



NEVADA TAHOE REGIONAL PLANNING AGENCY GOVERNING BOARD MEETING PACKET

Wednesday November 19, 2025

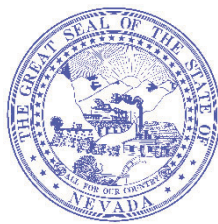
12:00 PM

Tahoe Regional Planning Agency Office
128 Market St, Stateline, NV 89499

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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 19, 2025

12:00 PM

Notice is hereby given that the **Nevada Tahoe Regional Planning Agency Governing Board** will hold a public meeting on **Wednesday November 19, 2025**. 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 jmarynak@lands.nv.gov by 3:00 PM on November 18, 2025. 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 18, 2024 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, 2026 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, 2026. – For Possible Action.
4. **Report of the Executive Officer on Activities of the Agency: December 2024 – November, 2025** – Informational Only.
5. **Board Member Comments** – Informational Only.
6. **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.)**
7. **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 Joseph Marynak at jmarynak@lands.nv.gov.

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Joseph Marynak at the Division of State Lands, 901 S. Stewart St., Suite 5003, Carson City, Nevada 89701 or by calling (775) 684-2723, no later than November 18, 2025, 3:00PM.

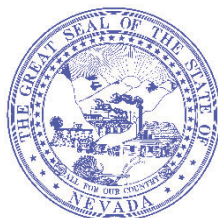
Notice of this meeting was posted at the following locations:

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 18, 2024 – 8:30 AM

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

MEMBERS PRESENT: Alexis Hill – Chair; Hayley Williamson – Vice Chair; James Settelmeyer – Member; Ben Kieckhefer – Member; Wesley Rice – Member; Shelly Aldean – Member.

MEMBERS ABSENT: Member Cisco Aguilar

OTHERS PRESENT: Charlie Donohue – NTRPA Executive Officer; Ellery Stahler – Nevada Division of State Lands

1. **CALL TO ORDER** – Chair Hill called the meeting to order at 8:30 AM.
 - a. Roll Call – NTRPA Executive Officer Charlie 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 Kieckhefer seconded the motion. The motion passed unanimously.
 - c. Approval of the December 13, 2023 Meeting Minutes – Chair Hill asked if there were any comments or changes to the December 13, 2023 Meeting Minutes. Hearing none, Member

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Settlemeyer made a motion to approve the minutes. Member Rice seconded the motion. The motion passed with one abstention.

Ayes: Chair Hill, Vice Chair Williamson, Member Settlemeyer, Member Kieckhefer, Member Rice.

Nays: None

Abstentions: Member Aldean

Absent: Member Aguilar

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

No written comments were received by the posted deadline of December 16, 2024, 3:00pm. The Board heard one oral public comment. Ellie Waller reminded Members that during the 2023-2024 Legislative Interim, the Legislative Committee for Oversight of the Tahoe Regional Planning Agency (TRPA) and Marlette Lake Water System requested the TRPA provide summary findings of its review of environmental threshold standards and any planned revisions to environmental standards to the Committee before the start of the 2025 Legislative Session. The associated letter to TRPA from Committee Chair Senator Skip Daly was provided for the record.

3. **DISCUSSION AND SELECTION OF NEVADA MEMBER AT LARGE** – Charlie Donohue introduced the item as summarized in the Board Packet staff report (page 6). Member Aldean made a motion to appoint Vice Chair Williamson as the Nevada Member at Large to serve a one-year term commencing January 1 until December 31, 2025. Member Settlemeyer seconded the motion. The motion passed unanimously.

Ayes: Chair Hill, Vice Chair Williamson, Member Settlemeyer, Member Kieckhefer, Member Rice, Member Aldean.

Nays: None

Absent: Member Aguilar

4. **ELECTION OF A CHAIR AND VICE CHAIR** – Charlie Donohue introduced the item as summarized in the Board Packet staff report (page 9). Member Aldean made a motion to elect Alexis Hill as Chair and Ben Kieckhefer as Vice Chair to a two-year term commencing January 1, 2025 and ending on December 31, 2026. Member Settlemeyer seconded the motion. The motion passed unanimously.

Ayes: Chair Hill, Vice Chair Williamson, Member Settlemeyer, Member Kieckhefer, Member Rice, Member Aldean.

Nays: None

Absent: Member Aguilar

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5. **REPORT OF THE EXECUTIVE OFFICER ON ACTIVITIES OF THE AGENCY: NOVEMBER 2023-DECEMBER**

2024 – Ms. Stahler stated that since the last time the Board had met, the agency had received two redevelopment proposals from the Harveys and Harrah’s structures housing gaming. The Harveys redevelopment proposal was more substantial, and would result in changes to public, gaming and private use. The agency made the findings the redevelopment proposal met the provisions of the Compact and NTRPA ordinances, and for those reasons, was able to approve the proposed plans at the administrative level. The Harrah’s redevelopment proposal would result in changes to gaming and public use. Similar to the Harveys proposal, the Harrah’s redevelopment plans met the provisions of the Compact and NTRPA ordinances and was approved administratively. Douglas County was notified. Mr. Donohue stated Cal Neva is still undergoing renovations. The agency has not heard any update regarding the Biltmore, also known as the Waldorf Astoria. Mr. Donohue further updated the Board on activities that have happened since the Board’s retirement of the Lakeside Inn and Casino’s certified base data.

Member Rice reminded Mr. Donohue that at the previous board meeting, we had recognized the data for the Nugget. Mr. Donohue replied that was in fact two years ago. The agency received new plans and had them available for Chair Hill’s signature.

Mr. Donohue updated the Board that normally three staff are present at meetings. NDSL has been without a Planner since October 2023, making it challenging to keep up with planning activities.

Member Rice brought up the topic of the Board meeting location, which is sometimes held in Carson City rather than at TRPA. Mr. Donohue stated the meeting location had been discussed on the drive to TRPA that morning. We appreciate piggy backing on TRPA Governing Board meetings, but due to receiving multiple public comments after 9pm last night (December 17, 2024) on TRPA-related items, we would frankly love to meet in Carson City to avoid the theatrics involved.

Member Aldean offered the public may not realize the difference in jurisdiction between NTRPA and TRPA, and offered it would be useful to re-examine our role as an agency to prevent confusion.

Member Settlemeyer offered the Bryan Building’s Bonnie Room as a future meeting location. The room has telecommunications equipment, which would make it possible for Member Aguilar to attend from Las Vegas.

Mr. Donohue suggested the meeting could be held early in the year to prevent conflict with the holiday season. Vice Chair Williamson offered we could have the next meeting in October in Carson City.

6. **BOARD MEMBER COMMENT** – There were no Board Member comments. Hearing none, Mr. Donohue requested a “go back” to item 5, which the Chair permitted, resulting in the conversation beginning with Mr. Donohue’s review of typical staff presence at NTRPA Board meetings.

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

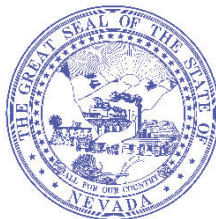
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No written comments were received by the posted deadline of December 16, 2024, 3:00pm. The Board heard one oral public comment. Ellie Waller thanked the Board for bringing up the Lakeside, as she is tracking the proposed Douglas County Area Plan as well as the conversion of development rights such as commercial floor area. As this is something she had not encountered before, Ms. Waller requested a meeting with staff to understand the system. Given the holiday season, Ms. Waller stated her appreciation for someone to contact her at the first of the year to discuss.

8. **ADJOURN** – Chair Hill adjourned the meeting at 8:51 AM.

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 19, 2025

Subject: Discussion and selection of the Nevada Member at Large to serve a one-year term commencing on January 1, 2026 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 outgoing 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 18, 2024, the Governing Board re-appointed Member Williamson to a one-year term as the Nevada Member at large beginning on January 1, 2025 and ending on December 31, 2025.

In October, 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 wished 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 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, 2026 and ending on December 31, 2027.

Prepared By: Joseph Marynak, State Land Use Planner

ATTACHMENTS:

Exhibit 1: Member Williamson Reappointment Letter of Interest



Re: Nevada Tahoe Regional Planning Agency (NTRPA) Member At Large

From Hayley Williamson <hayley.a.williamson@gmail.com>

Date Mon 10/13/2025 5:34 PM

To Joseph Marynak <jmarynak@lands.nv.gov>

Cc Ellery Stahler <estahler@lands.nv.gov>

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

Hello Joseph, welcome! Looking forward to working with you! Yes, I am seeking reappointment and would be delighted to continue to serve as Nevadas member-at-large. Thank you for your email, look forward to meeting soon,

Hayley

Sent from my iPhone

On Oct 13, 2025, at 4:33 PM, Joseph Marynak <jmarynak@lands.nv.gov> wrote:

Good afternoon Ms. Williamson,

I am the new land use planner with the Nevada Division of State Lands (NDSL) and I am putting together the details for the 2025 NTRPA meeting. Are you interested in seeking reappointment for the Nevada Member at Large position on the board? If so, please reply with your intent so that I can attach this email to the meeting packet.

Thank you for your time and I look forward to hearing from you.

Best regards,

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Joseph Marynak
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