



Idaho Department of Commerce • Economic Development Division

Idaho Joint Land Use Study

Policy Committee Workshop Summary

Mountain Home Air Force Base

Mountain Home Range Training Complex

August 19, 2009 • 2 p.m.

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 Mountain Home Air Force Base and Range Training Complex. The workshop was held at the Rimrock Senior Center in Grand View on August 19. Summaries of previous workshops and the Gowen Field/Orchard Training Area committees are available separately.

Workshop Objectives & Format

The purpose of the August 2009 workshops 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 (MIA)

Committee members were seated at tables. A PowerPoint presentation was provided.

Attendance

- John Bialke, Mountain Home AFB
- John Sullivan, BLM
- Tom Rist, Mayor Mountain Home
- Bill Richey, Governor's Special Assistant for Military Affairs
- Arlie Shaw, Elmore County Commissioner
- Dick Friend, Elmore County Commissioner
- Rich Scheuch, Mountain Home AFB
- Rick Solander, Office of Economic Adjustment
- Greg Seibert, Idaho Dept. of Commerce
- Gloria Mabbutt, Idaho Dept. of Commerce
- Rick Rust, Matrix Design Group
- Jon Vlaming, Matrix Design Group
- Chereen Langrill, RBCI

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

- Rick Rust shared highlights from a meeting held Aug. 18 with representatives from the Shoshone-Paiute Tribes at the Duck Valley Indian Reservation.
- The tribes are interested in becoming involved in the study. They will go through the same process followed by the committees, but instead of joining existing committees they will meet on their own.
- The tribes will follow their own Wings and Roots process.
- Ted Howard (Cultural Resources Director) was designated the tribes' lead staff person, and Doug McConnaughey (tribal advocate) is the contact.
- Two sets of workshops will be held at the reservation between September and November.
- Input gathered from the tribes will be incorporated into the document.

- This will extend the process into January or February. Committees will meet again to discuss the outcome of the tribe meetings. The public will comment on the study in January or February.

Overview of Technical Working Group meeting and general comments on process

- Comments on Sections 1 – 4 will be accepted until the end of September.
- Another meeting will be held before the end of the year and it will include both technical and policy groups.
- Before the next meeting, committee members should take the study back to the community leaders and public officials to gather input and to make sure everyone is in agreement before moving forward.
- A reminder that came from the Technical Working Group: Avoid the word “shall” and use the word “should” in the document.
- This document won't be adopted. It is a recommendation.
- Based on comments from the morning meeting with the Technical Working Group, the Matrix team will add more information about the range area.
- Some zones around the MIA will be changed to reflect new ideas that were discussed in the morning meeting. Some of these new ideas include nuisance noise levels and low-level flight patterns.

Review and Comments on Sections 1 – 4

- Jon Vlaming explained that Matrix organized the comments according to the topic they addressed.
- Feedback indicated it would be beneficial to view everyone’s comments on Sections 1 – 4. Matrix plans to distribute those comments to committee members within a week.
- So far there have been 91 comments from 10 people.

Discussion:

Question: Why is the tribe just getting involved now?

Greg Seibert: Attempts were made from the beginning to get them involved in the process. They hadn't responded. They were contacted again recently and they expressed an interest in getting involved. We are hoping to wrap up their input by the end of the year, including tribal participation.

Overview of Section 5 (provided by Rick Rust)

- When defining boundaries and geography, the idea was to keep it simple by only applying strategies where they were needed.
- Review of strategy table.
- Sensitive land uses are defined.
- If a strategy doesn't have a letter next to an MIA then it doesn't apply.
- If you notice a strategy applies to your agency and it isn't marked, make sure to mark it for your attention.

Discussion

Question: Are those strategies linked together? Are they connected in any way?

Rick Rust: You only are responsible for the strategies that are marked.

Question: Is Mountain Home's current Air Installation Compatibility Use Zone (AICUZ) study current? Does it need to be updated?

Rick Rust: This JLUS study uses the current AICUZ line. This should look far enough into the future to account for changes and growth.

Question: What's the difference between the solid and the open boxes?

Matrix: A solid box indicates that your agency has an opportunity to serve in a different role (either as a primary activity or the need for a "responsible partner").

Question regarding location of nuclear power plant: Is there anything about a nuclear power plant that makes it a bad thing to have near a base? Will someone see it as a problem?

Question: Will map include Military Training Range (MTR) route?

Rick Rust: Typically we don't cover MTRs, but we will look at that.

Comment: I think when we get the MTRs addressed in this map we will find this process easier to address and follow.

Comment: I think you need to include a tutorial on how to read it. A new planner might find it hard to follow. Once you understand it, it makes sense. But it didn't make sense to me on the first read.

Greg Seibert: I had the same experience. It took me a few times and then I understood it. I like the structure, but it takes some coaching to understand. Under your focus areas I think you should say "IDGF" (Idaho Gowen Field). Some people might not understand what that means (ID).

Rick Rust: We will change wording to say "NG" (National Guard) so it makes more sense.

Comment: Agencies listed in the "other" category could be listed separately. It is possible the Bureau of Land Management (BLM) is mentioned frequently enough that it should be listed on its own instead of under the "other" category.

Question: Shouldn't BLM have their own line?

Rick Rust: We will look into the possibility of making BLM a separate listing.

Question regarding who owns airspace and how it can be part of an easement. Rick Rust explains that deed notification can be required as part of title disclosure, but it can be easy to miss. An easement process is harder to miss, but it must be requested.

Question: What do I really control as a property owner? How much airspace do I have?

There is not a specified airspace. You are allowed to work above your property within reason.

Ada County has tried a number of different approaches over the years.

It is a condition of approval (aviation easement). It was a way to trace it through the escrow process.

Maybe it won't fit under MIA. But if houses start building around the Base, you have to get from the Base to the MIA. It is a tool you might need in the future.

Note: An Air Force representative will try to get a sample of an aviation easement that could be included in the appendix, and that way people could get a sense of how they are worded.

Question: On Number 18, Flight Operations for Future Missions. Does MIA 1 mean future missions for both Bases? Do we need to mark the Bases that could have future missions? Or have we already covered that?

Note: Rick Rust explains that this has already been covered. He will look into some methods to make it easier to understand how to read the document.

Question regarding the installation boundary and training range: Can you explain the difference between these?

The colors can be changed to make more contrast here.

Is this flexible?

Yes, this is a living document with built-in flexibility.

Note: Committee members indicate there are no further questions or comments.

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. Committee members are encouraged to look at studies in other areas for reference.

Next Committee Workshops

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

Administrative Information

- The workshop PowerPoint will be placed on the study Web site: www.landusecompatibility.com. The site 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. To reach Greg, call (208) 334-2650 ext 2131 or e-mail greg.seibert@business.idaho.gov.