



Idaho Department of Commerce • Economic Development Division

Idaho Joint Land Use Study

Summary of Public Workshops #1
Fall 2008

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For: Idaho Department of Commerce

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The Idaho Joint Land Use Study (JLUS) is a joint venture planning effort between the military and stakeholders in the surrounding area. The JLUS will identify strategies and develop recommendations to encourage compatible land use planning around the military installations, airfields, ranges and military-controlled airspace in southwestern Idaho. The study is expected to be complete in Fall 2009.

Meeting Format & Purpose

Idaho Department of Commerce conducted two initial public workshops in Fall 2008 to present the JLUS project, and to identify and discuss compatibility issues and concerns. Workshops were held:

- Sept. 30, 2008 at the Ada County Courthouse in Boise, Idaho
- Oct. 1, 2008 at Rim Rock School in Bruneau, Idaho

The purpose of the workshops was to gather public feedback on:

- Current and future land uses in the area surrounding military installations and use areas
- Current or potential issues regarding compatibility of land uses

To notify for the workshops, an electronic invitation was sent to the stakeholder database, which includes military and government agency personnel, elected officials, developers and interested citizens. A news release was distributed to each of the local newspapers in the study area. A news article appeared in the Idaho Statesman on Monday, Sept. 29. The Statesman also published an announcement in its civic event calendar Sept. 29-30.

Participants included representatives of the military, government agencies, and landowners.

Participants sat in groups at tables. Workshop handouts included:

- Idaho JLUS Fact Sheet #1
- Compatibility Issues brochure
- Idaho JLUS overview map

Welcome and Introductions

Gloria Mabbutt, program manager for the Idaho Department of Commerce opened the workshops with introductions and a brief overview of the Idaho JLUS. The JLUS is administered by the Idaho Department of Commerce Economic Development Division and funded through a grant from the Department of Defense, Office of Economic Adjustment.

She introduced Rick Rust and Molly Bosley of Matrix Design Group, the prime consultant for the Idaho JLUS; Jerome Mapp, a local land use consultant; and public involvement consultant company RBCI.

Gloria emphasized the importance of public participation in the JLUS.

The Web site www.landusecompatibility.com will serve as a major communication tool as the study progresses.

JLUS Overview and Objectives

Molly Bosley of Matrix Design Group provided an overview of the Idaho JLUS.

The study will examine existing land use; growth trends and development potential; and existing regulations, plans and procedures near two military installations and use areas:

- Mountain Home Air Force Base (AFB) and the Mountain Home Range Complex
- Idaho National Guard (ING) at Gowen Field and the Orchard Training Area (OTA)

Stakeholders for the Idaho JLUS include:

- Elmore, Owyhee and Ada County residents and local jurisdictions
- Cities of Mountain Home and Boise
- Shoshone and Paiute tribes of Duck Valley Indian Reservation
- Bureau of Land Management
- Other local jurisdictions, agencies and interest groups

The Idaho JLUS will:

- Balance community and military needs and desires
- Encourage compatible land use planning to seek ways to reduce the impacts of communities on military activities and military activities on the communities
- Provide a set of tools, strategies, or procedures to promote compatibility

Project Approach

Rick Rust of Matrix Design Group gave an overview of the project approach. An analysis of existing conditions and trends is under way. Preliminary data has been collected and is being reviewed. The JLUS will assume normal growth and development patterns will continue.

The Idaho JLUS will include the following components.

- **Introduction:** What does the JLUS cover and how will it be used?
- **Study Area Profile:** What do we know today about current and future land use in the area?
- **Compatibility Issues:** What are the issues that need to be addressed?
- **Existing Plans and Programs:** What are the tools currently used to address compatibility?
- **Recommendations:** What tools will be needed in the future?

Group Discussion – Themes & Outcomes

Following the presentation, Rick Rust of Matrix Design Group led a group discussion. He explained that the JLUS will develop recommendations for preventing and mitigating encroachment. Recommendations will be based on issues of concern to local jurisdictions, agencies, the public, and the military.

Participants were asked to use the compatibility issues brochure to identify current and potential land use and compatibility issues on a large map of the two military installations and use areas. Following are the compatibility issues participants identified during the public workshops.

Idaho National Guard at Gowen Field and the Orchard Training Area

The group discussion focused on the potential for development in the area surrounding the military installation and use area located south of Boise. The drawbacks of developing this area were also discussed.

Specific compatibility issues include:

- Proposed planned community of 6,700 homes and 2,300 acres south of Boise near World Center for Birds of Prey Area
- Idaho Power planning 500 kilovolt (kV) power lines along I-84 corridor throughout southern Idaho
- A natural gas line is being planned parallel to the power line corridor
- Water line alternatives
- Housing development
 - Potential noise for new housing
- Elmore County issues deed notices in Mountain Home (AFB) military use area

Global compatibility issues include:

- Potential for public trespassing associated with current and proposed land uses
- Large dairy operations in the area (good neighbors for military)
- Union Pacific Railroad line (noise, fires)

Other:

- The OTA overlaps with the Birds of Prey Area, endowed to the Bureau of Land Management
- Army tanks also operate in the area
- ING works closely with BLM
- A subcommittee of developers/landowners will be formed

Mountain Home Air Force Base and the Mountain Home Range Complex

The group discussion focused on the interaction between the Department of Lands and the military.

Specific compatibility issues include:

- Potential wind energy development in Owyhee County
- Current restriction on towers taller than 80 feet
- Wild horses in Saylor Creek Range (have caused flight restrictions)
- Potential endangered species through Department of Fish and Game
- Wildfires frequently cause air restrictions in Owyhee County

Global compatibility issues include:

- Military use impacts the Department of Lands' ability to maximize its land endowment
- The Department of Lands currently holds leases with two ranchers in the area

Other:

- A Draft Resource Management Plan (RMP) for the Jarbidge Area is under way and is expected to be available in Spring 2009
- The Owyhee Canyonlands Initiative also should be considered in the JLUS
- An Integrated Natural Resources Plan was also mentioned

Next Steps/Public Involvement Schedule

A second public meeting is anticipated in December 2008 or January 2009. The second meeting will provide an overview of existing conditions, land use and developments trends, and existing compatibility tools.

A third public meeting later in the study will present draft compatibility factors, planning tools and strategies.

A 30-day public review period and a public hearing at the end of the study will allow members of the community to comment on the Draft JLUS.