



# ARIZONA MILITARY REGIONAL COMPATIBILITY PROJECT

## FORT HUACHUCA JOINT LAND USE STUDY

### MINUTES OF MEETING – JLUS POLICY ADVISORY COMMITTEE

**Meeting Date:** Thursday, November 9, 2006  
**Time:** 1:30 – 3:30 p.m.  
**Meeting Location:** Oscar Yrun Community Center, 2030 East Tacoma Street, Sierra Vista  
**RE:** Fort Huachuca Joint Land Use Study Policy Advisory Committee (JLUS PAC) Meeting

**Attendees:**

Name	Agency/Organization	Phone	E-mail
Heather Garbarino	Arizona Dept. of Commerce	602- 771-1128	heatherG@azcommerce.com
Bryant Monroe	Office of Economic Adjustment	703-604-6020	bryant.monroe@wso.whs.mil
Matt Walsh	Fort Huachuca Garrison	520-533-9002	mathew.walsh@hua.army.mil
Mark Apel	Cochise County Planning Dept	520-432-9240	MApel@co.cochise.az.us
Jason Douglas	USFWS	520-670-6150	jason.douglas@fws.gov
Holly Richter	The Nature Conservancy	520-432-1141	hrichter@tnc.org
Bob Duchek	Parsons	626-440-6224	bob.duchek@parsons.com
Bryanna McNulty	Parsons	626-440-6266	bryanna.mcnulty@parsons.com
Chuck Potucek	City of Sierra Vista	520-458-3315	cpotucek@ci.sierra.vista.az.us
Gretchen Kent	Fort Huachuca Garrison	520-533-3135	Gretchen.kent@us.army.mil



Mayor Tom Hessler	City of Sierra Vista	520.458.3315	THessler@ci.sierra-vista.az.us
Mary Jacobs	Assistant City Manager	520.458.3315	mjacobs@ci.sierra-vista.az.us
Mayor George Nerhan	Huachuca City	520.456.9300	mayor@huachucacity.org
Supervisor Pat Call	Cochise County, District 1	520.432.9200	pcall@co.cochise.az.us
Jody Klein	Cochise County Administrator	520.432.9300	jklein@co.cochise.az.us
Supervisor John Maynard	Santa Cruz County (District 3)	520.375.7812	jmaynard@co.santa-cruz.az.us
Greg Lucero	Santa Cruz County Manager	520.375.7810	glucero@co.santa-cruz.az.us
Col. Jonathan Hunter	Garrison Commander	520.533.9002	jonathan.hunter@hua.army.mil
Priscilla Storm	MAC/Diamond Ventures	520.577.0200	pstorm@diamondven.com
Deputy Land Commissioner Jamie Hogue	Arizona State Land Department	602.793.9481	jhogue@land.az.gov
Holly Richter	The Nature Conservancy (Upper San Pedro Program Manager)	520.432.1141	hrichter@tnc.org
Sherry Barrett	Assistant Field Supervisor Tucson Field Office US Fish & Wildlife	520.670.6150 ext 223	Sherry_Barrett@fws.gov
Tom Finnegan	Pres. Huachuca 50, Governor's Military Affairs Commission	520.459.5500	Tfinnegan2@cox.net
Carol Sanger	Upper San Pedro Partnership	520.236.8739	csanger@usppartnership.com
Judy Gignac	Bella Vista Ranches (Vanderbilt Farms)	520.459.3035	ygignac@mindspring.com
Barry Albrecht	Sierra Vista Economic Development Foundation	520.458.6948	ceo@svedf.org

Mike Hemesath	Superintendent Sierra Vista Municipal Airport	520.458.5775	airport@ci.sierra-vista.az.us
Richard Gaar	SEAGO	520.432.5301	info@seago.org www.seago.org
Kathleen Bullock	Sierra Vista Chamber of Commerce	520-227-5416	kbullock@fnf.com
Gary Payne	Sierra Vista Public Schools	520-575-2770	superintendent@svps.k12.az.us
Bill Edwards	Coronado National Forrest	520-803-2830	
Jim Huff	Babocomari Development Assoc.	520-439-9399	jhuff15@cox.net
Jim Vlahovich	Cochise County Deputy Administrator	520-432-9206	jvlahovich@co.cochise.az.us

### Welcome/Introductions/Project Overview

Heather Garbarino, representing the Arizona Department of Commerce (ADOC), provided an overview of the Arizona Military Regional Compatibility Project (AMRCP) and presented the intent and purpose of the Fort Huachuca Garrison (Ft. Huachuca) Joint Land Use Study (JLUS) in the context of the AMRCP emphasizing the following points:

1. The AMRCP is a partnership between ADOC and the US Department of Defense (DoD) Office of Economic Adjustment (OEA). The Ft. Huachuca JLUS is a high priority project for the OEA.
2. The JLUS is a cooperative land use planning tool between military installations and surrounding communities that promotes community growth compatible with military training and operational missions.
3. ADOC's role is that of a neutral convener.
4. The following compatibility studies have been completed under the AMRCP, and are all available on ADOC's website: [www.azcommerce.com/Military/Compat/](http://www.azcommerce.com/Military/Compat/)
  - Barry M. Goldwater Range/Gila Bend Air Force Auxiliary Field and Luke Air Force Base Auxiliary Field #1 JLUS
  - Davis - Monthan Air Force Base/Tucson/Pima County JLUS
  - Western Maricopa County / Luke Air Force Base Regional Compatibility Project
  - Luke Air Force Base Auxiliary Field #1 JLUS
  - City of Yuma / Yuma County Joint Land Use Plan (JLUP) Implementation Strategies Review & Potential Implementation Measures
  - Statewide Policy Guidebook
5. The AMRCP Policy Guidebook was completed in 2006 in association with the DoD, intended to serve as a "toolbox" containing Best Practice examples, lessons learned, and

policy recommendations to achieve land use compatibility. The Policy Guidebook is available on ADOC's website. The OEA is using the Policy Guidebook for compatibility work in other States. The State of California has also recently released a similar guidebook, and the OEA JLUS Program Guides are available as resources, found here: [www.oea.gov/oeaweb.nsf/Encroachment?readform](http://www.oea.gov/oeaweb.nsf/Encroachment?readform)

6. Although use of the Policy Guidebook is encouraged, every JLUS is unique, and as there are no cookie cutter approaches to achieving land use compatibility, individual communities will need to select appropriate approaches/strategies/tools from the Policy Guidebook in addition to create solutions to implement.
7. The purpose of the Ft. Huachuca JLUS PAC was reviewed, which in summary is an advisory body, made up of stakeholders, working towards consensus on recommendations for the JLUS. The JLUS PAC is not a voting body.
8. The JLUS is a result of consent, not necessarily consensus, among stakeholders.
9. Commitment from JLUS PAC members to attend meetings, or ensure a representative can attend in place, are critical to the JLUS process.
10. All PAC members are encouraged to read the JLUS scope, as it is important all members have a clear understanding of the JLUS intent and process.
11. No new studies or major research efforts are included in the current scope of the JLUS, and at this time the JLUS will utilize and incorporate existing, available data.
12. Following completion of the JLUS, ADOC gives a formal presentation/briefing on the findings of the JLUS and the resulting recommendations to the local communities.
13. Local governments must adopt the JLUS, or parts of it, as an official guidance/planning document in order to give the JLUS and its policy recommendations enforcement authority.
14. Following completion of the JLUS, an advisory committee must be formed to facilitate implementation of the JLUS policies and recommendations. The implementation phase of the JLUS will be critical, in that the opportunity exists with the Ft. Huachuca JLUS to avoid future encroachment instead of address existing encroachment.

#### PowerPoint Presentation – Overview of JLUS Program

Bob Duchek and Bryant Monroe presented a PowerPoint presentation on the overall JLUS program, to be provided on the ADOC website: [www.azcommerce.com/Military/Compat/](http://www.azcommerce.com/Military/Compat/) In summary, the presentation reviewed the JLUS process, including the program origins, funding, and roles and responsibilities of participants. The study approach, work plan and schedule for the JLUS were reviewed.

A public meeting is held as part of the JLUS. The project team presented February 28<sup>th</sup> as the date for the public meeting. This meeting would be held in the late afternoon into the evening, and would be informal and engaging in format.

#### PowerPoint Presentation – Overview of Ft. Huachuca Operations and Mission

Colonel Hunter, Ft. Huachuca Base Commander, presented a PowerPoint presentation on the Ft. Huachuca operations and mission, to be provided on the ADOC website: [www.azcommerce.com/Military/Compat/](http://www.azcommerce.com/Military/Compat/) that included (but not limited to) the following points:

15. Ft. Huachuca is a unique military installation in that it operates thirty missions, over a large area. Ft. Huachuca's airspace and electronic range extend far outside the actual boundary of the installation, crossing multiple jurisdictions and private property. Not all of the thirty missions of Ft. Huachuca are land intensive, and Ft. Huachuca is not anti-growth.

16. Ft. Huachuca airspace is heavily utilized. General aviation activities utilize Ft. Hauchuca, and approximately 49 percent of Davis – Monthan AFB air training is done at Ft. Hauchuca.
17. Increased Unmanned Aerial Vehicle (UAV) operations are planned for Ft. Huachuca, which will use flight corridors between Ft. Huachuca and other military installations. Additionally, UAVs are planned for use in US/Mexico border patrol operations. These UAVs would fly out of Ft. Huachuca.
18. Electromagnetic interference (EMI) is the major encroachment issue for Ft. Huachuca.
19. The testing zone at Ft. Huachuca is critical to the mission, and cannot be duplicated for the testing community anywhere else.
20. Beneficial economic impacts of Ft. Huachuca are far reaching throughout the State. The new McGuire Company Economic Impact of Arizona study, expected to be completed in Spring 2007, will document Ft. Huachuca's economic contributions in Arizona.

### Concerns and Issues

21. There is a lack of available data on the affects of electromagnetic interference (EMI) on military operations due to encroachment. "Polluters" of EMI will need to be identified, along with criteria for EMI compatible land uses. Known thresholds for spatial relationships and cumulative affects may not be known at this time (For example: Some federal law restricts certain obvious EMI emitting uses; however use of devices like garage door openers operate under an unregulated low frequency which can cumulatively create negative affects).
22. BASH is the acronym for Bird Activity Strike Hazard.
23. The use of "down zoning" was discussed as a potential land use tool for the JLUS.
24. The recent passage of Proposition 207 was discussed, and it's potential impact on the JLUS. The League of Arizona Cities & Towns is addressing the issue through a series of meetings with various lawyers, community leaders and others. A summary of their product will be provided to the JLUS-PAC at the December meeting. It was also explained that court cases on this issue have tended to rule that prospective zoning is not a property right.
25. Luke AFB has implemented some zone changes as a result of the Barry M. Goldwater Range/Gila Bend Air Force Auxiliary Field and Luke Air Force Base Auxiliary Field #1 JLUS; however no proposed General Plan Amendments have been adopted to date.
26. A shared "lesson learned" involves the adoption of a "hypothetical noise contour" that had unintended consequences due to the presence of a historic district within the contour.
27. The priority to develop fair and equitable density factor controls was discussed, namely cooperative down zoning within a housing development.
28. Incorporation of water as an encroachment issue was discussed, and generally agreed upon that water, although inextricably linked to encroachment, would not itself constitute an encroachment in the JLUS.
29. The incorporation of a conservation component to the JLUS was suggested, along with efforts to identify where military installation and conservation interests merge. Habitat conservation and water management are two key conservation areas, and the role of water issues may be closely linked to encroachment issues around Ft. Huachuca, to be addressed in the JLUS.
30. State Trust Land reform is a critical issue to address in the JLUS, and notification of State Trust Land activities to Ft. Huachuca, local jurisdictions and conservation groups is currently lacking.

31. The use of Transfer Development Rights (TDRs) as a planning tool was discussed, and the importance of the sending and receiving zones to the success of TDRs. It was suggested that criteria be developed for the use of TDRs as part of the JLUS (ex: proximity to city infrastructure or urban centers), and that these areas may also be mapped.
32. Direct legislative change has occurred as a result of the Barry M. Goldwater Range/Gila Bend Air Force Auxiliary Field and Luke Air Force Base Auxiliary Field #1 JLUS.
33. The lack of counties' ability to control lot splits was discussed, and how it affects land use compatibility was discussed as a major encroachment issue for the JLUS.

#### Next Steps/Action Items

34. ADOC will distribute a revised schedule for JLUS PAC meetings.
35. JLUS PAC members will assist with assembly of available data as requested. The data gathering effort will be coordinated by the Parsons team.
36. JLUS PAC members are encouraged to review the project scope, Policy Guidebook, and previously completed JLUS and other compatibility studies located on the ADOC website: <http://www.azcommerce.com/Military/Compat/>

#### Adjourn