



Idaho Department of Commerce • Economic Development Division

# Idaho Joint Land Use Study

## Policy Committee Workshop Summary

### Gowen Field/Orchard Training Area

August 20, 2009 • 2 p.m.

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#### Introduction and Background

The Idaho Joint Land Use Study (JLUS) is a joint venture planning effort between the military, the Idaho Department of Commerce and area stakeholders. It involves identifying strategies and developing recommendations to encourage compatible land use planning around military installations, airfields, ranges and military-controlled airspace in southwestern Idaho. The study will be complete in Winter 2010.

Two focus areas are included: Idaho National Guard at Gowen Field/Orchard Training Area (OTA) and the Mountain Home Air Force Base (AFB) and Range Complex. Each area is guided by two committees of city, county, Air Force, Idaho National Guard and other stakeholders.

- The JLUS Technical Working Group identifies technical issues to assist in development and evaluation of JLUS strategies and tools.
- The JLUS Policy Committee guides development of the study, approves policy recommendations, approves draft and final reports, and monitors implementation of policies.

**This document summarizes the fifth workshop of the JLUS Policy Committee for the Gowen Field/Orchard Training Area.** The workshop was held at the Idaho Department of Commerce in Boise on August 20, 2009. Summaries of previous workshops and the Mountain Home committees are available separately.

## **Workshop Objectives & Format**

### **The purpose of the workshop was to:**

- Provide a study update
- Present Section 5 of the study
- Gather input on Sections 1 through 5

### **Handouts included:**

- Workshop agenda
- Working draft of Section 5, highlights from strategy summary and a map showing military influence areas (MIAs)

Committee members received an agenda and were seated at tables arranged in a U-shape. A PowerPoint presentation was provided.

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## **Attendance**

- Alan Gayhart, Idaho Army National Guard
- Col. Bernie Kelly, Idaho National Guard
- Steve C. Swanson, Landowner
- Sally Goodell, Ada County Highway District
- Steve Douglas, Idaho Department of Lands
- Becky Evans, Idaho Department of Lands
- Jennifer Tomlinson, City of Boise
- Bill Richey, Governor's Special Assistant for Military Affairs
- Rick Solander, Office of Economic Adjustment
- Greg Seibert, Idaho Department of Commerce
- Gloria Mabbutt, Idaho Department of Commerce
- Rick Rust, Matrix Design Group
- Jon Vlaming, Matrix Design Group
- Chereen Langrill, RBCI

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## **Workshop Highlights**

### **Welcome and introductions**

- The Idaho Department of Commerce and Matrix consulting team were introduced.
- Rick Rust of Matrix distributed material from Section 5 of the study.

### **Duck Valley Indian Reservation update**

- Greg Seibert shared highlights from a meeting held Aug. 18 with representatives from the Shoshone-Paiute Tribes at the Duck Valley Indian Reservation.
- The tribes will go through the same process followed by the committees but will meet on their own instead.
- The tribes will follow their own Wings and Roots process.
- The format of the document might change to accommodate the tribes' input.
- Committee members will have a chance to review the tribes' comments, and the tribe will be able to review committee comments as well.
- This will extend the JLUS process by a few months but also allows more time for review.

## **Discussion**

### **Question: What do they mean by negotiating through the Wings and Roots process?**

*Note: Greg Seibert explains that the Matrix team will work with tribal advocate Doug McConaughy, and he will be the mediator. It will be a very structured process. They didn't want to participate in the committee process.*

### **Comment: Wings and Roots is collaborative information sharing. Who will be part of that?**

Greg Seibert: We're not sure yet. It might be they want that type of structure. When you meet with them is it just the Guard?

### **Yes. There are different Wings and Roots forms.**

Rick: We are keeping comments open until the end of September. Comments will be returned to the committees for review. We hope to meet a couple times with the tribe. We will probably meet in early January with the JLUS committees. Today we want to focus on making sure there is a common understanding before we move forward.

## **Review and Comments on Sections 1 – 4**

- There were a total of 91 comments from 10 people.
- The comments are organized in a tracker format, which makes it easier for people to read. Within the next week we will send out the comments we've had so far so you can see where people stand.
- The comment period will close at the end of September. A reminder will be sent out two weeks before the comment period ends.

## **Overview of Mountain Home meetings and earlier Gowen meetings**

- This is the seventh JLUS meeting (including meeting with tribes).
- A landowner meeting held at 8 a.m. on August 20 was attended by five people.
- No one attended the landowner meeting held on August 19 in Grand View.
- A public workshop wasn't held this time because the goal is for the committees to be comfortable with contents of Section 5 before it is presented to the public.
- Feedback from other meetings indicates there is some confusion about what happens when this process is done. The JLUS document will be a recommendation.
- Ada County expressed interest in area studies and how they'd need some financial support. That support could come from landowners.
- The concept of limited access has been discussed for Orchard Access Road in southeast Ada County. The main issue was public safety and not wanting to have someone's driveway on that path.

## **Overview of Section 5 (provided by Rick Rust)**

- The document will be enhanced to better clarify the Guard's training activities. In the technical committee meeting, it was mentioned it can be dangerous to be too specific, and this will be explained when the changes are made.
- The strategy toolbox includes 23 categories of tools that are used. The tools in dark print are those that address identified issues. Lighter words weren't applicable.
- Avoid words like "shall" and use words like "should" instead.
- In the strategy summary chart, the first column contains the strategy number and the second column is the strategy itself.

- The third column is the focus area. Note that it currently lists either “MH” or “ID ” for the focus area. “ID” is being replaced with “NG” to make it clear the reference is to National Guard rather than Idaho.
- The fourth column contains the geographic area. When a letter is missing under a certain heading, that means it doesn’t apply to that strategy area.
- The fifth column lists the responsible entity (indicated by solid squares) and partner agencies (indicated by hollow squares). Within this column is an “Other” category. BLM will replace the State of Idaho under this column, and the State of Idaho will be organized in the “Other” category (this change will be made based on feedback from earlier meetings).
- The sixth column focuses on timing. Note that the “0 – 3 Years” category should be used for top priorities. Tasks that are process based, such as reviewing a permit, will be located under the “Ongoing” category.
- Sensitive land uses are defined.
- Review of the six MIAs: Some of the MIAs need further explanation, such as the map on Figure 5-3. This will be expanded to include more patterning detail to reflect low-level noise. MIA 5 is the tank trail, which generated discussion during the morning session with the technical committee. As a result of that discussion, the noise vibration zone will be changed from one mile to a half-mile. Also from that discussion: Orchard Access Road will be indicated with the letter “B” and Simco Road will be indicated with the letter “C.”

**Discussion:**

**Comment: Orchard Access Road was always a tank trail.**

*Note: The group confirms that they are talking about Orchard and its close proximity to Simco Road in Ada County, not in Elmore County*

**Comment: Orchard and Pleasant Valley are main access points. There will still be a future issue about tanks going down the road, stirring dust.**

*Note: ACHD wants to be part of future discussions on this and it is agreed they will be since they approve all construction and road improvements.*

Rick Rust: The Orchard Training Area (MIA 6) shows noise contour with 115 decibels.

Most of the noise is low frequency (aircraft is high frequency), but low frequency transmits for a further distance. In this zone, some attenuation might be needed, and this has been a point of discussion.

The Technical Working Group discussed including an additional ‘buffer’ around that first contour, five miles from the contour. There are two issues: standard formula to look at decibels and acceptable noise levels. In the next few months, we need to do a justification to determine appropriate distances..

Another zone extends around the actual Orchard Training Area. It was captured in terms of night glare. This morning's group talked about the amount of dust generated, plus extending halfway up Range Road and extending two miles out would be a good area to draw boundaries for glare and light shielding.

**Comment: Dark sky lighting is being installed for this purpose. We need to have the ability for night training in the north. Projects on the books right now call to have that lighting changed to dark sky (north) and we’ll get that done in the next year.**

Rick Rust: I recommend going 5 miles out.

**Comment: In the south, we restrict white light, period. For safety reasons, vehicles travelling from the north, we have to have civilian vehicles with white light. And we will still have night training in that area.**

Rick: We will have a “360 degree” dark sky strategy.

**Comment: It's common to close Pleasant Valley Road because of night maneuvering there (for safety reasons).**

Rick Rust: What I've tried to do is highlight things brought up from other meetings to make sure we are in agreement.

**Comment: I want to keep property owners involved on those access point discussions.**

**Comment: I spoke to some military members this morning and they agreed that communication is important.**

Rick Rust: That goes outside of our scope. We can't tell someone how to do something or what to do.

**Question regarding Strategy 38: It wasn't obvious to me whether we were talking development plans, or infrastructure plans, or what?**

Rick Rust: It could be all of the above. It is about what type of changes you set up and how you plan to implement.

**Who will pay for additional studies? What if something we suggest requires a study, and how will it be paid for?**

Rick Rust: If that comes up and it seems like something you should do but it isn't in the budget right now, be sure to identify it as a longer term strategy in the timeline.

**What type of funding could be available?**

Rick Rust: Office of Economic Adjustment (OEA) funding could be an option.

Rick Solander: We can't fund everything but there is some aid there and things we can participate in.

**Question: What is the possibility of doing a land trade with Bureau of Land Management (BLM)? If this happens, can it be done in an easy and reasonable way? Does it take cooperation from Department of Defense and BLM on a national level? Is there funding for that?**

Rick: BLM is very funding-constrained and they aren't in the position to finance land swaps. I can't speak for the Washington side, but what BLM will look for is whether this will benefit BLM.

**Question: Does Defense or OEA ever offset the cost of a land swap?**

Rick Rust: We will look into that.

**Comment: It is going to be hard to get that kind of goodwill if there isn't support from Washington.**

Rick: We've met with a regional BLM representative and they went through this discussion and they were positive, but going to the Washington level would mean going up the chain of command. It is something that would have to be worked on. But I think you'll have to press on after this process to make sure something gets done.

**Question on Sections 1 – 4. Is there an updated compatibility list?**

Rick Rust: These are a reflections of public input, neither right nor wrong. We can't delete them. We have to explain them.

**Greg Siebert: Are we covered in our MIA based on this discussion? Do we need to add another one to our MIA?**

Rick Rust: We need to determine that.

**Comment: Our concern is safety when we stack cars back on the road when they try to exit the freeway. The cars get stuck at the front gate of Gowen. Sometimes there are 2,000 folks lined up there. Any traffic signal between there and the freeway would make a huge difference in how traffic stacks.**

*Note: Rick Rust will review maps for accuracy.*

**Question: Idaho Power is looking at a new corridor that will come 300 feet inside to the OTA boundary. That came out of the blue. We just got a notice.**

*Note: Rick Rust will look into that.*

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### **Action Items**

- All final comments on Sections 1 – 4 are due by the end of September.
- Before the end of the year, committee members should meet with their decision makers to review the study. The goal is to make sure everyone is on the same page when the process moves forward at the first of the year. Greg Seibert and Gloria Mabbutt are available to help facilitate meetings.
- Handouts and copies of the PowerPoint will be posted to [www.landusecompatibility.com](http://www.landusecompatibility.com). Committee members are encouraged to look at studies in other areas for reference.

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### **Next Committee Workshop**

- A meeting will be arranged for the technical and policy members to attend together.
- The next meeting will be in November or December.
- The goal is to have a final meeting in January or February, when the study will be presented to the public for comment.

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### **Administrative Information**

- The workshop PowerPoint will be placed on the study Web site: [www.landusecompatibility.com](http://www.landusecompatibility.com). The website is being used as a major communication tool as the study progresses.
- Contact Gloria Mabbutt or Greg Seibert, Idaho Department of Commerce, with any questions or concerns. To reach Gloria, call (208) 334-2650 ext. 2139 or e-mail [gloria.mabbutt@community.idaho.gov](mailto:gloria.mabbutt@community.idaho.gov). To reach Greg, call (208) 334-2650 ext 2131 or e-mail [greg.seibert@business.idaho.gov](mailto:greg.seibert@business.idaho.gov).