

Re-recorded to
correct 76-1-604 MCA

RESOLUTION 2017 – 29

**RESOLUTION TO AMEND THE LEWIS AND CLARK COUNTY
HELENA VALLEY AREA PLAN BY ADDING
CHAPTER 7: FORT HARRISON JOINT LAND USE STUDY**

WHEREAS, on December 23, 2003, the Lewis and Clark County Board of Commissioners (Commission) adopted the Lewis and Clark County Growth Policy (Growth Policy), dividing Lewis and Clark County into six planning areas, including the Helena Valley Planning Area; and

WHEREAS, on March 3, 2016, the Lewis and Clark County Board of Commissioners (Commission) adopted the Key Issues Report and the Helena Valley Area Plan as part of the Lewis and Clark County Growth Policy; and

WHEREAS, the Fort Harrison and Limestone Hills Training Area Joint Land Use Study was a cooperative land use planning effort between Lewis and Clark County, Broadwater County, City of Helena, City of Townsend, and the Montana National Guard/Fort Harrison to develop a set of recommendations that would prevent or mitigate encroachment in the areas surrounding Fort Harrison and the Limestone Hills Training Area; and

WHEREAS, the Joint Land Use Study (JLUS) was completed December of 2014; and

WHEREAS, one of the recommendations in the JLUS was to add a military compatibility element to the Lewis and Clark County growth policy plan to incorporate the importance of Fort Harrison and include policies and objectives to preserve the installation for the future; and

WHEREAS, it is in the best interest of the citizens of Lewis and Clark County to update the Growth Policy on a regular basis to reflect changing trends, and priorities; and

WHEREAS, based on the JLUS, the Community Development and Planning Department drafted amendments to the Helena Valley Planning Area Plan to include a new chapter titled Chapter 7: Fort Harrison Joint Land Use Study; and

WHEREAS, on October 18, 2016, the Helena/Lewis and Clark Consolidated City-County Planning Board (Planning Board) held a work session related to the Fort Harrison JLUS and amendments to the Helena Valley Area Plan to include a chapter on the subject of the JLUS; and

WHEREAS, on January 17, 2017, pursuant to Section 76-1-602, MCA, the Planning Board held a public hearing on the proposed amendment; and

WHEREAS, after public comment, the Planning Board closed the public hearing and recommended to the Commission to amend Helena Valley Area Plan by adding Chapter 7: Fort Harrison Joint Land Use Study as presented; and



3311084 B: M53 P: 2779 COUNTY
09/07/2017 11:25 AM Pages: 1 of 8 Fees: 0.00
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



WHEREAS, the Commission posted Chapter 7: Fort Harrison Joint Land Use Study on the Lewis and Clark County website for the public to review and held a public comment period, on the proposed amendment, from March 12, 2017 through March 27, 2017; and

WHEREAS, on March 30, 2017, at its regularly scheduled public meeting, the Commission reviewed Chapter 7: Fort Harrison Joint Land Use Study, reviewed the Planning Board's recommendation, and considered all public comments (verbal and written).


NOW, THEREFORE, BE IT RESOLVED, pursuant to Section 76-1-60⁴, MCA, the Commission amends the Lewis and Clark County Helena Valley Area Plan by adding Chapter 7: Fort Harrison Joint Land Use Study.

DATED this 30th Day of March, 2017.

Lewis and Clark County
Board of Commissioners


Susan Good Geise, Chair

ATTEST:


Paulette DeHart, Clerk of the Board



Chapter 7: Fort Harrison Joint Land Use Study

I. Background



A. Facility Descriptions

Fort Harrison consists of approximately 6,730 acres within the Helena Valley and is about one mile from the western edge of the City of Helena. It is home to the Montana National Guard Joint Force Headquarters and the Montana Department of Military Affairs. Fort Harrison is the primary training site for Montana Army National Guard (MTRANG).

Fort Harrison's mission is to provide inactive duty training and annual training primarily for the MTRANG and Reserve Forces, and to a lesser degree, for active components of the Armed Forces and other government and civilian organizations. Fort Harrison offers open training lands ranging from flat grasslands to hilly and mountainous terrain. The training assets include physical training courses, a wide array of live fire ranges, a simulated forward operating base, a Military Operations in Urban Terrain site, an improvised explosive device vehicle course, tank tactical courses, aerial drop zones and helicopter navigational courses.

Fort Harrison is comprised of land that is owned by the Department of Defense, State of Montana, and Veterans Hospital. Large tracts of land within the Fort Harrison boundary are also leased from the Bureau of Land Management and private land owners.

Adjacent to Fort Harrison, the US Department of Veterans Affairs (VA) operates a hospital located as an enclave located on the south portion of the Fort Harrison site. The campus houses a 24 bed domiciliary for substance abuse and post-traumatic stress disorder (PTSD) care, and a 34 bed acute care, medical surgical facility that provides a wide range of acute, chronic, and specialized inpatient and outpatient care for military veterans. The VA complex includes the hospital, administrative buildings and future housing for homeless Veterans and has a separate entrance (Honor Drive) from the Fort that is also accessed by the Honor Drive entrance. There are approximately 750 employees working at the VA campus. The campus comprises an area of 94.9 acres, plus 40 acres on Head Lane.

B. Surrounding Land Use & Ownership

North – Directly adjacent to the northern boundary of Fort Harrison, between Barrett Road and Birdseye Road, are large rural residential lots. West of Chaparral Drive are agricultural tracts. North of Birdseye Road are rural residential lots. Between Birdseye Road and Austin Road is a mix of State Trust land, agricultural land and rural residential uses. Residential and agricultural land are under private land ownership. The area north of Fort Harrison is designated as "Rural Growth Area" on the Growth Policy future land use map (see Map 5.1 in Chapter 5 – Future Land Use Plan).

East – Immediately east of the main gate along Williams Street is agricultural land that is privately owned. Prickly Pear Land Trust (PPLT) acquired 558 acres in this area in partnership with Fort Harrison with funding from the Army Compatible Use Buffer (ACUB) program. The land is designated for open space and habitat with a trail system being planned to connect to other regional trails. North of the PPLT parcel is 155 acres of agricultural land. This parcel is designated "Urban Growth Area (UGA)" on the Growth Policy future land use map (see Map 5.1).

Further east between Head Lane and the Helena city limits are public – institutional - open space lands such as Spring

Helena Valley Area Plan 2015

Meadow Lake State Park, Green Meadow Country Club (privately owned) and the county fairgrounds. West of Williams Street, between U.S. Highway 12 and Honor Drive, is a rural - suburban residential subdivision with ¼ acre lots. This area is designated as "Urban Growth Area" on the Growth Policy future land use map (see Map 5.1).

South – The area between U.S. Highway 12 and Fort Harrison is a mix of rural residential uses and agricultural parcels. Montana State Trust Lands and U.S. Forest Service lands exist south of Highway 12. Private land south of U.S. Highway 12 is primarily agricultural land. Most of the area south of Fort Harrison is designated as "Rural Growth Area (RGA)" on the Growth Policy future land use map (see Map 5.1) but areas near the City of Helena are designated as "Urban Growth Area".

West – Lands immediately west of Fort Harrison are primarily agricultural lands. Further west of the agricultural tracts is U.S. Forest Service land. The area west of Fort Harrison is designated as "Rural Growth Area" on the Growth Policy future land use map (see Map 5.1).

Figure 7.1 shows publicly owned lands in the vicinity of Fort Harrison.

C. Road Network

Fort Harrison is located north of U.S. Highway 12 which serves as the primary east-west travel route into Helena and connects with U.S. Highway 287 east of the City. Traffic between Fort Harrison and Limestone Hills Training Area in Broadwater County primarily travel on these two highways.

The major county roads serving Fort Harrison include Country Club Avenue and Williams Street. Roadways adjacent to Fort Harrison have been in varying states of disrepair over the last decade. The roadways, especially Country Club Avenue, are narrow rural roads with no shoulders, poor surfacing, and drainage concerns. Additionally, there are no bicycle or pedestrian facilities. Most of Country Club Avenue falls under the jurisdiction of Lewis and Clark County, with a small portion under the City of Helena's jurisdiction. Maintenance activities along the roadway have not kept pace with the needs due to a deficit of countywide maintenance funds. The volume and makeup of traffic associated with Fort Harrison activities have contributed to the degradation of the roadway. These traffic volumes include both commuter vehicles and heavy military vehicles using the route; the latter of which may have accelerated the degradation of the roadway. Additionally, controlled access onto Fort Harrison causes periods of traffic congestion on Country Club Avenue (and other roads) leading to the main gate.

Figure 7.1: Surrounding Land Ownership and Urban Growth Area Boundary

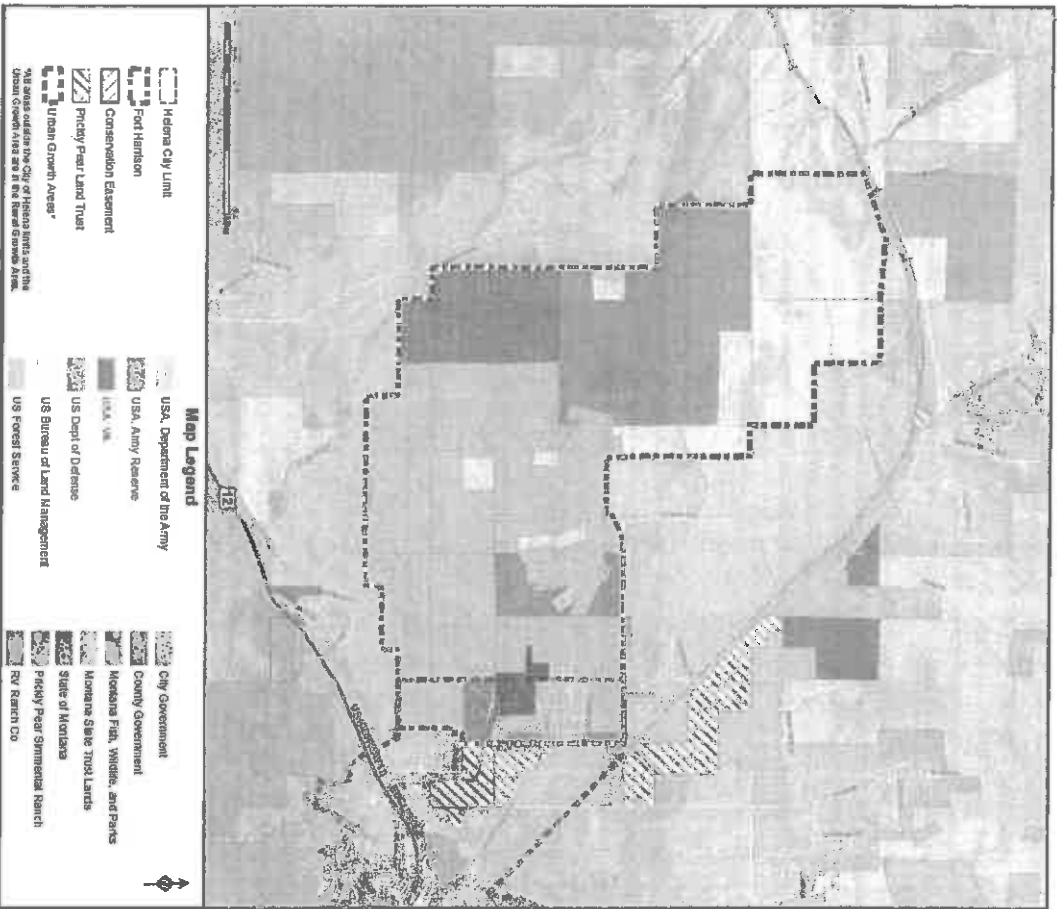


Figure 7.1: Surrounding Land Ownership and Urban Growth Area Boundary II. Relevant Planning Studies

A. Fort William H. Harrison and Limestone Hills Training Area—Joint Land Use Study

The Fort Harrison and Limestone Hills Training Area (LHTA) Joint Land Use Study (JLUS) was completed in 2014 as a collaborative planning effort between the MTARNG, Broadwater County, Lewis and Clark County, City of Helena and City of Townsend. The purpose of the JLUS is to protect the viability of current and future training operations, while guiding community growth, sustaining the environmental and economic health of the region and protecting the public health, safety and welfare. The study area for the JLUS included lands in and around Fort Harrison and the Limestone Hills Training Area that may impact current or future military operations or be impacted by the area. The planning process included public outreach and involvement of stakeholders that included individuals, groups, organizations and governmental entities.

B. Montana National Guard Economic Impact Statement

The combined federal impact of the Montana Department of Military Affairs and the National Guard on Montana at both Fort Harrison and LHTA is substantial. In fiscal year 2015 the economic impact was as follows:

- Total Payroll: \$125,885,265
- Subsistence Lodging: \$4,272,229
- Operations Maintenance: \$43,139,820

(Source: Montana National Guard & Department of Military Affairs 2015 Economic Impact Statement
For more information, visit <http://www.fairharrisonllus.com/>)

The population at Fort Harrison changes daily as units come and go for training but generally consists of 121 full-time civilian personnel, 339 full-time military personnel, 978 part-time military personnel and up to 1,600 transient military personnel. This can result in potential use in excess of 3,000 personnel at peak times. Further adding to the impact is the 860 full-time employees at the Fort Harrison VA Medical Facility which also sees an average patient load of 408 veterans. Other beneficiaries from the shared use of facilities with the military are separate state and federal agencies, emergency support, wildfire fighting and multiple youth programs.

C. Growth Policies and Zoning

Land use planning for lands in the vicinity of Fort Harrison are guided by the *Helena Valley Area Plan 2015* adopted on March 3, 2015. The *Helena Valley Area Plan 2015* is an update of the *2004 Lewis and Clark County Growth Policy* focused on the Helena Valley Planning Area and constraints to growth posed by water availability, roads, wastewater treatment, fire protection and floodplains in the Valley area.

As discussed earlier, the Fort Harrison area includes lands designated as both Urban Growth Area (UGA) and Rural Growth Area (RGA). UGAs are intended to accommodate urban levels of development and are areas where public infrastructure including sewer, water, storm water, and transportation can readily be extended to serve higher density development. Development in Rural Growth Areas (RGAs) must happen in a manner that recognizes the development constraints. The primary growth management strategy is to limit density according to the constraints.

The *City of Helena Growth Policy*, adopted on May 9, 2011, guides land use and development on city lands and includes future land use designations within the urban services area. The Growth Policy presents a generalized map of future land use. Land south of U.S. Highway 12 near the city limits is designated as suburban. East of Fort Harrison, lands are designated as a "Mixed Use" area. Mixed Use is defined as follows:

"These areas include a variety of complementary and integrated uses, such as, but not limited to, all forms of residential, office, light industrial/manufacturing, retail, public, or entertainment. Development is usually in a denser comprehensive pattern to achieve a unified, functional, efficient, and aesthetically appealing physical setting; provides opportunities for connectivity, public transportation, and walkability; these areas do not use the traditional segregation of uses."

The City of Helena Growth Policy acknowledges that urban development located near the perimeter of Fort Harrison has the potential to cause conflicts related to noise and safety and can impact operational effectiveness, training, and readiness at the military base. The Growth Policy recognizes the area's potential for future annexation, extension of water and sewer infrastructure, and the installation of improvements to Country Club Avenue. The Growth Policy also acknowledges that such improvements may spur the conversion of agricultural lands and vacant/underdeveloped tracts to retail, office, and urban density residential uses and the need to protect sensitive areas like the Ternille Creek corridor.

III. Compatibility Factors

Compatibility is defined as the balance between community objectives and military needs and interests. The JLUSS conducted an assessment of compatibility factors that were associated with military operations at Fort Harrison. Factors that are particularly relevant in the area covered by the *Helena Valley Area Plan 2015* and that can be addressed in the Growth Policy include:

1. **Development Pressures** – Future development under helicopter flight corridors between Fort Harrison and Helena Regional Airport could limit future mission capabilities due to safety conflicts and complaints about noise. Additionally, new development over time will result in an increase in the number of households residing in close vicinity to the Fort. Consequently, it is likely that there will be more frequent incidents of trespassing on military installations with accompanying safety concerns related to unauthorized recreational activity in and around the Fort. Landowners east of Fort Harrison have expressed interest in subdividing land for sale or future development. Currently, there is no zoning in place to limit development densities.
2. **Flight Safety Zones at Fort Harrison** – The helipad clear zone and accident potential zones extend over land outside Fort Harrison control. This subject area, however, is on land managed by PPLT and is subject to deed restrictions and a cooperative agreement with the National Guard Bureau on behalf of Fort Harrison that restricts development.
3. **Low-level Flights** – Flight paths, including low altitude flight, must be clear of man-made structures of a height that infringes on the airspace used by helicopters for transit, drop zones and landings at Fort Harrison and connected transit routes. Communication towers, transmission lines, antennas, commercial wind development and similar structures in the region could pose an impact to military aviation operations, depending on its type, location and height. The Imaginary Surface Military Affected Area (MSAA) indicates that primary areas of concern are located on the land managed by the PPLT and subject to a cooperative agreement with the National Guard Bureau on behalf of Fort Harrison.
4. **Vehicle Traffic/Roadway Capacity** – Convoy traffic may cause roadway congestion. County roads adjacent to Fort Harrison lack structural design and appropriate geometrics to adequately handle current and increased future demand associated with the Fort. Controlled access onto Fort Harrison causes traffic congestion on roads leading to the main gate in the morning including Country Club Avenue, Williams Street, and Birdseye Road.
5. **Noise** – Helicopter operations, including overflight and takeoffs / landings at Fort Harrison can generate noise. Noise generated by firing ranges and weapons systems extends past the boundaries of Fort Harrison.
6. **Light and Glare** – This refers to man-made lighting that disrupts vision or intrudes upon nighttime activities where darkness is needed. Light sources from commercial, industrial, recreational, and residential uses at night can cause excessive illumination impacting the use of military night vision devices and air operators. New lighting at Fort Harrison has the potential to impact surrounding residential uses. Controlling significant light sources, glare and general increases in ambient light in the surrounding area is essential to maintaining an environment suitable for night vision

Helena Valley Area Plan 2015

7. **Agency Coordination & Communications** – Adequate and timely communication is needed between MTRANG and the agencies and organizations engaged in planning and resource management near the Fort. Areas of potential coordination include public outreach and development review.

8. **Dust/Smoke** – Dust and smoke can be created by fire from controlled burns, agricultural burning, artillery exercise, ground disturbance from agricultural/military operations, industrial activities, road grading and similar processes. Dust and smoke can reduce visibility, cause equipment damage and affect quality of life. Dust generation is more likely to occur during periods of heavy military training and during civilian agricultural activity and are more prevalent during dry periods. Tank training, vehicles on unpaved roads and helicopter operations can all generate dust.

9. **Weed Control** – There is a need for coordination between MTRANG and other resource agencies, including the county, to engage in weed control so weeds are not transmitted to other locations.

10. **Fire Impacts** – While there are current agreements in place between the Bureau of Land Management (BLM), MTRANG, and U.S. Forest Service for firefighting, not all land management entities in the region are aware of them creating confusion over who is responsible for managing fires in and around the Fort boundaries. Wildland fires are a risk to Fort Harrison and surrounding land and have air quality impacts.

11. **Frequency Spectrum Impedance/Interference** – Frequency spectrum impedance and interference refers to the interruption of electronic signals by a structure or object (impedance) or the inability to distribute/receive a particular frequency because of similar frequency competition (interference). Maintaining line of site in the Helena Valley between antennas is necessary to prevent impedance.

12. **Water Quality** – Ternille Creek, Spring Meadow Lake and their associated wetlands could be impacted by uses in the area surrounding Fort Harrison. Continued development and paving of roads on Fort Harrison increases the amount of impermeable surfaces, which increases potential stormwater runoff impacts to communities.

IV. How Boundary Was Established

While a number of types of military activities at Fort Harrison have footprints that extend outside the installation and can affect or impact civilian uses, the majority of the military footprint that goes outside of the boundaries of Fort Harrison is in relation to weapons firing (noise) and helicopter flights (safety, noise, vertical obstruction and bird aircraft strike hazard). The JLUSS mapped these to create a Military Affected Area Overlay District (MAAOD) that indicates the areas where these factors are likely to be a concern. Below is a summary of the various Military Affected Areas (MAA). Figure 7.2 is a composite map of the MAAs. The JLUSS contains individual maps of each MAA with a detailed discussion on the methodology for each map.

1. **Fort Harrison Noise Military Affected Area (Noise MAA)** – The Noise MAA includes lands most likely impacted by weapons firing noise. This MAA includes land located outside the boundary of Fort Harrison that is within the small arms noise zone II noise contour. The majority of this land is to the south and west of Fort Harrison, but there is some land to the north as well. Most of the land located outside the boundary of the Fort is designated as RGA on the Helena Valley Area Plan Future Land Use Map and is proposed for low density residential development. There is land to the east of Fort Harrison that is designated as UGA and currently managed by the PPLT.

2. **Fort Harrison Safety Military Affected Area (Safety MAA)** – The Safety MAA includes areas within the aviation clear zone and accident potential zone. It is designated to prevent the development of incompatible land uses in the areas with the greatest potential for an accident. The JLUSS recommends that no development be allowed within the clear zone and that only low density land uses are allowed within the accident protection zone. Only a small amount of

land area for both the clear zone and accident potential zone extend beyond the boundary of Fort Harrison. Although this area is designated as UGA in the Helena Valley Area Plan Future Land Use Map, it is currently on land managed by the PPLT and subject to a cooperative agreement with the National Guard Bureau on behalf of Fort Harrison.

3. Fort Harrison Imaginary Surface Affected Area (Imaginary Surfaces MAA) – The imaginary surfaces are a 3-D geographic area comprising approach and departure airspace corridors and safety buffers. Vertical obstruction heights are a major concern for flight operations and training due to the potential for a structure to extend into navigable airspace. Vertical obstructions that can affect flight safety include, but are not limited to, cell towers, power lines, wind turbines, buildings, and trees. The flight operations approach and departure areas are regulated by stringent height restrictions defined by Federal Aviation Administration (FAA) and military regulations. This Imaginary Surfaces MAA includes the portions of the transitional surface and approach-departure clearance surface for the helipad that falls outside the boundaries of Fort Harrison. Although this area is designated as UGA on the Helena Valley Area Plan Future Land Use Map, it is currently on land managed by the PPLT and subject to a cooperative agreement with the National Guard Bureau on behalf of Fort Harrison.

4. Fort Harrison Land Military Affected Area (Land MAA) – The Land MAA adjacent to Fort Harrison includes all land within one-mile of the boundary of Fort Harrison. The purpose of the Land MAA is to increase awareness and keep landowners informed of the Fort Harrison operations that may impact their quality of life. Most of the Land MAA is designated as RGA in the Helena Valley Area Plan Future Land Use Map and is proposed to have low density residential development. There is land to the east of Fort Harrison that is designated as UGA and would allow higher density development.

5. Fort Harrison Military Overflight Awareness Area (MOAA) - The MOAA overlays the typical flight routes for the helicopters that fly from Helena Regional Airport to Fort Harrison. The MOAA includes an additional half mile on each side of the flight route center lines. The intent is to minimize incompatible development under helicopter flight routes that may be impacted by noise or include tall structures that could jeopardize pilot safety.

V. Policies Needed to Achieve JIUS Goals

A. Infrastructure Improvements

Fort Harrison Infrastructure Improvement Goal 1.0 – Provide adequate roadway facilities and transportation improvements to reduce congestion and promote safety.

The JIUS identified that the combined military – civilian use of Country Club Avenue is likely to exceed the capacity of the current road creating significant safety and transportation issues. The U.S. Department of Defense – Office of Economic Adjustment, has provided a grant to conduct a detailed analysis regarding the impacts of increased traffic around Fort Harrison.

Fort Harrison Infrastructure Improvement Policy 1.1 – Work with local, federal and state agencies to design road improvements and to identify a funding sources for road upgrades.

The transportation analysis will result in a plan that outlines needed road improvements required to safely handle current and increased future traffic demand in the area. This includes an analysis to determine the optimum alignment for the main gate. This will allow the MTRANG to join with the community to identify potential funding sources for road improvements such as additional grants, exactions, rural improvement districts and other sources.

B. Improved Performance Standards

Fort Harrison Performance Standards Goal 1.0 – Protect areas near Fort Harrison from incompatible development.

In order to protect the Fort from encroachment and incompatible development, the County can create a MAAOD and adopt performance standards within this district. This district would include performance standards and a development permit system for the purpose of administering the regulations. Performance standards would be linked to the public health and safety concerns that were identified in the JIUS compatibility assessment regarding land use throughout the MAA as well as height within low-level flight areas.

Fort Harrison Performance Standards Policy 1.1 – Adopt Dark Sites regulations for the Military Affected Area.

As noted previously, it is desirable to control significant light sources, glare and general increases in ambient light in the area around Fort Harrison in order to maintain an environment suitable for training with night vision equipment use. Unnecessarily bright and improperly designed or installed luminaires cause glare and light trespass which would inhibit such use. Performance standards for lighting fixtures can be incorporated into the MAAOD.

Fort Harrison Performance Standards Policy 1.2 – Institute provisions regarding noise impacts for residences located within the Noise MAA.

The JIUS compatibility assessment mapped the Small Arms Noise Zone II which includes land that is most likely to be impacted by weapons firing noise. According to the JIUS, "Noise Zone II includes areas where the PK15 (met) Decibels are between 87 and 104, the A-weighted day-night sound level (ADNL) is between 65 and 75, and/or the C-weighted day-night sound level (CDNL) is between 62 and 70. Land uses for this zone should typically be limited to activities such as manufacturing, warehousing, transportation, and resource protection". The area that falls within the Noise MAA is primarily designated as RGA on the future land use map. Proposed zoning would limit new development in this area to one dwelling per 10 acres. For those residential units that may still be located within the Noise MAA, residents would be required to record a disclosure statement (or similar instrument) with the subdivision to notify future owners of the potential noise impacts from small arms firing and helicopter overflights. A disclosure statement can also be included on all permits issued by the county.

C. Density Controls

Fort Harrison Density Controls Goal 1.0 – Minimize encroachment from new development within the Fort Harrison MAA. Limiting development density in the MAA will address concerns over incompatible development and encroachment. It will minimize the potential impacts on Fort Harrison related to noise and safety and reduce development pressures that may limit the future mission capabilities.

Fort Harrison Density Controls Policy 1.1 – Adopt density controls within the Fort Harrison Land MAA.

The Helena Valley Area Plan already recommends adopting a minimum lot size of 10 acres for in the RGAs. Adopting the same standard for residential uses in the parts of the UGA that fall within the Land MAA would address concerns regarding encroachment and incompatible development. Smaller lots may be appropriate in the UGA for compatible commercial/industrial developments that are located within the Land MAA.

Fort Harrison Density Controls Policy 1.2 – Support land acquisition or conservation easements in the MAA consistent with recommendations in the JIUS.

In 2016, Fort Harrison utilized ACUB funds to purchase 558 acres east of the Fort for the purpose of preserving open space. Deed restrictions have been placed on the sites and PPLT is managing the areas under a cooperative agreement with the National Guard Bureau on behalf of Fort Harrison. Similar opportunities for acquisition or conservation easements would preserve open space on other lands subject to development pressures.

D. Education and Outreach

Fort Harrison Education and Outreach Policy 1.0 – Promote interagency coordination and public communication to address issues identified in the JIUS.

The JIUS emphasizes the importance of developing and maintaining collaborative relationships with key stakeholders impacted by military operations. Increasing land owner and public awareness of operations at Fort Harrison will foster ongoing coordination with the community and build support for the mission of Fort Harrison. An outcome of the JIUS process was the creation of a Fort Harrison – Limestone Hills Training Area JIUS Coordination Committee. The Committee includes representatives from Fort Harrison, Lewis and Clark County, City of Helena and Broadwater County. This Committee can undertake many of the education and outreach activities.

Fort Harrison Education and Outreach Policy 1.1 – Engage in public outreach efforts to increase awareness about military operations.

Stakeholders in the community include landowners near the Fort, local officials, state and federal agencies and businesses. This JIUS Coordination Committee can initiate efforts to educate landowners and others about encroachment issues and incompatible land uses in the vicinity of Fort Harrison. Public outreach helps inform community members about issues related to the military as well as the Fort's contribution to the local economy.

Fort Harrison Education and Outreach Policy 1.2 – Promote coordination between the county, Fort Harrison and other stakeholders regarding issues identified in the JIUS.

Interagency coordination and communication is necessary to address compatibility issues among the Fort, local governments, land and resource management agencies and conservation organizations. Such coordination will help achieve the balance between community needs and military operations. This includes adequate and timely communications regarding the military operations and involvement in joint planning efforts and formalization of agreements regarding fire fighting and other services. Issues such as weed control, water quality and other concerns identified in the JIUS can be addressed through interagency coordination. Additionally, the county can formulate a review process for new development that allows MTRANG to comment on potential safety and compatible use issues related to development proposals in the military affected area.

Fort Harrison Education and Outreach Policy 1.3 – Encourage Public Disclosure of potential impacts in the Military Affected Area.

An effective method for resolving conflicts and promoting mission compatible development is to include disclosure of the potential as part of any development permit or subdivision review located within the MAA and the MOAA. Another option is to work with the local realtor's association to require a disclosure statement upon the sale of fee simple land within the Fort Harrison MAA and MOAA. Creating publicly available print and on-line maps of the MAA would assist with this effort.

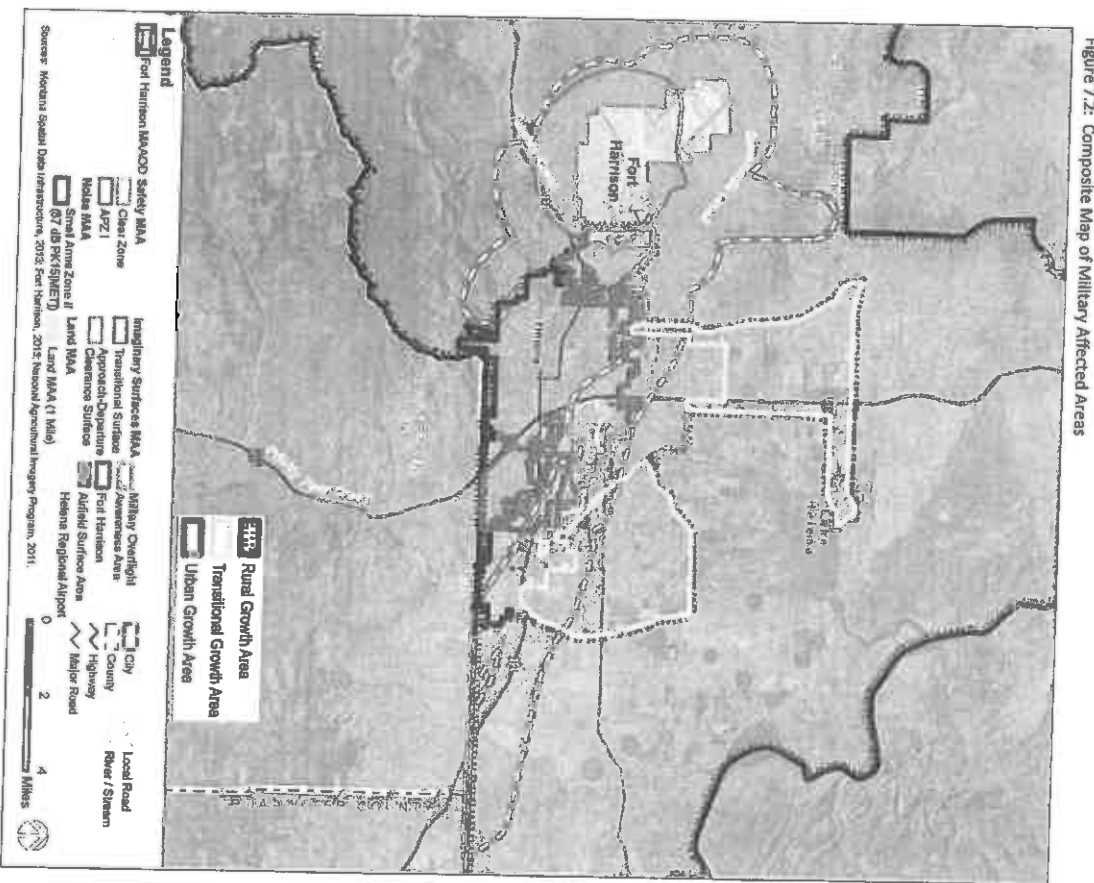


Figure 7.2: Composite Map of Military Affected Areas

V. Implementation Program and Schedule

A. Fort Harrison Military Affected Area Goals

1. Provide adequate roadway capacity and transportation improvements to reduce congestion and promote safety.
2. Protect areas near Fort Harrison from incompatible development.
3. Minimize encroachment from new development within the Fort Harrison MAAs.
4. Promote interagency coordination and public communication to address issues identified in the IJUS.

Fort Harrison Infrastructure Improvement Policy 1.1 – Work with local, federal and state agencies to identify funding sources for road upgrades and to design road improvements.

Responsible Party	Partners	Timeline
Community Development & Planning	MTARNG, Lewis and Clark County, City of Helena	Long Term (1 - 10 years)

Fort Harrison Performance Standards Policy 1.1 - Adopt Dark Skies regulations for the Military Affected Area.

Responsible Party	Partners	Timeline
Community Development & Planning	City/County Consolidated Planning Board, Lewis and Clark County	Mid-Term (1 – 2 years)

Fort Harrison Performance Standards Policy 1.2 – Institute provisions regarding noise impacts for residences located within the Noise MAA.

Responsible Party	Partners	Timeline
Community Development & Planning	City/County Consolidated Planning Board	Mid-Term (1-2 years)

Fort Harrison Density Controls Policy 1.1 – Adopt Density controls within the Fort Harrison Land MAA.

Responsible Party	Partners	Timeline
Community Development & Planning	City/County Consolidated Planning Board, County Planning and Zoning Commission	Short Term (3 – 6 months)

Fort Harrison Density Controls Policy 1.2 – Support land acquisition or conservation easements in the MAA consistent with recommendations in the IJUS.

Responsible Party	Partners	Timeline
Fort Harrison – MTARNG	Land Trusts, Private Landowners, Lewis & Clark County Open Lands Advisory Committee	As opportunity arises

Fort Harrison Education and Outreach Policy 1.1 – Engage in public outreach efforts to increase awareness about military operations.

Responsible Party	Partners	Timeline
IJUS Coordination Committee	MTARNG, Community Development & Planning, City of Helena, Community Partners, State of Montana, Montana Defense Alliance	On-going

Fort Harrison Education and Outreach Policy 1.2 – Promote coordination between the county, Fort Harrison and other stakeholders regarding issues identified in the IJUS and to coordinate on funding

Responsible Party	Partners	Timeline
IJUS Coordination Committee	MTARNG, Community Development & Planning, City of Helena, Community Partners, Montana Defense Alliance, State of Montana	On-going

Fort Harrison Education and Outreach Policy 1.3 – Encourage Public Disclosure of potential impacts in the Military Affected Area.

Responsible Party	Partners	Timeline
Community Development & Planning	Helena Association of Realtors, County GIS Department, Montana Building Association	Short Term (6 months – 1 year)