



**TRUCKEE TAHOE AIRPORT DISTRICT
BOARD OF DIRECTOR STAFF REPORT**

AGENDA TITLE: Ad Hoc Committee Formation – Non Aeronautical Land Use Plan

MEETING DATE: January 27, 2016

PREPARED BY: Kevin Smith, General Manager

RECOMMENDED ACTION: Staff recommends the Board consider the formation of an Ad Hoc committee to work with District staff, the Town of Truckee, and Nevada and Placer County to further define future uses of property set aside as non-aeronautical in the District 2015 Master Plan.

DISCUSSION: With the pending adoption of the Master Plan, various parcels of land have been identified as “non-aeronautical” on the new Airport Layout Plan (see attached). A primary focus of the airport master planning effort is to assure all future aeronautical facility requirements can be met. The greater part of the Master Plan details aeronautical facility requirements with associated development alternatives for the primary aeronautical use of the airport. With those needs met, the 2015 Airport Master Plan identifies various areas on Soaring way along with property at the intersection of Highway 267 and Airport Road as appropriate for non-aero land uses. It should be noted that this is not a new Master Plan finding. The 2000 Master Plan made the same finding and use designation for this property. The FAA per our Grant Assurances allows and even encourages the District at some point in the future put this property to use for revenue generating land use concepts. They defer much of that decision making and planning to the airport sponsor which is the District, but do require an official land release application for any land leasing concept we may propose or choose to execute.

As we are all aware, the Town of Truckee takes great interest in any municipal style development on District property that abuts the Town boundary. All of our Soaring Way property falls in to this category. We have additional property at the intersections of Highway 267 and Airport Road in Placer County. Airport staff agrees that a programmatic level planning effort for our non-aeronautical properties is necessary and would be beneficial to the District as well as defining our intentions for this property for communities around the airport.

At the January 12, 2016 Town Council Meeting, the Town Council approved a recommendation by Town Staff to initiate conversations with the Airport District related to a Sphere of Influence Amendment Application. The Town is very interested in a collaborative effort working together with the Airport District to see if a Sphere Amendment is in everyone's best interest. Staff is not opposed to this and feels it's in the District's best interest to consider all options as we plan for future non-aeronautical land uses.

A Sphere of Influence Amendment Application is approved by the Nevada County Local Agency Formation Commission (LAFCo) and essentially allows for annexation of our property into the Town should we chose to move that direction. It does not require annexation even with an approved amended Sphere of Influence. We have made it clear that the District Board of Directors has not made any formal findings on this concept. More information on the LAFCo process and the Town position on this item can be found in the attached January 12th Staff Report from the Town of Truckee.

WHAT'S NEXT: With the formation of an Ad Hoc Committee, Staff and the Committee will begin working on land use options for this property and begin conversations and meetings with Nevada and Placer County and the Town of Truckee Town to consider the various options available to the District. The ultimate objective of this project is to create a programmatic level Non-Aeronautical Land Use Plan for District properties designated "non-aeronautical" as well as consider General Plan and Zoning options available within the Counties' and Town. The Committee will also consider the pros and cons of a Sphere of Influence amendment with the Town of Truckee. The Ad Hoc Committee will bring back a draft plan and recommendation to the full Board of Directors.

FISCAL IMPACT: Aside from staff time, there is no specific fiscal impact. Staff may expend general engineering and planning funds as necessary to complete the project.

PUBLIC COMMUNICATIONS: This process will involve a community planning outreach effort to solicit public input and feedback on land use options presented by the committee along with consideration of a sphere amendment. This will be further refined as the project moves through its various phases.

POSSIBLE MOTION(S): I move to appoint Directors _____ and _____ to serve on the Non-Aeronautical Land Use Plan Ad Hoc Committee to assist in the creation of a District Non-aeronautical Land Use Plan and consider land use planning and process options with Town of Truckee, Nevada County and Placer County.

ATTACHMENTS:

Airport Layout Plan (ALP) Map

January 12, 2016 Staff Report - Town of Truckee