NEVADA TAHOE REGIONAL PLANNING AGENCY GOVERNING BOARD

MEETING PACKET

Wednesday November 18, 2026
12:00 PM
Tahoe Regional Planning Agency Office
128 Market Street, Stateline, NV 89449

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Direct individual links to all the meeting materials are also available at

http://lands.nv.gov/land-use-planning/nevada-tahoe-regional-planning-agency/ntrpa-meeting-agendas-and-minutes

STATE OF NEVADA

Nevada Tahoe Regional Planning Agency

901 S. Stewart St. Suite 5003
Carson City, Nevada 89701-5246
Phone (775) 684-2720
Fax (775) 684-2721

NOTICE OF PUBLIC MEETING

NEVADA TAHOE REGIONAL PLANNING AGENCY GOVERNING BOARD

Wednesday November 18, 2026

12:00 PM

Tahoe Regional Planning Agency Office

128 Market St, Stateline, NV 89449

Notice is hereby given that the **Nevada Tahoe Regional Planning Agency Governing Board** will hold a public meeting on **Wednesday November 18, 2026 at 12:00 PM.** The meeting will be held at the Tahoe Regional Planning Agency, 128 Market Street, Stateline, NV 89449.

Public comment may also be submitted via email prior to the meeting, please submit public comments to efoster@lands.nv.gov by 3:00 PM on November 16, 2026. In accordance with Attorney General File No. 00-047 (April 27, 2001), as restated in the Attorney General's Open Meeting Law Manual, the Chair may limit or prohibit comments that are willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers.

AGENDA

1. **Call to Order**

   a. Roll Call.

2. **Public Comment** – An opportunity for general comments from the public, which may be limited to 3 minutes per person. **(Note: The Board may not discuss any subject or issue that is not on this agenda during this time.)**

3. **Approval of Agenda** – For Possible Action.

4. **Approval of Minutes of the November 19, 2025 Meeting** – For Possible Action.

5. **Discussion and Selection of Nevada Member at Large – For Possible Action** – To serve a one-year term commencing on January 1, 2027 pursuant to Article III(a)(2)(C) of the Tahoe Regional Planning Compact, NRS 277.200. Hayler Williamson is the current Nevada Member at Large and her term ends on December 31, 2026. The board may reappoint Member Wiliamson or appointment another person.

6. **Election of a Chair and Vice Chair – For Possible Action** – NRS 278.800 outlines the election process for the Chair and Vice Chair of the NTRPA Governing Board. Pursuant to the statute, upon election both the Chair and Vice Chair will serve a 2-year term. The current Chair for the Board is Member Alexis Hill and the Vice Chair is Member Ben Kieckhefer whose current terms began on January 1, 2025 and end on December 31, 2026.

7. **Report of the Executive Officer on Activities of the Agency: December 2025 – November 2026** – Informational Only.

   The topic to be discussed is related to structures housing gaming in Nevada Lake Tahoe.

8. **Board Member Comments** – Informational Only.

9. **Public Comment** – An opportunity for general comments from the public, which may be limited to 3 minutes per person. **(Note: The Board may not discuss any subject or issue that is not on this agenda during this time.)**

10. **Adjournment**

Notice: Items on the agenda may be taken out of order at the discretion of the Chair; the public body may combine two or more items for consideration; and the public body may remove an item or defer discussion of an item on the agenda at any time.

Documentation and supporting agenda items are available on the Nevada Tahoe Regional Planning Agency Website at http://lands.nv.gov/land-use-planning/nevada-tahoe-regional-planning-agency/ntrpa-meeting-agendas-and-minutes and will be available at the NTRPA Governing Board Meeting. For further information or to request supporting materials, you may contact Ellery Foster at Division of State Lands, 901 S. Stewart Street, Suite 5003, Carson City, Nevada 89701 via (775) 684-2711 or at efoster@lands.nv.gov.

Members of the public with disabilities who require special accommodations or assistance at the meeting are requested to notify Ellery Foster at the Division of State Lands, 901 S. Stewart St., Suite 5003, Carson City, Nevada 89701 or by calling (775) 684-2711, no later than November 16, 2026, 3:00PM.

Notice of this meeting was posted at the following locations:

Department of Conservation and Natural Resources, 901 S. Stewart Street, Carson City NV

Nevada State Library and Archives, 100 North Stewart Street, Carson City NV

Tahoe Regional Planning Agency, 128 Market Street, Stateline NV

Nevada Tahoe Regional Planning Agency Website at https://lands.nv.gov/land-use-planning/nevada-tahoe-regional-planning-agency

Nevada Public Notice Website at https://notice.nv.gov

Notice of this meeting, including the agenda, was also published in Record Courier on Wednesday, November 11, 2026, Sierra Sun on Friday, November 13, 2026, and Tahoe Daily Tribune on Friday, November 13, 2026 in accordance with NRS 278.802(2).

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DRAFT MINUTES

DATE/TIME: Wednesday, November 19, 2025 – 12:00 p.m.
PLACE: The Tahoe Regional Planning Agency, 128 Market Street, Stateline, NV 89449

MEMBERS PRESENT: Alexis Hill – Chair; Hayley Williamson – Member; James Settelmeyer – Member; Francisco Aguilar – Member; Shelly Aldean – Member.

MEMBERS ABSENT: Vice Chair Ben Kieckhefer; Member Wesley Rice

OTHERS PRESENT: Charlie Donohue – NTRPA Executive Officer; Joseph Marynak – Nevada State Land Use Planning Agency

1. **CALL TO ORDER** – Chair Hill called the meeting to order at 12:07 PM.

   a. Roll Call – NTRPA Executive Officer Donohue conducted the roll call, and a quorum was established.

   b. Approval of Agenda – Hearing no recommended changes to the agenda, Member Settelmeyer made a motion to approve the Agenda as posted. Member Williamson seconded the motion. The motion passed unanimously.

   c. Approval of the December 18, 2024 Meeting Minutes – Chair Hill asked if there were any comments or changes to the December 18, 2024 Meeting Minutes. Hearing none, Member Aldean made a motion to approve the minutes. Member Aguilar seconded the motion. The motion passed with four votes in favor and one abstention (Member Francisco Aguilar).

2. **PUBLIC COMMENT** – Chair Hill called for public comment.

No comments were made by either board members or the public.

3. **DISCUSSION AND SELECTION OF NEVADA MEMBER AT LARGE** – Chair Hill introduced the item. Member Aguilar made a motion to appoint Member Williamson as the Nevada Member at Large to serve a one-year term commencing January 1 and ending December 31, 2026. Member Settelmeyer seconded the motion. The motion passed unanimously, with Chair Hill and Members Settelmeyer, Aguilar, and Aldean voting in favor. Member Williamson did not vote on this item.

4. **REPORT OF THE EXECUTIVE OFFICER ON ACTIVITIES OF THE AGENCY: DECEMBER 2024-NOVEMBER 2025**

   Executive Officer Donohue reported out on the status of several gaming establishments in the Tahoe Basin, including the Tahoe Nugget, the Biltmore, the Cal Neva, and the Lakeside Inn.

   The Tahoe Nugget has reported that they believe they will be back to NTRPA in late 2026 for additional floor area conversion.

   The Biltmore has a new owner. The permits with TRPA are still active. The NTRPA review of the Boulder Bay project has not been completed, so it is possible the board will hear about the project in the near future.

   CalNeva will have a new name: Lake Tahoe Proper Resort and Spa. The plan is for this to be open in 2027. The final redevelopment plans will include 190 rooms and 6 employee suites.

   Staff continue to receive inquiries about the gaming rights for the Lakeside Inn despite it no longer being a structure housing gaming. These inquiries are being routed to the Gaming Control Board.

   Chair Hill asked if any members had questions for staff.

   Member Settelmeyer inquired with staff about the involvement of NTRPA with gaming rights. Executive Officer Donohue responded noting that NTRPA handles the certified base data for structures housing gaming. The GCB handles gaming rights.

   Member Aldean inquired about whether the applicant desired to retain the Lakeside Inn's gaming rights. Executive Officer Donohue confirmed that staff had not received notice from the applicant as to whether or not they have moved forward with maintaining the gaming rights.

5. **BOARD MEMBER COMMENT –** Chair Hill opened the discussion for board member comments. There were no board member comments.

6. **PUBLIC COMMENT –** Chair Hill called for public comment.

   One written public comment was received. Staff provided copies of the written comment to the Board.

7. **ADJOURN** – Chair Hill adjourned the meeting at 12:19 PM.

Note: These minutes should be considered draft minutes pending their approval at a future meeting of the Nevada Tahoe Regional Planning Agency Governing Board. Corrections and additions could be made prior to approval.

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STAFF REPORT

November 18, 2026

Subject: Discussion and selection of the Nevada Member at Large to serve a one-year term commencing on January 1, 2027 pursuant to Article III(a)(2)(C) of the Tahoe Regional Planning Compact, NRS 277.200.

Jurisdiction: Under NRS 278.792(2), the NTRPA Governing Board consists of the Nevada members of the Tahoe Regional Planning Agency (TRPA). Article III(a)(2)(C) of the Tahoe Regional Planning Compact (Compact), codified at NRS 277.200, outlines the appointment process for the Nevada Member at Large position on the TRPA and NTRPA Governing Boards. Under the Compact, the six other members of the Nevada delegation make the selection, and the current Nevada Member at Large does not vote on the selection.

> *(C) One member appointed for a 1-year term by the six other members of the Nevada delegation. If at least four members of the Nevada delegation are unable to agree upon the selection of a seventh member within 60 days after the effective date of the amendments to this compact or the occurrence of a vacancy on the governing body for that State, the Governor of the State of Nevada shall make such an appointment. The member appointed pursuant to this subparagraph may, but is not required to, be a resident of the region within the State of Nevada.*
>
> If at least four of the six other members cannot agree on a selection within 60 days after a vacancy occurs, Article III(a)(2)(C) of the Compact provides that the Governor will make the appointment.

Background: Under Article III(a)(2)(C) of the Compact, the six other members of the Nevada delegation shall make an appointment to the Nevada Member at Large position. At the November 19, 2025 meeting, the NTRPA Governing Board appointed Hayley Williamson to a one-year term as the Nevada Member at Large. Member Williamson has served as the Nevada Member at Large in consecutive one-year terms beginning on January 1, 2021.

In November 2026, staff received notification from Member Williamson that she would like to be considered for reappointment to the NTRPA Governing Board. Attached to this staff report is a copy of an email from Member Williamson expressing her interest in being considered for reappointment. Under Article III© of the Compact, members may be reappointed, so the six other members may reappoint the Nevada Member at Large if they so desire.

Traditionally, the Governing Board has reappointed the Nevada Member at Large if the member wishes to continue to serve in this position upon the conclusion of his or her term. However, it is at the discretion of the Governing Board to make the appointment of the Nevada Member at Large for a one-year term. The Governing Board may either choose to reappoint Member Williamson, direct staff to initiate a recruitment and interview process, or appoint a new Nevada Member at Large.

At the conclusion of the discussion on this item, the six other members may vote to appoint the Nevada Member at Large. Under Article III(a)(2)(C) of the Compact, at least four of the six other members must vote in favor to make the appointment, regardless of how many members are present. The current Nevada Member at Large does not vote on this appointment. If no candidate receives at least four votes, the six other members may vote again until a candidate does. If at least four of the six other members cannot agree on a selection within 60 days after a vacancy occurs, Article III(a)(2)(C) of the Compact provides that the Governor shall make the appointment. After the appointment, staff will notify the Nevada Secretary of State of the action by certified copy, as required by Article III(j) of the Compact.

Staff Recommendation:

Staff recommends the Governing Board discuss and make an appointment of the Nevada Member at Large under Article III(a)(2)(C0 of the Compact for a one-year term beginning on January 1, 2027 and ending on December 31, 2027.

Prepared By: Charlie Donohue – Executive Officer.

ATTACHMENTS:

Exhibit 1: Member Williamson Reappointment Letter of Interest

Re: Reappointment for Nevada Tahoe Regional Planning Agency (NTRPA) Member at Large

HW Hayley Williamson <hayley.a.williamson@gmail.com>
To Logan M. Kimsey
Cc Ellery Foster

Reply | Reply All | Forward
Tue 11/3/2026 3:12 PM

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Logan,

Thanks for the email, I look forward to meeting you and working with you as well! Yes, I would be honored and delighted to serve another year as the Nevada Member-at-Large for TRPA. Thanks again for reaching out!

Hayley

On Tue, Nov 3, 2026 at 2:48 PM Logan M. Kimsey <L.kimsey@lands.nv.gov> wrote:

> Good afternoon Ms. Williamson,
>
> My name is Logan Kimsey, and I am the new land use planner with the Nevada Division of State Lands (NDSL).
>
> I am currently putting together the details for the upcoming 2026 NTRPA meeting. I am reaching out to see if you are interested in seeking reappointment for the Nevada Member at Large position on the board? Please let me know your intention at your earliest convenience so I may attach this email to the meeting packet. I look forward to receiving your response and meeting you!
>
> Thank you for your time,
>
> Logan
>
> **Logan Kimsey**
> Land Use Planner II
> Nevada Division of State Lands
> Department of Conservation and Natural Resources

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STAFF REPORT

November 18, 2026

Subject: Election of a Chair and Vice Chair.

Jurisdiction: NRS 278.800 outlines the election process for the Chair and Vice Chair of the NTRPA Governing Board. Pursuant to the statute, upon election both the Chair and Vice Chair will serve a 2-year term. Under NRS 278.804(1), a majority vote of the members is required to elect the chair and Vice Chair, and the vote of each member must be individually recorded.

> *NRS 278.800 Officers: Election; terms; vacancies. The governing body shall elect from its own members a chair and vice chair, whose terms of office shall be 2 years, and who may be reelected. If a vacancy occurs in either office, the governing body may fill such vacancy for the unexpired term.*

Background: At its December 18, 2024 meeting, the NTRPA Governing Board elected Member Hill as its Chair and Member Kieckhefer as its Vice Chair. Per NRS 278.800, the term of the Chair and Vice Chair positions is for two years. The term of both these positions began on January 1, 2025 and will end on December 31, 2026.

At the November 3, 2022 meeting, the NTRPA Governing Board elected Member Hill as its Chair and Member Williamson as its Vice Chair. Pursuant to the Governing Board's action, the term of both these positions began on January 1, 2023 and ended on December 31, 2024.

Since this is expected to be the last Governing Board meeting before the terms of the Chair and Vice Chair positions expire on December 31st, the Governing Board needs to elect a new Chair and Vice Chair, who may be current officers because NRS 278.800 allows reelection. Upon election, the new Chair and Vice Chair will serve in this role for a two-year term beginning on January 1, 2027 and ending on December 31, 2028.

The main roles of the Chair position are to run the board meetings, assist staff with the development of meeting agendas, sign off on NTRPA certified plans and drawings, and sign other letters or official correspondence on behalf of the Governing Board. The main purpose of the Vice Chair position is to fill in for the Chair in his or her absence.

Staff Recommendation:

Staff recommends that the Governing Board elect a Chair and Vice Chair for a 2-year term beginning on January 1, 2027 and ending on December 31, 2028.

Prepared By: Charlie Donohue – Executive Officer.