit use/storage of explosive/flammable materials and activities
- Maximize amount of open space
- Other concerns: steam, smoke, light, glare, radio frequencies
Zoning in Fort Wainwright Accident Potential Zone West of Fort Wainwright Boundary
Zoning in Fort Wainwright Accident Potential Zone
East of Fort Wainwright Boundary

Legend
- Road
- Accident Potential Zone
- Building Outlines (2012 Pictometry)
- Fort Wainwright Boundary

Scale 1:13,000

Legend:
- GU-1
- GU-1/MNO
- RR
- RR/WS
- SF-10
Eielson Airforce Base Accident Potential Zone Overview
Zoning in and Around Eielson Airforce Base Accident Potential Zone

Legend
- Road
- Accident Potential Zone
- Building Outlines (2012 Pictometry)
- Eielson AFB Boundary

Scale 1:18,000
Why promote compatible land use within the APZ?

- Public health and safety

How do we promote compatible land use within the APZ?

- APZ is a military designation.
- The military does not have land use regulatory authority.
- FNSB is the land use regulatory authority.
- APZ is NOT a Borough zoning designation.
- Currently there are no land use regulations associated with the APZ.
- Preferred solution at community JLUS workshops was to limit uses to protect public health & safety
- APZ-related Recommendations
  - Adopt encroachment prevention measures
  - Enforce compatible use zoning
    - Base Zoning
    - Zoning Overlay
# Land Use Compatibility Considerations in APZ

## Potentially compatible:
- Agriculture
- Outdoor recreational lands
- Most transportation, communication and utilities facilities
- Warehousing and storage
- Low-density residential
- Eating and drinking establishments

## Potentially incompatible:
- High occupancy assembly uses:
  - Churches
  - Schools
  - Hospitals
  - Movie theatres
  - Auditoriums
  - Daycare
  - Hotels
- High-density residential
- All medical care facilities
- All educational facilities
Community Outreach

- First community meetings:
  - February 28, 2017: Community meeting, Salcha Senior Center
  - March 1: Community meeting, Noel Wien Library

- Review and consider public input and draft possible options

- Round Two community meetings:
  - Two meetings to be held (date TBD): in Moose Creek and Fairbanks.

- Typical public process for an ordinance: (3-4 months timeline)
  - Introduction at Assembly and referral to Planning Commission
  - Work session at Planning Commission (usually 2-3+ weeks after referral)
  - Public hearing at Planning Commission (two weeks after PC work session)
  - Work session at Assembly (approx. one month after PC hearing)
  - Public hearing and vote at Assembly (one week after Assembly work session)
Questions?

Contact us to stay informed:

• Join the project email list by checking the sign-in box

• JLUS project webpage:  
  http://co.fairbanks.ak.us/cp/Pages/JLUS.aspx

• Follow Fairbanks North Star Borough Community Planning on Facebook

• Contact Community Planning Director Christine Nelson at 459-1260 or planning@fnsb.us.