



# **IMPLEMENTATION PLAN**

## 8 IMPLEMENTATION PLAN

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The foundation of the Flint Hills / Fort Riley JLUS is a community-driven, cooperative, strategic planning process among Fort Riley, the counties of Clay, Geary, Pottawatomie, and Riley, the cities of Grandview Plaza, Junction City, Manhattan, Milford, Ogden, Riley, Wakefield, as well as stakeholders, elected officials, and the community. As such, the coordinated project represents a truly collaborative planning process. The 69 recommendations in the previous section are the product of consensus among the JLUS participants, and provide a practical, coordinated approach to continued regional planning for military and civilian compatibility.

Each of the recommendations incorporate one or more actions that can be implemented to promote compatible land use, prevent encroachments upon the military mission, mitigate existing incompatibilities, and facilitate compatible future development. The recommended strategies function as tools to aid the community in their goal of ensuring the continued sustainability of the military mission at Fort Riley. Collectively, these strategies represent an assertive and coordinated approach that will demonstrate the community's commitment to that goal.

The question then becomes, "How do we implement the recommendations?" The process for implementation can be confusing and complicated. The recommendations themselves vary as well as the processes and procedures of the municipalities implementing them. However, if the Recommendations remain as words in a report, the intent of the study is not yet accomplished. Through actual implementation, the community and the military are able to fulfill the goal of the JLUS and work together to create a thriving community while maintaining support for the mission of the Installation.

The Recommendation strategies have been categorized into groups that provides a general description of what the recommendation will entail. They consist of:

- **Communication and Coordination.** Recommendations in the Communication and Coordination category would provide opportunities and strategies for increased communication or coordination between Fort Riley, the community, stakeholders, elected officials, civilians, and military families.
- **Policy.** Policy recommendations would include changes to regulatory documents such as the Comprehensive Plan, Zoning Ordinances, and/or building codes.
- **Study.** Studies or reports may need to be conducted to determine additional information, conduct additional analyses, and research before the next steps can be determined.
- **Program or Process.** A program or process may need to be established to address a specified area of interest.

The following Implementation Plan will provide a general overview for each municipality to put into place the recommendations set forth within the JLUS.



## **8.1 CLAY COUNTY**

Clay County is located on western side of Fort Riley. The Fort is not actually located within the limits of Clay County, the western edge abuts the county line, but impacts from the Fort can have an effect on the Clay County community. For this reason, the eastern portion of Clay County is included within the JLUS Study Area boundary.

It is important for the County to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Clay County and with guidance from the overall committee. The process below provides a general overview of the steps that Clay County can take to implement their portion of the JLUS process. Only the recommendations that identified Clay County as the primary responsible party were discussed.

### **8.1.1 Policy**

The first, and most crucial step for implementing the JLUS within Clay County is to lay the foundation within the adopted planning documents of the county by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Clay County would consist of the Noise MIA, Renewable Energy Development MIA, Vertical Obstructions MIA, and Frequency MIA. The exact boundaries of the overlay and MIAs should be determined through discussions with Clay County and Fort Riley.

- **Noise MIA**

The Noise MIA will likely contain, at a minimum, all lands located off of the installation within the noise contours established by The Army Public Health Center. New residential development and other new noise sensitive uses should be subject to sound attenuation standards or other noise compatibility policies to reduce interior noise levels and to enhance the quality of life, should a noise attenuation study call for them. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

- **Renewable Energy Development MIA**

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting



guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.

- ***Vertical Obstructions MIA***

The Vertical Obstructions MIA is established to prevent vertical obstructions in the areas underlying flight paths, flight training routes, and UAS flight corridors utilized by Fort Riley. The MIA will be determined through discussions with Fort Riley and Clay County but will likely include the helicopter training routes and the UAS flight corridor. Other requirements to be included within the land development regulations include height restrictions to minimize training interference, include Fort Riley on the siting of tall telecommunication towers or other tall structures, and create Dark Sky lighting requirements to minimize urban sky glow.

- ***Frequency MIA***

The Frequency MIA is established to prevent interference with the frequency spectrum in order to successfully complete operational missions within the installation and its training areas. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Clay County will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and land development regulations will be applied as part of the development review process.

In addition to establishing the MIOD and MIAs, other elements of the Comprehensive Plan and Land Development Regulations need to be revised. For example, a military compatibility element should be incorporated into Clay County's Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with Fort Riley.

As part of the continued coordination between the Army and Clay County, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the review and update of regulatory as well as guiding documents.

### **8.1.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the county into the next phases of implementation:



- Create a vertical constraints map identifying locations within the study area where tall structures should be prohibited. The height should be predetermined through discussions with Fort Riley and the impacted local governments.
- Conduct a land use analysis to determine compatibility conflicts of the approved FAA UAS corridor and other future corridors. The analysis would consider such issues as land use and zoning and would analyze the compatibility of each use with the UAS corridor.
- Investigate opportunities to improve fish passage on streams with records of Topeka Shiner presence, of particular concern is stream sedimentation and obstructions such as culverts.
- An analysis to determine the potential impacts from wind turbines on the Radars located at Fort Riley as well as any impacts to flight paths for MAAF and helicopter paths would determine appropriate locations and siting opportunities for new turbines as well as areas where they should be prohibited.

### **8.1.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Establish noise disclosure statements for all prospective homeowners and renters within the Noise MIA. Coordination with and vetting by the Kansas Association of Realtors will be required to include noise disclosure statements within the sample disclosure statements for property within the Noise MIA. An educational component will also be required to notify the realtors of the importance of disclosing the information.
- In order to ensure that new land owners are notified of potential noise impacts due to their location within the Average Noise Zones of Fort Riley, the property must be identified during a title search. Each county government within the Noise MIA would need to record the boundary of the Noise MIA and draft a Notice of Potential Noise Impacts to be included with the deed.
- Clay County can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.

### **8.1.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:



- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested parties through websites and meetings to distribute information about the impacts of vertical obstructions.
- Prepare and execute a Frequency MOU between Fort Riley and Clay County to clearly define the potential for any frequency interference with military aircraft, communications, or navigation equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

## **8.2 GEARY COUNTY**

The southern and western portions of Fort Riley are located within Geary County. The Fort has a significant impact on the community and therefore a large portion of the study area is within the county.

It is important for the County to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Geary County and with guidance from the overall committee. The process below provides a general overview of the steps that Geary County can take to implement their portion of the JLUS process. Only the recommendations that identified Geary County as the primary responsible party were discussed.

### **8.2.1 Policy**

The first, and most crucial step for implementing the JLUS within Geary County is to lay the foundation within the adopted planning documents of the county by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Geary County would consist of the Noise MIA, Renewable Energy Development MIA, Vertical Obstructions MIA, Safety Zone MIA and Frequency MIA.



The exact boundaries of the overlay and MIAs should be determined through discussions with Geary County and Fort Riley.

- ***Noise MIA***

The Noise MIA will likely contain, at a minimum, all lands located off of the installation within the noise contours established by The Army Public Health Center. New residential development and other new noise sensitive uses should be subject to sound attenuation standards or other noise compatibility policies to reduce interior noise levels and to enhance the quality of life, should a noise attenuation study call for them. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

- ***Renewable Energy Development MIA***

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.

- ***Safety Zone MIA***

The Safety Zone MIA is established to protect underlying land uses from impacts of Marshall Army Airfield's Clear Zones (CZ) and Accident Potential Zones (APZ I and II). The boundary of the MIA will likely consist of the accident potential zones. Regulations within the overlay and MIA should include the incorporation of Army land use compatibility standards relating to the CZ, APZ I, and APZ II.

- ***Vertical Obstructions MIA***

The Vertical Obstructions MIA is established to prevent vertical obstructions in the areas underlying flight paths, flight training routes, and UAS flight corridors utilized by Fort Riley. The MIA will be determined through discussions with Fort Riley and Geary County but will likely include the helicopter training routes, clear and approach zones, MAAF flight paths, and corresponding restricted air space. Other requirements to be included within the land development regulations include height restrictions to minimize training interference, include Fort Riley on the siting of tall telecommunication towers or other tall structures, and create Dark Sky lighting requirements to minimize urban sky glow.



- **Frequency MIA**

The Frequency MIA is established to prevent interference with the frequency spectrum in order to successfully complete operational missions within the installation and its training areas. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Geary County will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and land development regulations will be applied as part of the development review process.

In addition to establishing the MIOD and MIAs, other elements of the Comprehensive Plan and Land Development Regulations need to be revised. For example, a military compatibility element should be incorporated into Geary County's Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with Fort Riley.

As part of the continued coordination between the Army and Geary County, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the review and update of regulatory as well as guiding documents.

### **8.2.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the county into the next phases of implementation:

- Evaluate the feasibility of encroachment partnering agreements (allowed pursuant to Title 10 USC 2684a) with eligible entities to protect lands within the APZs that extend off of Fort Riley. Title 10 USC 2684a allows the Secretary of Defense or the Secretary of a military department to partner with an eligible entity to acquire real property in the vicinity of, or ecologically related to, a military installation to limit incompatible development, preserve habitat, or protect the mission of the installation from encroachment. Eligible entities include the state, a political subdivision of the state, or a private entity that has the goal of conservation, restoration, or preservation of land and natural resources.
- Create a vertical constraints map identifying locations within the study area where tall structures should be prohibited. The height should be predetermined through discussions with Fort Riley and the impacted local governments.
- Investigate opportunities to improve fish passage on streams with records of Topeka Shiner presence, of particular concern is stream sedimentation and obstructions such as culverts.





- An analysis to determine the potential impacts from wind turbines on the Radars located at Fort Riley as well as any impacts to flight paths for MAAF and helicopter paths would determine appropriate locations and siting opportunities for new turbines as well as areas where they should be prohibited.

### **8.2.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Establish noise disclosure statements for all prospective homeowners and renters within the Noise MIA. Coordination with and vetting by the Kansas Association of Realtors will be required to include noise disclosure statements within the sample disclosure statements for property within the Noise MIA. An educational component will also be required to notify the realtors of the importance of disclosing the information.
- In order to ensure that new land owners are notified of potential noise impacts due to their location within the Average Noise Zones of Fort Riley, the property must be identified during a title search. Each county government within the Noise MIA would need to record the boundary of the Noise MIA and draft a Notice of Potential Noise Impacts to be included with the deed.
- Geary County can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.

### **8.2.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested



parties through websites and meetings to distribute information about the impacts of vertical obstructions.

- Prepare and execute a Frequency MOU between Fort Riley and Geary County to clearly define the potential for any frequency interference with military aircraft, communications, or navigation equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

### **8.3 POTTAWATOMIE COUNTY**

Pottawatomie County is on the far eastern edge of the study area and is not directly adjacent to Fort Riley. They, however, are still impacted by the Fort from a resources standpoint – they alleviate some of the growth pressure immediately surrounding the borders of Fort Riley.

It is important for the County to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Pottawatomie County and with guidance from the overall committee. The process below provides a general overview of the steps that Pottawatomie County can take to implement their portion of the JLUS process. Only the recommendations that identified Pottawatomie County as the primary responsible party were discussed.

#### **8.3.1 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the county into the next phases of implementation:

- The Blue Township/Highway 24 Corridor, while alleviating growth pressures adjacent to Fort Riley, is experiencing rapid growth without the detailed planning that is necessary to maximize the long-term potential of the area. A planning study/analysis should be conducted in this area to develop a long-term strategic growth plan. Needed studies include, long-range planning, neighborhood plans, infrastructure plans, access management planning and corridor planning.

#### **8.3.2 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.



- Pottawatomie County can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.

### **8.3.3 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

## **8.4 RILEY COUNTY**

Fort Riley is located primarily within Riley County. The Fort has a significant impact on the community and therefore a large portion of the study area is within the county.

It is important for the County to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Riley County and with guidance from the overall committee. The process below provides a general overview of the steps that Riley County can take to implement their portion of the JLUS process. Only the recommendations that identified Riley County as the primary responsible party were discussed.

### **8.4.1 Policy**

The first, and most crucial step for implementing the JLUS within Riley County is to lay the foundation within the County's Land Development Regulations by establishing a formal connection to the requirements outlined in the Memorandum of Understanding (MOU) with Fort Riley and continuing to implement those requirements within the Critical Area attached to the MOU.

As part of the continued coordination between the Army and Riley County, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives



should be sought out to provide technical expertise during the review and update of regulatory as well as guiding documents.

#### **8.4.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the county into the next phases of implementation:

- Investigate opportunities to improve fish passage on streams with records of Topeka Shiner presence, of particular concern is stream sedimentation and obstructions such as culverts.
- An analysis to determine the potential impacts from wind turbines on the Radars located at Fort Riley as well as any impacts to flight paths for MAAF and helicopter paths would determine appropriate locations and siting opportunities for new turbines as well as areas where they should be prohibited.
- Investigate feasibility of previously proposed flood control dams in the Wildcat Creek watershed to reduce the peak discharge in the creek thus reducing flooding. Feasibility would be staged to include an evaluation of funding sources, preliminary design, and NEPA compliance followed by final design and construction depending on feasibility results.
- Many grant opportunities exist to aid communities in mitigating against flooding. This effort would evaluate those grants for applicability and provide assistance with grant writing.
- By conducting a study to identify areas where wetland creation/restoration are feasible along Wildcat Creek and its tributaries, additional habitat and flood storage would be created.
- Conduct a watershed study to identify locations of significant streambank erosion on Wildcat Creek and its tributaries. Use an established industry method to assess the watershed, identify problem spots, and prioritize them for restoration. Reducing erosion would protect infrastructure local to the improvement. Stream restoration would increase habitat and aid in flood mitigation through re-meandering and/or grade control.

#### **8.4.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- In order to ensure that new land owners are notified of potential noise impacts due to their location within the Average Noise Zones of Fort Riley, the property must be identified during a title search. Each county government within the area identified on the map attached to the Notice of Potential Noise Impacts would need to record the Notice with the Register of Deeds.
- Riley County can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local



communities would need to work together to formalize the materials and the procedures for distribution.

#### **8.4.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the MOU, the Critical Area, and the Notice of Potential Noise Impacts. The materials should share the purpose of these tools as well as what new regulations are in place that might impact the community.
- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested parties through websites and meetings to distribute information about the impacts of vertical obstructions.
- Fort Riley will determine during the implementation phase if there are any areas outside of the installation where there are existing or potential issues regarding radio frequency interference. Riley County will meet with Fort Riley to discuss possible mitigation efforts if such issues are identified.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

## **8.5 CITY OF GRANDVIEW PLAZA**

The City of Grandview Plaza is located south of Fort Riley in Geary County, with its eastern borders touching adjacent to the Fort. Due to the proximity of the Fort and the possibility of associated impacts from the community or the Fort, the entirety of the city is within the study area boundary.

It is important for the city to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Grandview Plaza and with guidance from the overall committee. The process below provides a general overview of the steps that Grandview Plaza can take to implement their portion of the JLUS process. Only the recommendations that identified Grandview Plaza as the primary responsible party were discussed.



### **8.5.1 Policy**

In the case of Grandview Plaza, before any of the recommended policies can be implemented, a comprehensive plan and land development regulations must be drafted. The subsequent policy recommendations can be incorporated as part of the drafting of the plan and regulations.

One of the crucial steps of implementing the JLUS within Grandview Plaza is to lay the foundation within the planning documents of the city by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Grandview Plaza would consist of the Noise MIA, Renewable Energy Development MIA, Vertical Obstructions MIA, Safety Zone MIA, and Frequency MIA. The exact boundaries of the overlay and MIAs should be determined through discussions with Grandview Plaza and Fort Riley.

- **Noise MIA**

The Noise MIA will likely contain, at a minimum, all lands located off of the installation within the 60-65 dB noise contours for MAAF as established by the Army Public Health Center. New residential development and other new noise sensitive uses should be subject to sound attenuation standards or other noise compatibility policies to reduce interior noise levels and to enhance the quality of life, should a noise attenuation study call for them. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

- **Renewable Energy Development MIA**

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.

- **Vertical Obstructions MIA**

The Vertical Obstructions MIA is established to prevent vertical obstructions in the areas underlying flight paths, flight training routes, and UAS flight corridors utilized by Fort Riley. The MIA will be determined through discussions with Fort Riley and Grandview Plaza but will likely include the MAAF approach and departure zones, clear and approach zones, and / or corresponding restricted air space. Other requirements to be included within the land development regulations include height restrictions to minimize training interference, include



Fort Riley on the siting of tall telecommunication towers or other tall structures, and create Dark Sky lighting requirements to minimize urban sky glow.

- ***Safety Zone MIA***

The Safety Zone MIA is established to protect underlying land uses from impacts of Marshall Army Airfield's Clear Zones (CZ) and Accident Potential Zones (APZ I and II). The boundary of the MIA will likely consist of the accident potential zones. Regulations within the overlay and MIA should include the incorporation of Army land use compatibility standards relating to the CZ, APZ I, and APZ II.

- ***Frequency MIA***

The Frequency MIA is established to prevent interference with the frequency spectrum in order to successfully complete operational missions within the installation and its training areas. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Grandview Plaza will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and land development regulations will be applied as part of the development review process.

Incorporate a Military Compatibility Element in the comprehensive plan to provide supportive language and coordination strategies for continued collaboration with Fort Riley.

As part of the continued coordination between the Army and Grandview Plaza, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the drafting, and subsequent reviews and updates of regulatory as well as guiding documents.

### **8.5.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the city into the next phases of implementation:

- Evaluate the feasibility of encroachment partnering agreements (allowed pursuant to Title 10 USC 2684a) with eligible entities to protect lands within the APZs that extend off of Fort Riley. Title 10 USC 2684a allows the Secretary of Defense or the Secretary of a military department to partner with an eligible entity to acquire real property in the vicinity of, or ecologically related to, a military installation to limit incompatible development, preserve habitat, or protect the mission of the installation from encroachment. Eligible entities include the state, a political subdivision of the





state, or a private entity that has the goal of conservation, restoration, or preservation of land and natural resources.

- Create a vertical constraints map identifying locations within the study area where tall structures should be prohibited. The height should be predetermined through discussions with Fort Riley and the impacted local governments.

### **8.5.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Establish noise disclosure statements for all prospective homeowners and renters within the Noise MIA. Coordination with and vetting by the Kansas Association of Realtors will be required to include noise disclosure statements within the sample disclosure statements for property within the Noise MIA. An educational component will also be required to notify the realtors of the importance of disclosing the information.
- Grandview Plaza can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.

### **8.5.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested parties through websites and meetings to distribute information about the impacts of vertical obstructions.
- Prepare and execute a Frequency MOU between Fort Riley and Grandview Plaza to clearly define the potential for any frequency interference with military aircraft, communications, or navigation





equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.

- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

## **8.6 CITY OF JUNCTION CITY**

The City of Junction City is located south of Fort Riley in Geary County, with its northeastern borders touching adjacent to the Fort. Due to the proximity of the Fort and the possibility of associated impacts from the community or the Fort, the entirety of the city is within the study area boundary.

It is important for the city to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Junction City and with guidance from the overall committee. The process below provides a general overview of the steps that Junction City can take to implement their portion of the JLUS process. Only the recommendations that identified Junction City as the primary responsible party were discussed.

### **8.6.1 Policy**

The first, and most crucial step for implementing the JLUS within Junction City is to lay the foundation within the adopted planning documents of the city by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Junction City would consist of the Renewable Energy Development MIA, Vertical Obstructions MIA, and Frequency MIA. The exact boundaries of the overlay and MIAs should be determined through discussions with Junction City and Fort Riley.

- ***Renewable Energy Development MIA***

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.



- ***Vertical Obstructions MIA***

The Vertical Obstructions MIA is established to prevent vertical obstructions in the areas underlying flight paths, flight training routes, and UAS flight corridors utilized by Fort Riley. The MIA will be determined through discussions with Fort Riley and Junction City but will likely include approach and departure zones for MAAF and the accompanying restricted air space. Other requirements to be included within the land development regulations include height restrictions to minimize training interference, include Fort Riley on the siting of tall telecommunication towers or other tall structures, and create Dark Sky lighting requirements to minimize urban sky glow.

- ***Frequency MIA***

The Frequency MIA is established to prevent interference with the frequency spectrum in order to successfully complete operational missions within the installation and its training areas. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Junction City will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and land development regulations will be applied as part of the development review process.

In addition to establishing the MIOD and MIAs, other elements of the Comprehensive Plan and Land Development Regulations need to be revised. For example, a military compatibility element should be incorporated into Junction City's Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with Fort Riley.

As part of the continued coordination between the Army and Junction City, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the review and update of regulatory as well as guiding documents.

### **8.6.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the city into the next phases of implementation:

- Create a vertical constraints map identifying locations within the study area where tall structures should be prohibited. The height should be predetermined through discussions with Fort Riley and the impacted local governments.
- Investigate opportunities to improve fish passage on streams with records of Topeka Shiner presence, of particular concern is stream sedimentation and obstructions such as culverts.



### **8.6.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Junction City can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.

### **8.6.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested parties through websites and meetings to distribute information about the impacts of vertical obstructions.
- Prepare and execute a Frequency MOU between Fort Riley and Junction City to clearly define the potential for any frequency interference with military aircraft, communications, or navigation equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

## **8.7 CITY OF MANHATTAN**

The City of Manhattan is located east of Fort Riley in Riley County. Although not directly adjacent to Fort Riley, the possibility of associated impacts from the community or the Fort, necessitates the entirety of the city within the study area boundary.



It is important for the city to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Manhattan and with guidance from the overall committee. The process below provides a general overview of the steps that Manhattan can take to implement their portion of the JLUS process. Only the recommendations that identified Manhattan as the primary responsible party were discussed.

### **8.7.1 Policy**

The first, and most crucial step for implementing the JLUS within Manhattan is to lay the foundation within the adopted planning documents of the city by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Manhattan would consist of the Noise MIA and Renewable Energy Development MIA. The exact boundaries of the overlay and MIAs should be determined through discussions with Manhattan and Fort Riley.

- **Noise MIA**

The Noise MIA will likely contain, at a minimum, all lands located off of the installation within the noise contours established by The Army Public Health Center. New residential development and other new noise sensitive uses should be subject to sound attenuation standards or other noise compatibility policies to reduce interior noise levels and to enhance the quality of life, should a noise attenuation study call for them. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

- **Renewable Energy Development MIA**

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.

In addition to establishing the MIOD and MIAs, other elements of the Comprehensive Plan and Land Development Regulations need to be revised. For example, a military compatibility element should be



incorporated into Manhattan's Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with Fort Riley.

As part of the continued coordination between the Army and Manhattan, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the review and update of regulatory as well as guiding documents.

### **8.7.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the city into the next phases of implementation:

- Investigate opportunities to improve fish passage on streams with records of Topeka Shiner presence, of particular concern is stream sedimentation and obstructions such as culverts.
- Investigate feasibility of previously proposed flood control dams in the Wildcat Creek watershed to reduce the peak discharge in the creek thus reducing flooding. Feasibility would be staged to include an evaluation of funding sources, preliminary design, and NEPA compliance followed by final design and construction depending on feasibility results.
- Many grant opportunities exist to aid communities in mitigating against flooding. This effort would evaluate those grants for applicability and provide assistance with grant writing.
- By conducting a study to identify areas where wetland creation/restoration are feasible along Wildcat Creek and its tributaries, additional habitat and flood storage would be created.
- Conduct a watershed study to identify locations of significant streambank erosion on Wildcat Creek and its tributaries. Use an established industry method to assess the watershed, identify problem spots, and prioritize them for restoration. Reducing erosion would protect infrastructure local to the improvement. Stream restoration would increase habitat and aid in flood mitigation through re-meandering and/or grade control.

### **8.7.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Establish noise disclosure statements for all prospective homeowners and renters within the Noise MIA. Coordination with and vetting by the Kansas Association of Realtors will be required to include noise disclosure statements within the sample disclosure statements for property within the Noise MIA. An educational component will also be required to notify the realtors of the importance of disclosing the information.



- Manhattan can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.

#### **8.7.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

### **8.8 CITY OF MILFORD**

The City of Milford is located west of Fort Riley in Geary County. Due to the proximity of the Fort and the possibility of associated impacts from the community or the Fort, the entirety of the city is within the study area boundary.

It is important for the city to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Milford and with guidance from the overall committee. The process below provides a general overview of the steps that Milford can take to implement their portion of the JLUS process. Only the recommendations that identified Milford as the primary responsible party were discussed.

#### **8.8.1 Policy**

In the case of Milford, before any of the recommended policies can be implemented, a comprehensive plan and land development regulations must be drafted. The subsequent policy recommendations can be incorporated as part of the drafting of the plan and regulations.



One of the crucial steps of implementing the JLUS within Milford is to lay the foundation within the planning documents of the city by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Milford would consist of the Noise MIA, Renewable Energy Development MIA, Vertical Obstructions MIA, and Frequency MIA. The exact boundaries of the overlay and MIAs should be determined through discussions with Milford and Fort Riley.

- ***Noise MIA***

The Noise MIA will likely contain, at a minimum, all lands located off of the installation within the noise contours established by The Army Public Health Center. New residential development and other new noise sensitive uses should be subject to sound attenuation standards or other noise compatibility policies to reduce interior noise levels and to enhance the quality of life, should a noise attenuation study call for them. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

- ***Renewable Energy Development MIA***

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.

- ***Vertical Obstructions MIA***

The Vertical Obstructions MIA is established to prevent vertical obstructions in the areas underlying flight paths, flight training routes, and UAS flight corridors utilized by Fort Riley. The MIA will be determined through discussions with Fort Riley and Milford but will likely include the military helicopter routes. Other requirements to be included within the land development regulations include height restrictions to minimize training interference, include Fort Riley on the siting of tall telecommunication towers or other tall structures, and create Dark Sky lighting requirements to minimize urban sky glow.

- ***Frequency MIA***

The Frequency MIA is established to prevent interference with the frequency spectrum in order to successfully complete operational missions within the installation and its training areas. The extensive use of the frequency spectrum leads to a growing concern with interference in the





frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Milford will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and land development regulations will be applied as part of the development review process.

Incorporate a Military Compatibility Element in the comprehensive plan to provide supportive language and coordination strategies for continued collaboration with Fort Riley.

As part of the continued coordination between the Army and Milford, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the drafting, and subsequent reviews and updates of regulatory as well as guiding documents.

### **8.8.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the city into the next phases of implementation:

- Create a vertical constraints map identifying locations within the study area where tall structures should be prohibited. The height should be predetermined through discussions with Fort Riley and the impacted local governments.

### **8.8.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Establish noise disclosure statements for all prospective homeowners and renters within the Noise MIA. Coordination with and vetting by the Kansas Association of Realtors will be required to include noise disclosure statements within the sample disclosure statements for property within the Noise MIA. An educational component will also be required to notify the realtors of the importance of disclosing the information.
- Milford can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.





#### **8.8.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested parties through websites and meetings to distribute information about the impacts of vertical obstructions.
- Prepare and execute a Frequency MOU between Fort Riley and Milford to clearly define the potential for any frequency interference with military aircraft, communications, or navigation equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

### **8.9 CITY OF OGDEN**

The City of Ogden is located on the eastern side of Fort Riley in Riley County. The Fort has a significant impact on the community and therefore the entirety of the city is within the study area.

It is important for the city to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Ogden and with guidance from the overall committee. The process below provides a general overview of the steps that Ogden can take to implement their portion of the JLUS process. Only the recommendations that identified Ogden as the primary responsible party were discussed.

#### **8.9.1 Policy**

The first, and most crucial step for implementing the JLUS within Ogden is to lay the foundation within the adopted planning documents of the city by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary



consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Ogden would consist of the Noise MIA, Renewable Energy Development MIA, Vertical Obstructions MIA, and Frequency MIA. The exact boundaries of the overlay and MIAs should be determined through discussions with Ogden and Fort Riley.

- ***Noise MIA***

The Noise MIA will likely contain, at a minimum, all lands located off of the installation within the noise contours established by The Army Public Health Center. New residential development and other new noise sensitive uses should be subject to sound attenuation standards or other noise compatibility policies to reduce interior noise levels and to enhance the quality of life, should a noise attenuation study call for them. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

- ***Renewable Energy Development MIA***

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.

- ***Vertical Obstructions MIA***

The Vertical Obstructions MIA is established to prevent vertical obstructions in the areas underlying flight paths, flight training routes, and UAS flight corridors utilized by Fort Riley. The MIA will be determined through discussions with Fort Riley and Ogden but will likely include approach and departure zones for MAAF and the accompanying restricted air space. Other requirements to be included within the land development regulations include height restrictions to minimize training interference, include Fort Riley on the siting of tall telecommunication towers or other tall structures, and create Dark Sky lighting requirements to minimize urban sky glow.

- ***Frequency MIA***

The Frequency MIA is established to prevent interference with the frequency spectrum in order to successfully complete operational missions within the installation and its training areas. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Ogden will adopt regulations requiring a specific, detailed



review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and land development regulations will be applied as part of the development review process.

In addition to establishing the MIOD and MIAs, other elements of the Comprehensive Plan and Land Development Regulations need to be revised. For example, a military compatibility element should be incorporated into Ogden's Comprehensive Plan. The Element would provide supportive language and coordination strategies for continued collaboration with Fort Riley.

As part of the continued coordination between the Army and Ogden, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the review and update of regulatory as well as guiding documents.

### **8.9.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the city into the next phases of implementation:

- A transportation study is necessary to analyze the use of Riley Avenue. The study would be intended to determine potential funding sources for improvements that could include measures for safe and efficient traffic flow.
- Create a vertical constraints map identifying locations within the study area where tall structures should be prohibited. The height should be predetermined through discussions with Fort Riley and the impacted local governments.

### **8.9.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Establish noise disclosure statements for all prospective homeowners and renters within the Noise MIA. Coordination with and vetting by the Kansas Association of Realtors will be required to include noise disclosure statements within the sample disclosure statements for property within the Noise MIA. An educational component will also be required to notify the realtors of the importance of disclosing the information.
- Ogden can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local



communities would need to work together to formalize the materials and the procedures for distribution.

#### **8.9.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested parties through websites and meetings to distribute information about the impacts of vertical obstructions.
- Prepare and execute a Frequency MOU between Fort Riley and Ogden to clearly define the potential for any frequency interference with military aircraft, communications, or navigation equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

#### **8.10 CITY OF RILEY**

The City of Riley is located in Riley County west of Fort Riley, with its southern borders adjacent to the Fort. Due to the proximity of the Fort and the possibility of associated impacts from the community or the Fort, the entirety of the city is within the study area boundary.

It is important for the city to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

The recommendations summarized in the following section will be crafted specifically to meet the needs of Riley and with guidance from the overall committee. The process below provides a general overview of the steps that Riley can take to implement their portion of the JLUS process. Only the recommendations that identified Riley as the primary responsible party were discussed.



### **8.10.1 Policy**

In the case of Riley, before any of the recommended policies can be implemented, a comprehensive plan and land development regulations must be drafted. The subsequent policy recommendations can be incorporated as part of the drafting of the plan and regulations.

One of the crucial steps of implementing the JLUS within Riley is to lay the foundation within the planning documents of the city by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Riley would consist of the Noise MIA, Renewable Energy Development MIA, Vertical Obstructions MIA, and Frequency MIA. The exact boundaries of the overlay and MIAs should be determined through discussions with Riley and Fort Riley.

- ***Noise MIA***

The Noise MIA will likely contain, at a minimum, all lands located off of the installation within the noise contours established by The Army Public Health Center. New residential development and other new noise sensitive uses should be subject to sound attenuation standards or other noise compatibility policies to reduce interior noise levels and to enhance the quality of life, should a noise attenuation study call for them. To apply the noise attenuation standards, the builders need to be educated on the technique and the attenuation requirements need to be incorporated into the comprehensive plan and the zoning regulations. This includes adopting the noise contour maps into municipal planning documents.

- ***Renewable Energy Development MIA***

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.

- ***Vertical Obstructions MIA***

The Vertical Obstructions MIA is established to prevent vertical obstructions in the areas underlying flight paths, flight training routes, and UAS flight corridors utilized by Fort Riley. The MIA will be determined through discussions with Fort Riley and Riley but will likely include the military helicopter routes. Other requirements to be included within the land development regulations include height restrictions to minimize training interference, include Fort Riley on the siting of tall telecommunication towers or other tall structures, and create Dark Sky lighting requirements to minimize urban sky glow.



- **Frequency MIA**

The Frequency MIA is established to prevent interference with the frequency spectrum in order to successfully complete operational missions within the installation and its training areas. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Riley will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and land development regulations will be applied as part of the development review process.

Incorporate a Military Compatibility Element in the comprehensive plan to provide supportive language and coordination strategies for continued collaboration with Fort Riley.

As part of the continued coordination between the Army and Riley, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the drafting, and subsequent reviews and updates of regulatory as well as guiding documents.

### **8.10.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the city into the next phases of implementation:

- Create a vertical constraints map identifying locations within the study area where tall structures should be prohibited. The height should be predetermined through discussions with Fort Riley and the impacted local governments.

### **8.10.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Establish noise disclosure statements for all prospective homeowners and renters within the Noise MIA. Coordination with and vetting by the Kansas Association of Realtors will be required to include noise disclosure statements within the sample disclosure statements for property within the Noise MIA. An educational component will also be required to notify the realtors of the importance of disclosing the information.



- Riley can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.

#### **8.10.4 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested parties through websites and meetings to distribute information about the impacts of vertical obstructions.
- Prepare and execute a Frequency MOU between Fort Riley and Riley to clearly define the potential for any frequency interference with military aircraft, communications, or navigation equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

#### **8.11 CITY OF WAKEFIELD**

The City of Wakefield is located west of Fort Riley in Clay County. The entirety of the city is within the study area boundary; however, it is not directly affected by Fort Riley impacts, and vice versa, as some of the other municipalities.

It is important for the city to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.





The recommendations summarized in the following section will be crafted specifically to meet the needs of Wakefield and with guidance from the overall committee. The process below provides a general overview of the steps that Wakefield can take to implement their portion of the JLUS process. Only the recommendations that identified Wakefield as the primary responsible party were discussed.

### **8.11.1 Policy**

In the case of Wakefield, before any of the recommended policies can be implemented, a comprehensive plan and land development regulations must be drafted. The subsequent policy recommendations can be incorporated as part of the drafting of the plan and regulations.

One of the crucial steps of implementing the JLUS within Wakefield is to lay the foundation within the planning documents of the city by establishing the Military Influence Overlay District (MIOD) within the comprehensive plan and land development regulations. The MIOD is a geographic boundary consisting of, at a minimum, the already established area identified through the MOU, consisting of the State Area of Interest Map. Within the MIOD specific concerns can be addressed through the Military Influence Area (MIA). The MIAs within Wakefield would consist of the Renewable Energy Development MIA, and Frequency MIA. The exact boundaries of the overlay and MIAs should be determined through discussions with Wakefield and Fort Riley.

- ***Renewable Energy Development MIA***

The Renewable Energy Development MIA is established to protect the mission of Fort Riley from impediments of industrial scale solar farms and large-scale wind farms. The boundary of the MIA will be determined through coordination with Fort Riley and will contain the areas that could be most impacted by large scale wind and / or solar farms. The MIA should include solar siting guidelines that include non-reflective panels for non-residential applications and require review by a Fort Riley representative. Procedures should also be incorporated for coordination with the DOD Siting Clearinghouse for alternative energy projects.

- ***Frequency MIA***

The Frequency MIA is established to prevent interference with the frequency spectrum in order to successfully complete operational missions within the installation and its training areas. The extensive use of the frequency spectrum leads to a growing concern with interference in the frequency spectrum. The establishment of the MIA provides the opportunity to incorporate regulations that will designate frequencies that can cause military interference. Within the geographic area of the Frequency MIA, Wakefield will adopt regulations requiring a specific, detailed review of projects that may involve a source of frequency emissions. These requirements will be incorporated into the comprehensive plan and land development regulations will be applied as part of the development review process.

Incorporate a Military Compatibility Element in the comprehensive plan to provide supportive language and coordination strategies for continued collaboration with Fort Riley.





As part of the continued coordination between the Army and Wakefield, review of development and proposed changes need to be shared. The Army could be incorporated as part of the development review process. An MOU is already in place to establish the need and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the drafting, and subsequent reviews and updates of regulatory as well as guiding documents.

### **8.11.2 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. The JLUS resulted in some additional programs and processes or modifications to those that are already in place.

- Wakefield can provide support to the Army when completing the NEPA review process and other regulatory processes, when deemed necessary. Support could come in the form of sharing of data and resources.
- Promotional materials such as brochures and informational packages can inform new Fort Riley personnel of the various housing options within the community. Fort Riley and the local communities would need to work together to formalize the materials and the procedures for distribution.

### **8.11.3 Communication and Coordination**

Additional communication and coordination can help aid many of the situation that were identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- To better educate the public, development industry, government officials, and others distribute property owner information about the newly established MIOD and MIAs. The materials should share the purpose of the overlay as well as what new regulations are in place that might impact the community.
- Prepare and execute a Frequency MOU between Fort Riley and Wakefield to clearly define the potential for any frequency interference with military aircraft, communications, or navigation equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.

## **8.12 FORT RILEY**

Although the JLUS is focused primarily on policies, programs, plans and studies that can be conducted by local governments, Fort Riley can contribute as well. The recommendations summarized in the following



section are specific to the needs and abilities of Fort Riley. The process below provides a general overview of the steps that Fort Riley can take to implement their portion of the JLUS process. Only the recommendations that identified Fort Riley as the primary responsible party were discussed.

It is important for Fort Riley to coordinate with FHRC to ensure the establishment of the Flint Hills / Fort Riley JLUS Implementation Committee and to serve as an active member of the Committee. The Flint Hills / Fort Riley JLUS Implementation Committee will be responsible for monitoring and coordinating with all participating entities for the overall implementation of the JLUS.

### **8.12.1 Policy**

In many instances, the local government is the entity that will be required to adopt or implement the recommendation, but Fort Riley will be needed to assist in establishing the appropriate requirements.

As part of the continued coordination between Fort Riley and the adjacent jurisdictions, review of development and proposed changes need to be shared. An MOU is already in place to establish the need for Army assistance in the review of proposed developments and by placing the requirement within the land development regulations, it becomes a more formal process. Additionally, Fort Riley representatives should be sought out to provide technical expertise during the drafting, and subsequent reviews and updates of regulatory as well as guiding documents.

Specific input is needed from the Army for the following policies:

- Fort Riley should provide input on telecommunication tower siting and approval within the Vertical Obstruction MIA.
- Assistance from Fort Riley is required to develop height restrictions within the Vertical Obstruction MIA.
- Assistance from Fort Riley is required to develop solar siting guidelines within the Renewable Energy Development MIA.

### **8.12.2 Study**

The implementation of the JLUS can often lead to additional studies or projects that need to take place before the next steps can be implemented. The following projects or studies will lead the community and Fort Riley into the next phases of implementation:

- Evaluate the feasibility of encroachment partnering agreements (allowed pursuant to Title 10 USC 2684a) with eligible entities to protect lands within the APZs that extend off of Fort Riley. Title 10 USC 2684a allows the Secretary of Defense or the Secretary of a military department to partner with an eligible entity to acquire real property in the vicinity of, or ecologically related to, a military installation to limit incompatible development, preserve habitat, or protect the mission of the installation from encroachment. Eligible entities include the state, a political subdivision of the state, or a private entity that has the goal of conservation, restoration, or preservation of land and natural resources.



- A Clear Zone and Approach Zones have been identified for MAAF, however, an AICUZ study has not been completed. The AICUZ analyzes the effects of aircraft noise, accident potential, and land use compatibility and provides planning guidelines for neighbors of MAAF.
- Assist local governments in creating a vertical constraints map to identify locations within the study area where tall structures should be prohibited.

### **8.12.3 Program or Process**

Many programs and processes are currently in place to aid the local governments within the study area and Fort Riley in achieving their objectives. In order to continue to preserve habitat and reduce encroachment, Fort Riley should continue to pursue funding through the Army Compatible Use Buffer (ACUB) Program, Readiness and Environmental Protection Initiative (REPI), and Sentinel Landscapes Program.

### **8.12.4 Communication and Coordination**

Additional communication and coordination will aid situations identified within the JLUS. Communication and coordination assists in educating the public on particular issues, sharing information, and providing a forum to receive feedback. Some of the measures that were identified include the following:

- Increase public awareness of the issues resulting from vertical obstructions and the impacts on the airport, the aircraft, training exercises and routes. Craft educational materials including pamphlets, brochures, or handouts, and share with builders, landowners, and other interested parties through websites and meetings to distribute information about the impacts of vertical obstructions.
- Prepare and execute a Frequency MOU between Fort Riley and Wakefield to clearly define the potential for any frequency interference with military aircraft, communications, or navigation equipment. An MOU would provide a clearer understanding of the activities that could potentially lead to frequency interference and where the greatest interference may occur.
- Provide training to local officials and municipal departments in order to provide educated response to the community in regards to military impacts, in particular noise impacts. Additionally, on an annual basis, at a minimum, hold open houses where interested citizens are able to gather information.
- Increase community awareness of training schedules and military operations through the use of local media sources, websites, newsletters, and outreach functions to better educate the community regarding noise frequency and intensity.
- Local governments are often not aware that an installation-wide noise impact assessment is being conducted by the Army Public Health Center and that the associated noise contours may change. Utilizing the Implementation Committee or another designated working group, Fort Riley could keep the local jurisdictions up to date on any assessments or resulting changes to the noise contours.



- A communication process needs to be put into place to allow information to be shared between the farming community and Fort Riley. The two parties can have significant impacts on one another and through a coordinated process, the impacts can be shared, discussed, and mitigated. At a minimum, an annual meeting will be required for discussion.
- Coordination already takes place between MAAF, Manhattan Regional Airport, Freeman Field Airport, and Salina Airport Authority and with overall responsibility falling to the FAA. However, with increased air traffic in the area, additional coordination measures will only help to ensure safety of those using air space.
- Set up regular coordination meetings between the US Fish and Wildlife Services, municipalities within the Study Area, and Fort Riley to identify potential habitat for species. The meetings should discuss funding sources, partnering prospects, and research opportunities for potential habitat.
- A designated community planner provides a consistent point of contact for the community as well as Fort Riley. The Community Planner would be employed by Fort Riley but could be military or civilian.
- Sharing contact information with local residents, stakeholders, large land owners, and farmers will help to ease some of the frustration in getting in touch with the correct contact. Information can be shared through websites, brochures, and other reproducible materials. Update jurisdictions and regional planning organizations websites and link to Fort Riley web page. Include information such as contact information, appropriate methods of contact, expected response time, as well as upcoming events.
- Create a formal, region-wide communication process to share information associated with Fort Riley. The established process would provide a central point of contact and a means to share information such as increased training dates, unanticipated increases in noise, special community events, and other similar such activities.
- Establish the ONE (Outstanding Neighborhood Engagement) Program to create an open exchange of information, to maintain transparent communication, and to provide a platform to keep interested citizens informed. Responsibilities include: Hold open houses in rotating locations on a regular basis; Provide an overview of training activities, construction projects, and other areas of interest; and Allow residents the opportunity to speak their concerns.
- Civilian citizens should be made aware of the procedures necessary to enter the post. By sharing this information, they will know what to anticipate and the associated time constraints. The information could be shared on Fort Riley's website and linked to other community websites.
- Using ArcGIS data, map the boundaries and fencelines of the Fort Riley property. Utilizing social media, websites, public forums, etc. distribute the materials to the public to provide notification of the boundaries.
- Educational materials need to be drafted to educate civilians of the potential dangers of entering the Fort Riley boundary. Once the materials have been created, they can be posted on websites and used as handouts.



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- Working with representatives from Fort Riley, the Kansas Department of Wildlife Parks and Tourism, large land owners, and farmers form a committee to focus on the elk herds associated with Fort Riley. The committee should meet on an annual basis, at a minimum, and work together to develop herd management strategies.

