

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 December 18, 2024

8:30 AM

Notice is hereby given that the **Nevada Tahoe Regional Planning Agency Governing Board** will hold a public meeting on **Wednesday December 18, 2024**. 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 estahler@lands.nv.gov by 3:00 PM on December 16, 2024. 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.
 - b. Approval of Agenda – For Possible Action.
 - c. Approval of Minutes of the December 13, 2023 Meeting – For Possible Action.
2. **Public Comment** – An opportunity for general comments from the public, 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. **Discussion and Selection of Nevada Member at Large – For Possible Action** – To serve a one-year term commencing on January 1, 2024 pursuant to NRS 277.200, Article 3, section a, subsection 2. Hayley Williamson is the current Nevada Member at Large and her term ends on December 31, 2024. – For Possible Action.
4. **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 Commissioner Alexis Hill and the Vice Chair is member Hayley Williamson who have served since January 1, 2021.
– For Possible Action.

5. **Report of the Executive Officer on Activities of the Agency: November 2023 – December 2024** – Informational Only.
6. **Board Member Comments** – Informational Only.
7. **Public Comment** – An opportunity for general comments from the public, 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.)**
8. **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 you may contact Ellery Stahler at (775) 684-2711 or at estahler@lands.nv.gov.

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Ellery Stahler 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 December 16, 2024, 3:00PM.

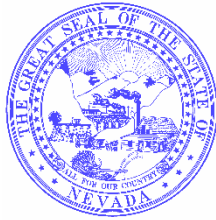
Notice of this meeting was posted at the following locations:

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

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

Tahoe Regional Planning Agency, 128 Market Street, Stateline NV

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



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DRAFT MINUTES

DATE/TIME: Wednesday, December 13, 2023 – 12:15 pm

PLACE: The Tahoe Regional Planning Agency, 128 Market Street, Stateline, NV 89449

MEMBERS PRESENT: Alexis Hill – Chair; Hayley Williamson – Vice Chair; James Settlemeyer – Director; Jessica Diss – Member; Wesley Rice – Commissioner.

MEMBERS ABSENT: Secretary of State Aguilar; Mayor Bagwell for Member Aldean

OTHERS PRESENT: Charles Donohue – NTRPA Executive Officer; Jacob Getz with the Nevada Division of State Lands; Nathan Holland DAG

1. **CALL TO ORDER** – Chair Hill called the meeting to order at 12:41 PM.
 - a. Roll Call – Charlie Donohue the NTRPA Executive Officer took the roll, and a quorum was established.
 - b. Approval of Agenda – Chair Hill moved to the approval of the agenda and asked if there are any recommended changes. Mr. Donohue proposed no change. Chair Hill asked for a motion to approve the agenda. Director Settlemeyer moved to approve the agenda. Chair Hill asked for a second. Vice Chair Williamson moved to second. Chair Hill asked if there are any questions on the motion and if there are any public comments. Hearing none Chair Hill put it to a vote.
 Ayes: Chair Hill, Vice Chair Williamson, Director Settlemeyer, Member Diss, Commissioner Rice.
 Nays: None
 Abstainers: None
 Absent: Secretary of State Aguilar, Member Aldean.
 - c. Approval of August 1, 2022, Meeting Minutes – Chair Hill asked if there are any comments or changes to the August 1, 2022 Meeting Minutes. Not seeing any comments from the board Chair Hill moved to approve the minutes. Vice Chair Williamson moved to approve the minutes. Member Diss seconded the motion to approve the minutes. Chair Hill asked if there were any questions on the motion. Hearing none Chair Hill took a vote.
 Ayes: Chair Hill, Vice Chair Williamson, Director Settlemeyer, Member Diss, Commissioner Rice.
 Nays: None
 Abstainers: None
 Absent: Secretary of State Aguilar, Member Aldean.
 - d. Approval of November 3, 2022, Meeting Minutes – Chair Hill asked if there are any changes or questions to the November 3, 2022 Meeting Minutes. Hearing None Chair Hill asked for a motion of approval. Director Settlemeyer motioned for approval. Commissioner Rice seconded

the motion. Chair Hill asked if there are any questions on the motion. Hearing none Chair Hill took a vote.

Ayes: Chair Hill, Vice Chair Williamson, Director Settlemeyer, Member Diss, Commissioner Rice.

Nays: None

Abstainers: None

Absent: Secretary of State Aguilar, Member Aldean.

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

There were no in-person public comment at the meeting. Mr. Donohue stated that there were approximately nine public comment emails that were sent to the Nevada Division of State Lands by the 12/12/2023 4:00 PM deadline for posting and one that was received after the deadline. All public comments that were received by the deadline were posted to the State Lands website in accordance with open meeting law. Mr. Donohue also stated that the comment that was received after the deadline was elected to not be posted.

3. **DISCUSSION AND SELECTION OF NEVADA MEMBER AT LARGE** – Chair Hill stated that this item is consideration of appointment of the Nevada Member at Large Position on the Governing Board for a one-year term beginning on January 21, 2024. Chair Hill stated that Vice Chair Williamson is currently the Nevada Member at Large until December 31, 2023. Chair Hill moved to appoint Vice Chair Williamson to another term as the Member at Large. Director Settlemeyer seconded the motion.

There were no other Governing Board Member comments. Chair Hill called for a roll call vote on the motion to re-appoint Haley Williamson as the Nevada Member at Large.

AYES: Chair Hill, Vice Chair Williamson, Director Settlemeyer, Member Diss, Commissioner Rice

NAYS: None

ABSTAINERS: None

ABSENT: Secretary of State Aguilar, Member Aldean

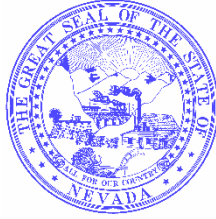
4. **Report of the Executive Officer on Activities of the Agency: November 2022-December 2023** –

Mr. Donohue stated that since the last time the Board had met, NTRPA has been engaged with the consultants for the redevelopment of the Cal Neva. Plans were received that could be reviewed at an administrative level. Probably one of the most interesting things with it is a grey area in the Compact because the Compact probably never thought that there would be a request to have affordable housing within a casino and that is one of the things that is currently being looked at. Mr. Donohue also stated that NTRPA has met with the Biltmore Waldorf as well and are waiting for final plans related to the structure housing gaming. They needed to make some modifications because the current design was the tiniest little bit in excess of the private square footage established in the certified based data. That also should be an administrative review. So that shouldn't have to be brought to the board but if it does it will. Mr. Donohue then gave an update on the Tahoe Nugget. At the last meeting the board finalized the action, and the final plan set has been received. That plan set will need to be brought to the Chair of the board to sign off on them

to finalize the modification to the existing certified based data that the board took action on. Commissioner Rice asked if there is an estimation when that might come to fruition. Mr. Donohue stated some of the things found have delayed the opening and they will still be maintaining that lease but at this time there is no set date. Commissioner Rice stated that it has been in the hopper for quite a while. Mr. Donohue stated that last meeting Commissioner Rice voiced these concerns as well and Mr. Donohue agrees that with the loss of the Lakeside Inn it would be nice to have that facility up and running for the locals. Mr. Donohue concluded his report and asked for questions. Vice Chair Williamson asked if the Cal Neva was maybe proposing a reduction on the gaming floor and if that was reflected in the plans. Mr. Donohue stated that without having a planner in the position they haven't looked at that and it's not high on the agency's list currently. Chair Hill then asked about the staffing brought to the meeting. Mr. Donohue introduced Jacob Getz the Administrative Assistant III with State Lands. Mr. Donohue then introduced Nathan Holland the Deputy Attorney General for State Lands.

5. **Board Member Comment** – Chair Hill asked if there are any Board Member Comments. The Board thanked Mr. Donohue for all of his work.
6. **Public Comment** – Chair Hill asked if there are any general public comments. There were no public comments.
7. **ADJOURN** – Chair Hill adjourned the meeting. The meeting was adjourned at 12:49 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

December 18, 2024

Subject: Discussion and selection of the Nevada Member at Large to serve a one-year term commencing on January 1, 2025 pursuant to NRS 277.200, Article 3, section a, subsection 2.

Jurisdiction: NRS 278.792 section 2(c) outlines the appointment process for the Nevada Member at Large position on the NTRPA Governing Board. Pursuant to the statute, six members of the Governing Board 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. If at least four members are unable to agree upon the selection of a seventh member within 30 days after this section becomes effective or the occurrence of a vacancy, the Governor shall make the appointment. The member appointed pursuant to this paragraph may but is not required to be a resident of the region.

If the Governing Board cannot get to a majority vote on the Nevada Member at Large selection after 30 days of the vacancy, NRS 278.792 section 3 provides that the Governor will make the appointment

3. If any appointing authority fails to make an appointment within 30 days after the effective date of this section or the occurrence of a vacancy on the governing body, the Governor shall make the appointment.

Background: Per NRS 278.792, the Governing Board shall make an appointment of the Nevada Member at Large position. At the December 4, 2020 meeting, the NTRPA Governing Board, after conducting a full recruitment and interview process, appointed Hayley Williamson to a one-year term as the Nevada Member at Large. Member Williamson's term began on January 1, 2021 and ended on December 31, 2021. On December 8, 2021 the Governing Board re-appointed Member Williamson to a one-year term as the Nevada Member at Large beginning on January 1, 2022 and ending on

December 31, 2022. On November 3, 2022 the Governing Board re-appointed Member Williamson to a one-year term as the Nevada Member at Large beginning on January 1, 2023 and ending on December 31, 2023. On December 13, 2023 the Governing Board re-appointed Member Williamson to a one-year term as the Nevada Member at Large beginning on January 1, 2024 and ending on December 31, 2024.

In December 2024, 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 NRS, the Nevada Member at Large is allowed to be reappointed to the position by the Governing Board, if the Board desires.

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 member.

At the conclusion of the discussion on this item, the Governing Board may vote to appoint the Nevada Member at Large position. Per NRS, a majority vote of the six other members is needed to make the appointment of the Nevada Member at Large. The current Nevada Member at Large does not vote on this appointment. If after the first vote there is not a majority, the Governing Board will vote again until they have selected a candidate with a majority. If the Governing Board cannot get to a majority vote on the Nevada Member at Large selection, NRS 278.792 section 3 provides that the Governor may the make the appointment if the position remains vacant for 30 days.

Staff Recommendation:

Staff recommends the Governing Board discuss and make an appointment of the Nevada Member at Large position per NRS 278.792 section 2(c) for a one-year term beginning on January 1, 2025 and ending on December 31, 2025.

Prepared By: Charles Donohue – Executive Officer.

ATTACHMENTS:

Exhibit 1: Member Williamson Reappointment Letter of Interest

From: [Hayley Williamson](#)
To: [Charlie Donohue](#)
Cc: [Elery Stahler](#)
Subject: Re: NTRPA Member at Large
Date: Monday, December 2, 2024 11:19:34 AM

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

Thanks Charlie! Hope you had a good holiday weekend as well.

Yes thank you for checking, I would be honored and delighted to serve as Nevada's member-at-large for another one year term. Thank you for the email! See you on the 18th.

Hayley
Sent from my iPhone

On Dec 2, 2024, at 11:13 AM, Charlie Donohue <cdonohue@lands.nv.gov> wrote:

Hi Hayley:

I hope you had a pleasant holiday.

We are working with TRPA staff to piggyback on their December 18th meeting to have a brief NTRPA meeting in the morning. As you are aware, the Nevada Member at Large serves a one year term and we want to ensure that the Board takes action in December for the appointment for calendar year 2025.

If you could send along an email expressing your interest in the position and your willingness to serve another year I'd appreciate it.

Thanks –

Charlie

Charles Donohue
Administrator – State Land Registrar
Nevada Division of State Lands
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5003
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STAFF REPORT

December 18, 2024

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.

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 their December 8, 2021 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, 2021 and ended on December 31, 2022. Per NRS 278.800, the term of the Chair and Vice positions is for two years.

Customarily, the NTRPA Governing Board at its last meeting of the year elects the Chair and Vice Chair position before the terms of these positions end. At its last meeting in 2020, the terms of the Chair and Vice were expiring and at the time, the NTRPA Governing Board was expecting changes to its membership as well as considering the appointment of a new Nevada Member at Large.

Because of these changes to the membership of the Governing Board, the board leadership at the time felt that it was appropriate to wait until the first meeting of 2021 to elect a new Chair and Vice Chair. At the time, staff was anticipating holding a Governing Board meeting in early 2021 to consider agency matters, however that meeting was not necessary, and the Governing Board was without a Chair and Vice Chair for most of 2021. At the December 8, 2021 meeting, the Governing Board elected Member Hill as its Chair and Member Williamson as its Vice Chair.

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. Upon election, the new Chair and Vice Chair will serve in this role for a two-year term beginning on January 1, 2023 and ending on December 31, 2024.

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, 2025 and ending on December 31, 2026.

Prepared By: Charlie Donohue – Executive Officer.