



MEETING DATE: August 26, 2015
TO: Board of Directors
FROM: Kevin Smith, General Manager
SUBJECT: Proposed Managed Growth Meeting and Growth Management Policy Discussion

OBJECTIVE: Consider new dates and time for the third Managed Growth Workshop. Also consider Board Interest in developing a policy for staff to use in determining District involvement and comment on local and regional development projects.

DISCUSSION: Staff and the Board need to discuss dates for the next Growth Management Workshop. All Board members have expressed a desire to participate in these meetings. Staff considered various dates in September and early October however none of the dates will accommodate the full Board schedules. Attached is the Board Availability Poll for various dates between August 17th and October 28th. We are still looking for a date that will accommodate everyone's schedule. We will discuss other dates in October and early November.

Related to the Growth Management topic, staff is seeking Board guidance and interest in developing a policy for staff to reference in determining when the District should comment on land use development proposals outside the Airport Influence Area (see attached) as outlined in the Airport Land Use Compatibility Plan (sometimes referred to as the CLUP). Staff has had a few requests for the Airport to comment on development projects traditionally outside the influence area such as Brockway Summit, Squaw Valley, Tahoe City, Glenshire, etc. Some maintain these outlying projects could have negative overflight impacts or drive operational demands at the airport. While staff agrees that there is some logic to that argument, the District has no clear policy or direction to staff outlining development thresholds, proximity to airport, or operational significance for projects in Incline Village, Tahoe City, Squaw Valley or other outlying areas of the District, more specifically outside the Airport Influence Area. Staff supports the concept but is not advocating for a Policy if the Board determines none is needed. It is important to note that the intent of the Demand Driver Study is to assist the Board and Staff in understanding these impacts. If the Board is interested in a new Policy Instruction, staff recommends development of the Policy after the Demand Driver Study is complete. That will give staff the tools necessary to make meaningful comments to the jurisdictions making these important land use decisions.

FISCAL IMPACT: No direct fiscal impact other than staff time to create Policy. Administration of a Policy would also require additional staff time and resources.

PUBLIC COMMUNICATIONS: If the Board decides to move forward with policy development, Staff would like to assure robust communication with interested local constituents and organizations such as MAP, CATT, as well as Nevada County, Placer County, the Town of Truckee, TRPA, and potentially Washoe County. All of these land use planning agencies would have interest in reviewing any policy we develop.

ATTACHMENTS:

Airport Land Use Compatibility Plan – Compatibility Map