

**Worksheet 1A State Laws Applicable to Airport Land Use Compatibility in Your Community****Worksheet 1A State Laws Applicable to Airport Land Use Compatibility in Your Community****How and why do these laws apply to my jurisdiction?**

Which particular state laws affect your jurisdiction's planning responsibilities related to airports? Many of the laws apply to all jurisdictions, while others are relevant only to certain types. Use this worksheet to note your observations and questions as to how the state laws apply to your jurisdiction.

***Aeronautics Laws (RCW Title 14)***

Laws pertaining to aeronautics are mostly gathered under Title 14.

RCW 14.07 and 14.08 *Municipal airports act*

RCW 14.12 *Airport zoning act*

***Growth Management Act (RCW Chapter 36.70A)***

RCW 36.70.320 *Comprehensive plan*

RCW 36.70.547 *General aviation airports*

***Planning Enabling Act (RCW Chapter 36.70)***

RCW 36.70A.070 *Comprehensive plans – Mandatory elements*

Land Use:

Housing:

Capital Facilities:

Transportation:

***RCW 36.70A.140 Comprehensive plans***

Ensure Public Participation:

***RCW 36.70A.200 Siting of essential public facilities***

Limitation on Liability RCW:

***RCW 36.70A.210 Countywide planning policies******RCW 36.70A.110 Urban growth areas***

## Worksheet 1B Purpose and Objectives of Airport Land Use Compatibility Planning

### Worksheet 1B Purpose and Objectives of Airport Land Use Compatibility Planning

What are the primary purposes and objectives to be achieved in compatibility planning for the airports in your jurisdiction?

Are there specific issues to be addressed that are arising either because of changes at the airport or development pressures nearby? List the top three objectives.

Objective 1:

Objective 2:

Objective 3:

Land Use Compatibility Challenges

1.

2.

3.

4.

## Worksheet 1C Challenges to Airport Land Use Compatibility Planning

### Worksheet 1C Challenges to Airport Land Use Compatibility Planning

What particular challenges do you expect to face during the compatibility planning effort?

Some typical obstacles to compatibility planning include:

- Airport Expansion
- Community Opposition

Identify your top three challenges to the completion of the project:

- 1.
- 2.
- 3.

How do you intend to accomplish the compatibility planning study?

Will the study be done as part of the comprehensive plan?

Is a separate effort needed?

Have you allowed enough time to complete your study before the your comprehensive plan?

Are there specific issues to be addressed that are arising either because of changes at the airport or development pressures nearby? List the top three objectives.

Objective 1:

Objective 2:

Objective 3:

Land Use Compatibility Challenges

- 1.
- 2.
- 3.

## Worksheet 1D Airport Data Checklist: Context, Features, and Activity

### Worksheet 1D Airport Data Checklist: Context, Features, and Activity

Use the following worksheet to collect essential data about the airport. This data falls into three general categories:

- Airport Context
- Airport Features
- Airport Activity

#### Airport Context

1. Who owns or sponsors the airport and who runs it?

2. What previous planning studies have been done for the airport?

3. What is the state classification of the airport/s?

- |  |   |
|--|---|
| <input type="checkbox"/> Commercial Service Airports | <input type="checkbox"/> Local Service Airports   |
| <input type="checkbox"/> Regional Service Airports   | <input type="checkbox"/> Rural Essential Airports |
| <input type="checkbox"/> Community Service Airports  | <input type="checkbox"/> Seaplane Bases           |

4. Who uses the airport?

5. What is the airport's role in the community?

How does the airport fit into the goals of the community and the region?

Has your community adopted specific policies regarding the role of the airport?

How is the airport perceived by the general public?

Have compatibility problems or other issues become major controversies?

6. Does the airport connect with other transportation modes?

Is the airport an integral part of a multi-modal transportation system within your community and region?

Is it disassociated with the transportation network?

What links does the airport have with public transportation and freight movement systems?

What are the opportunities for better inter-modal connections?

7. What is the airport's economic contribution to the community?

Has a specific economic study been done?

How many public and private employees does the airport have?

If possible, what is the gross payroll of those employed at the airport?

Does the airport have support charter service? Does it provide access for a regional based business?

#### **Airport Features**

1. What is the length, width, and surface type for each runway at the airport?

Does the airport have a displaced threshold?

Which runway end and how long is the displaced?

Does the runway have a nighttime lighting system?

What is the runway's pavement strength (Paved runways only)?

What are the official latitude and longitude coordinates of the runway ends and displaced thresholds?

2. What types of approach capabilities does each runway end have?

3. Which (ARC) design standards apply to the airport and does the airport meet these standards?

4. What is the plan for future development at the airport?

Are changes planned for runways or instrument approaches?

**Airport Activity**

1. What is the composition of aircraft operations?

Is the airport used strictly by general aviation aircraft or are there also scheduled airline flights or operations by military aircraft?

2. What types of aircraft use the airport and how often?

What aircraft are based at the airport?

Type of Aircraft	Number of Operations
Single Engine	
Multi Engine	
Jet	
Helicopter	
Glider	
Military	
Ultralight	
Seaplane	

What transient aircraft regularly visit the airport?

Type of Aircraft	Number of Visits
Single Engine	
Multi Engine	
Jet	
Helicopter	
Glider	
Military	
Ultralight	
Seaplane	
Law Enforcement	

What is the airports critical aircraft?

What types of aircraft are expected to use the airport in the future?

Does the airport support flight school activity, medical services, or parachute activity?

3. How many passengers does the airport serve?

How many passengers does the airport service?

How many tons of cargo does the airport ship?

4. What deviations from the normal traffic pattern are typical at the airport?

## Worksheet 3A Compatibility Status of Existing Land Uses

### Worksheet 3A Compatibility Status of Existing Land Uses

Use the following worksheet to inventory the uses that exist within the airport influence area.

Are these uses clearly compatible or incompatible with the airport? Flag the uses that could potentially be incompatible or that you are uncertain about.

1. To what degree does this use exist today?
2. Is the use compatible or incompatible?
3. Why?

#### Agricultural

- 1.
- 2.
- 3.

#### Power Plants/Transmission Lines/Roads

- 1.
- 2.
- 3.

#### Parks/Recreation

- 1.
- 2.
- 3.

#### Stadiums

- 1.
- 2.
- 3.

#### Industrial

- 1.
- 2.
- 3.

#### Retail/Service Uses

- 1.
- 2.
- 3.

**Dining/Entertainment**

- 1.
- 2.
- 3.

**Offices/Industrial Parks**

- 1.
- 2.
- 3.

**Places of Worship**

- 1.
- 2.
- 3.

**Residential – Low-Density**

- 1.
- 2.
- 3.

**Residential – Medium-Density**

- 1.
- 2.
- 3.

**Residential – High-Density**

- 1.
- 2.
- 3.

**Children’s Schools/Daycare Centers**

- 1.
- 2.
- 3.

**Hospitals/Nursing Homes**

- 1.
- 2.
- 3.

**Wildlife Attractants**

- 1.
- 2.
- 3.

**Airspace Hazards (tall structures, dust, smoke, glare, electronic transmissions)**

- 1.
- 2.
- 3.

**Vacant or Undeveloped Land**

- 1.
- 2.
- 3.

**Miscellaneous**

- 1.
- 2.
- 3.

## Worksheet 3B Potential New Incompatible Uses

### Worksheet 3B Potential New Incompatible Uses

Based on current policy, what new development might exist in the future? Is the use compatible or incompatible? Why?

	Future Development	Compatible or Incompatible	Why
Land Uses			
Agricultural			
Power Plants/Transmission Lines/Roads			
Parks/Recreation			
Stadiums			
Industrial			
Retail/Service Uses			
Dining/Entertainment			
Offices/Industrial Parks			
Places of Worship			
Residential – Low-Density			
Residential – Medium-Density			
Residential – High-Density			
Children’s Schools/ Daycare Centers			
Hospitals/Nursing Homes			
Wildlife Attractants			
Airspace Hazards (tall structures, dust, smoke, glare, electronic transmissions)			
Airspace Hazards (tall structures, dust, smoke, glare, electronic transmissions)			
Theaters			

## Worksheet 3C Compatibility Concerns Based on Current Policy

### Worksheet 3C Compatibility Concerns Based on Current Policy

List the specific issues that must be addressed to ensure that development of incompatible land uses is avoided in the airport influence area.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

## Worksheet 4A Current Policy

### Worksheet 4A Current Policy

List the existing policies, goals, and development regulations affecting the airport influence area. Also note any implicit policies that may affect future land use compatibility.

#### Policies

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

#### Goals

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

#### Development Regulations

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

## Worksheet 4B Compatibility Policy Findings

### Worksheet 4B Compatibility Policy Findings

Write statements of fact that document your findings. These statements provide evidence of your work on airport land use compatibility and may be used to support adoption of policies and regulations, and may also be referenced in any proceedings of the Growth Management Hearings Board. Use the following questions to access your jurisdictions current policies:

- Do current policies help prevent incompatible land use development in the airport influence area or do they tend to promote this development?
- To what extent have policies intended to prevent incompatible development been inadequate to the task? Why? Are their loopholes in the policies that allow compatibility goals to be circumvented?
- Are the policies clearly defined or are they open to a wide degree of interpretation?
- Do the current policies provide a good starting point for more detailed and thorough policies or do you need to start from nothing?

#### Policy Findings

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.



## Worksheet 4D Airport Influence Area Adjustments

### Worksheet 4D Airport Influence Area Adjustments

Circumstances Warranting Possible Impact Area Adjustment	What are the conditions at your airport?	Do these conditions warrant adjusting the Airport Influence Area boundary? In what manner?
<b>All</b> <ul style="list-style-type: none"> <li>• Have any planned runway configuration changes been accounted for?</li> <li>• Is the traffic pattern only on one side of the runway?</li> </ul>		
<b>Noise</b> <ul style="list-style-type: none"> <li>• Have future changes in airport role and aircraft usage been considered?</li> <li>• Does airport activity have a significant seasonal variation warranting consideration of peak season activity?</li> <li>• Do aircraft frequently follow a “nonstandard” approach or departure pattern?</li> <li>• Are there locations that should be encompassed in the flight impact area because the area has particularly noise-sensitive uses or is the source of complaints from many different people?</li> <li>• Is the area initially drawn so large that its significance is diluted?</li> </ul>		
<b>Overflight</b> <ul style="list-style-type: none"> <li>• Does experience low operations?</li> </ul>		
<b>Airspace Protection</b> <ul style="list-style-type: none"> <li>• Does the airport have instrument approach procedures that are not aligned with extended runway centerline?</li> <li>• Do any of the runways have a displaced threshold?</li> <li>• Are there existing obstructions such as high terrain that affect where aircraft fly?</li> </ul>		
<b>Safety</b> <ul style="list-style-type: none"> <li>• Do aircraft frequently follow a “nonstandard” approach or departure pattern?</li> <li>• Does the airport’s historical accident pattern reveal conditions that create greater or lower than normal risks in certain locations?</li> </ul>		



## Worksheet 7A Airport Land Use Compatibility Planning Checklist

### Worksheet 7A Airport Land Use Compatibility Planning Checklist

Organization:

Date:

Name:

Phone:

City:

State:

Zip Code:

Airport Names:

#### Step 1: Getting Started and Gathering Data

##### Tasks

- Applicable state laws have been reviewed
- Airport transportation inventory has been completed
- The Airport Manager has been contacted
- WSDOT Aviation has been contacted
- A Consultation meeting has been conducted
  - Airport manager (prepare materials prior to meeting)
  - Pilots (prepare materials prior to meeting)
  - Airport Business (FOB) (prepare materials prior to meeting)
- A communication and public participation strategy or plan has been drafted (RCW36.70A.035)
- The airport's role, features, and activity have been identified and documented
- You have inventoried existing land uses around the airport and what land use plans are in place
- The initial study area has been identified

##### Worksheets

- Worksheet 1A - State Laws Applicable to Airport Land Use Compatibility in Your Community
- Worksheet 1B - Purpose and Objectives of Airport Land Use Compatibility Planning
- Worksheet 1C - Challenges to Airport Land Use Compatibility Planning
- Worksheet 1D - Airport Data Checklist: Context, Features, and Activity
- Airport Context Worksheet
- Airport Activity Worksheet
- Airport Features Worksheet

**Data and products**

- Airport Master Plan
- Airport Layout Plan
- Regional Transportation Plans
- Washington Aviation System Plan (WASP)
- Parcel map
- Existing land use map
- Topography map
- Environmental sensitive areas map
- Comprehensive plan, plan policies and land use map
- Development regulations and zoning map
- Map of the initial study area

**Step 2: Delineate the Airport Influence Area****Tasks:**

- The impacts of noise, light, vibration, low flying aircraft, fumes, airspace protection, and safety in the airport environment have been defined
- The airport traffic pattern has been identified
- The existing land uses, topography, airport operations have been analyzed.
- The airport master plan/ALP, comprehensive plan, and other supporting plans have been analyzed
- The airport influence area has been delineated

**Data and Products**

- Airport map showing airport facility information i.e. airport runway, taxiway, apron, terminal
- Traffic pattern map or diagram
- Radar track map (if available)
- GPS Flight Track map (if available)
- Airport influence area boundary map
- Airport airspace map showing FAR Part 77 Imaginary Surfaces and Elevations
- Map of compatibility zones applicable to each runway end
- Communication and public participation strategy or plan

### Step 3: Identify Compatibility Concerns

#### Tasks:

- The compatibility status of existing land uses in the airport influence area has been determined
- Potential compatibility conflicts have been identified
- Strategies have been identified to address compatibility concerns

#### Worksheets

- Worksheet 3A - Compatibility Status of Existing Land Uses
- Worksheet 3B - Potential New Incompatible Uses
- Worksheet 3C - Compatibility Concerns Based on Current Policy

#### Data and Products

- List of current comprehensive plan policies affecting air transportation and land use development in the airport influence area
- List of compatibility conflicts and land use status
- Identification of potential future compatibility conflicts
- List of specific compatibility issues and strategies to be addressed by new policies

### Step 4: Prepare Comprehensive Plan

#### Tasks

- Advantages and disadvantages of planning strategies have been identified and weighed
- Planning strategies and criteria have been identified
- A range of comprehensive plan policies have been identified that address air transportation and land use compatibility within the airport influence area
- The final draft airport influence area, compatibility zones, airspace and supporting documentation has been identified
- The proposed draft comprehensive plan updates or amendments have been circulated to the airport for review

#### Worksheets

- Worksheet 4A - Current Policy
- Worksheet 4B - Compatibility Policy Findings
- Worksheet 4C - Alternatives Analysis
- Worksheet 4D - Airport Influence Area Adjustments

**Data and Products**

- Draft comprehensive plan and policies
- Draft comprehensive land use map
- Capital Improvement Plan (if applicable)
- Compatibility land use zones overlay map
- Airspace and height hazard overlay map
- Land use compatibility matrix

**Step 5: Adopt the Comprehensive Plan Amendment****Tasks:**

- The environmental documentation has been completed and circulated for comment
- The comprehensive plan has been completed and circulated to agencies and the public for comment
- Public communication and workshops and meetings have been held
- The public and aviation stakeholders have had an opportunity to review the proposal and provide comments.
- WSDOT Aviation has provided comments on the compatibility measures you propose to take in your comprehensive plan update.
- Decision-makers have adopted a comprehensive plan update or amendment that contains appropriate measures to protect the airport from encroachment by incompatible land uses.

**Data and Products**

- Final comprehensive plan
- Comprehensive plan policies
- Compatibility land use zones overlay map
- Comprehensive land use map Airspace and height hazard overlay map
- Capital Improvement Plan (if applicable)
- Land use compatibility matrix
- Supporting documentation
- Recommendations have been forwarded to the airport manager.
- Public notice, findings and support documentation have been developed for the record

## Step 6: Implement the Airport Land Use Compatibility Policies

### Tasks:

- Implementation strategies have been identified
- Implementation regulations, zoning map, airspace overlay map and compatibility map has been developed consistent with the adopted comprehensive plan.
- The environmental documentation has been completed and circulated for comment
- The development regulations and supporting documentation has been completed and circulated to agencies and the public for comment
- Public communication and workshops and meetings have been held
- The public and aviation stakeholders have had an opportunity to review the proposal and provide comments
- WSDOT Aviation has provided comments on the compatibility measures you propose to take in your comprehensive plan update
- Decision-makers have adopted a comprehensive plan or amendment that contains appropriate measures to protect the airport from encroachment by incompatible land uses
- You have proposed revised development regulations to implement the policies.
- You have begun to put the policies to use

### Data and Products

- Final development regulations
- Zoning regulations and maps
- Subdivision regulations
- Critical area regulations
- Compatibility land use zones overlay map
- Airspace and height hazard overlay map
- Final Capital Improvement Plan (if applicable)
- Land use compatibility matrix
- Supporting documentation
- Recommendations have been forwarded to the airport manager.
- Public notice, findings, environmental and support documentation have been developed for the record.
- Identification of continuing actions and specific points for implementation have been developed

### Questions?

WSDOT Aviation provides technical assistance and is available to assist you with aviation land use. For more information, visit our website at: [www.wsdot.wa.gov/aviation/planning](http://www.wsdot.wa.gov/aviation/planning)

