TAHOE REGIONAL PLANNING AGENCY

TRPA Legal Committee

September 23, 2026

Beginning no earlier than 8:30 a.m.

TAHOE REGIONAL PLANNING AGENCY

TRPA Legal Committee

September 23, 2026

AGENDA ITEM 2

Public Comment Period for Items on the Agenda

TAHOE REGIONAL PLANNING AGENCY

TRPA Legal Committee

September 23, 2026

AGENDA ITEM 3

Approval of Agenda

TAHOE REGIONAL PLANNING AGENCY

TRPA Legal Committee

September 23, 2026

AGENDA ITEM 4

Approval of Minutes

TAHOE REGIONAL PLANNING AGENCY

Resolution of Enforcement Action
John A Powers III

Unauthorized Construction in the Shorezone

1707 Lakeshore Blvd, Incline Village, NV

Agenda Item 5A

TAHOE REGIONAL PLANNING AGENCY

1707 Lakeshore Blvd, Incline Village, Nevada, Assessor's Parcel Number (APN) 130-331-02 (the "Powers Property")

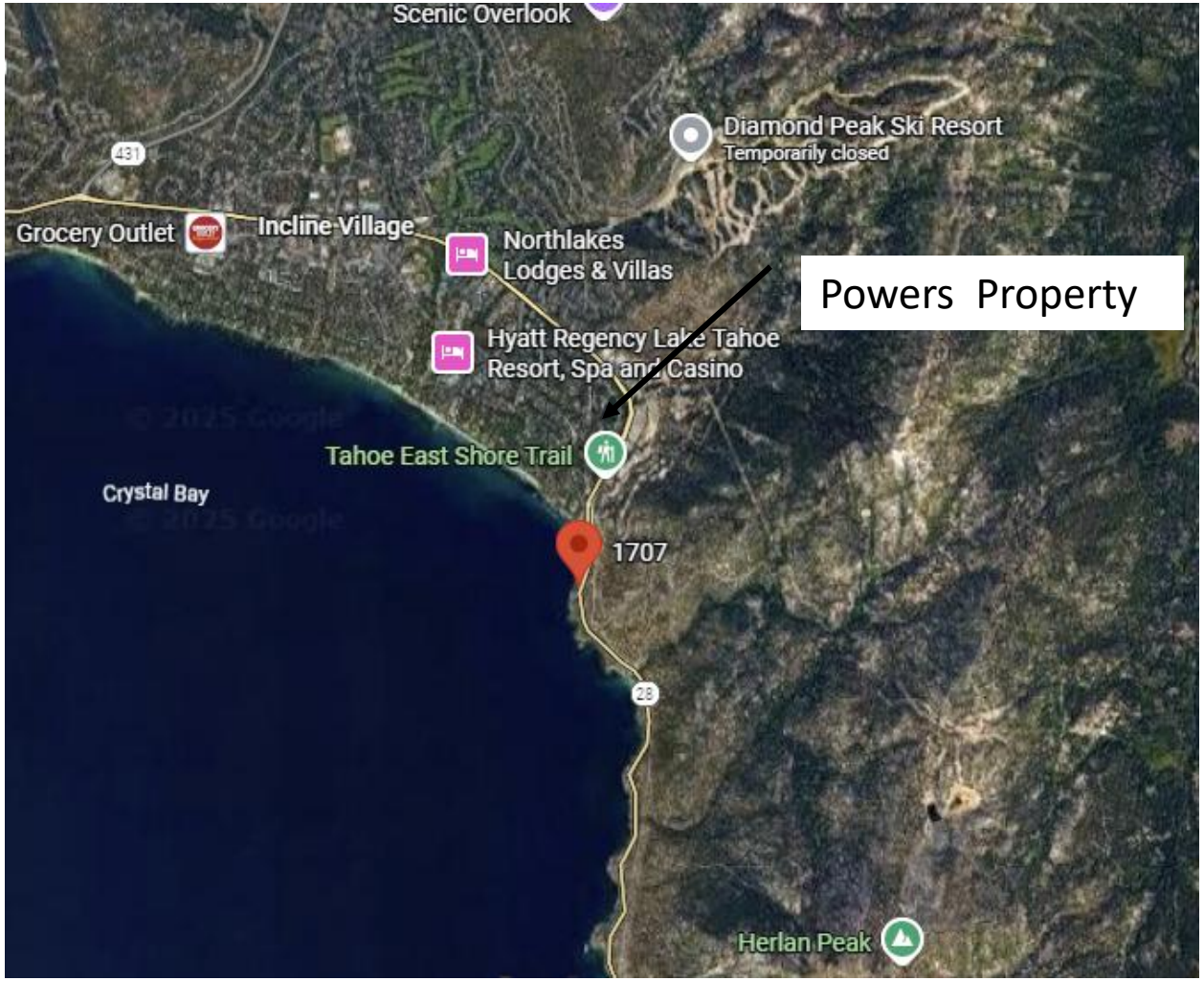


Photo: Google Maps

TAHOE REGIONAL PLANNING AGENCY

Photo: laketahoeinfo.org

TAHOE REGIONAL PLANNING AGENCY

2025 Unauthorized Construction Activities

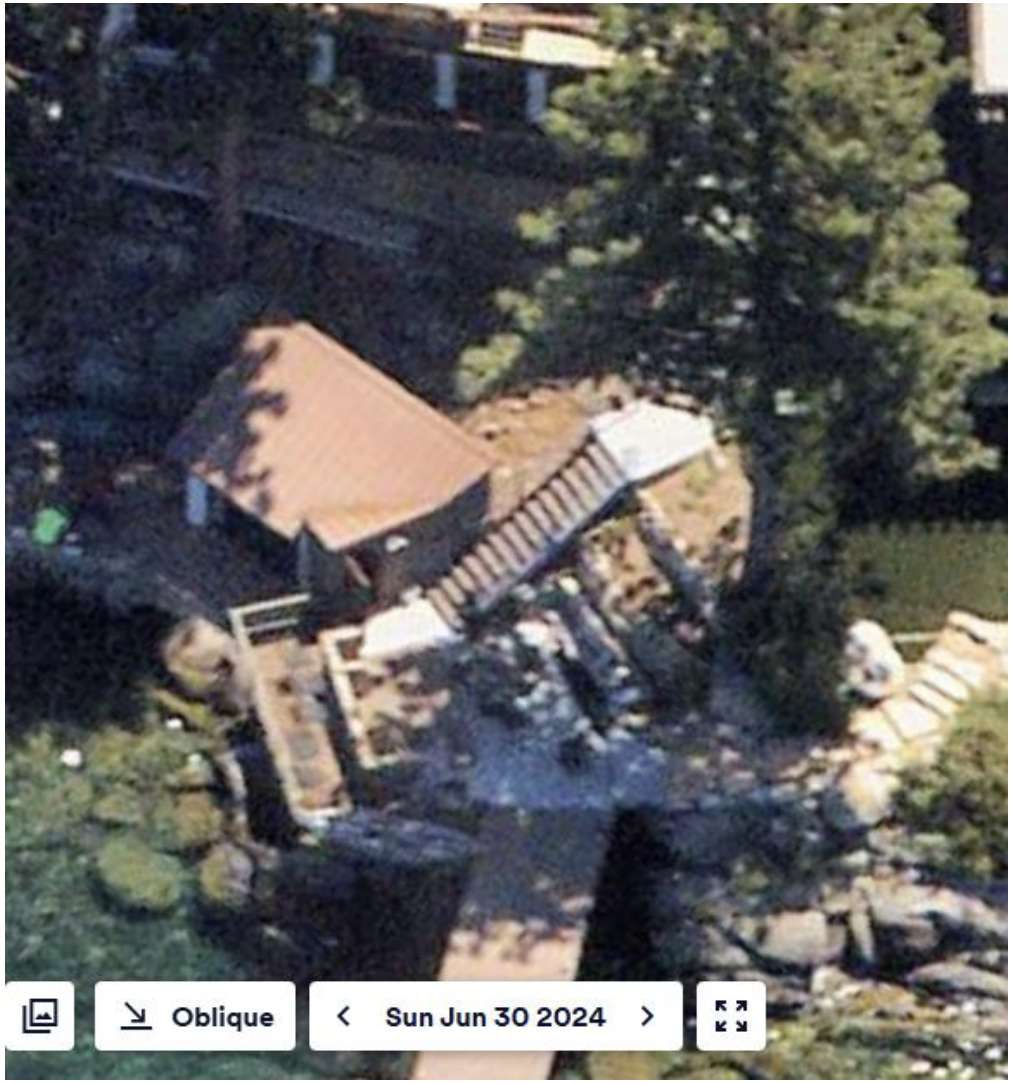
TAHOE REGIONAL PLANNING AGENCY

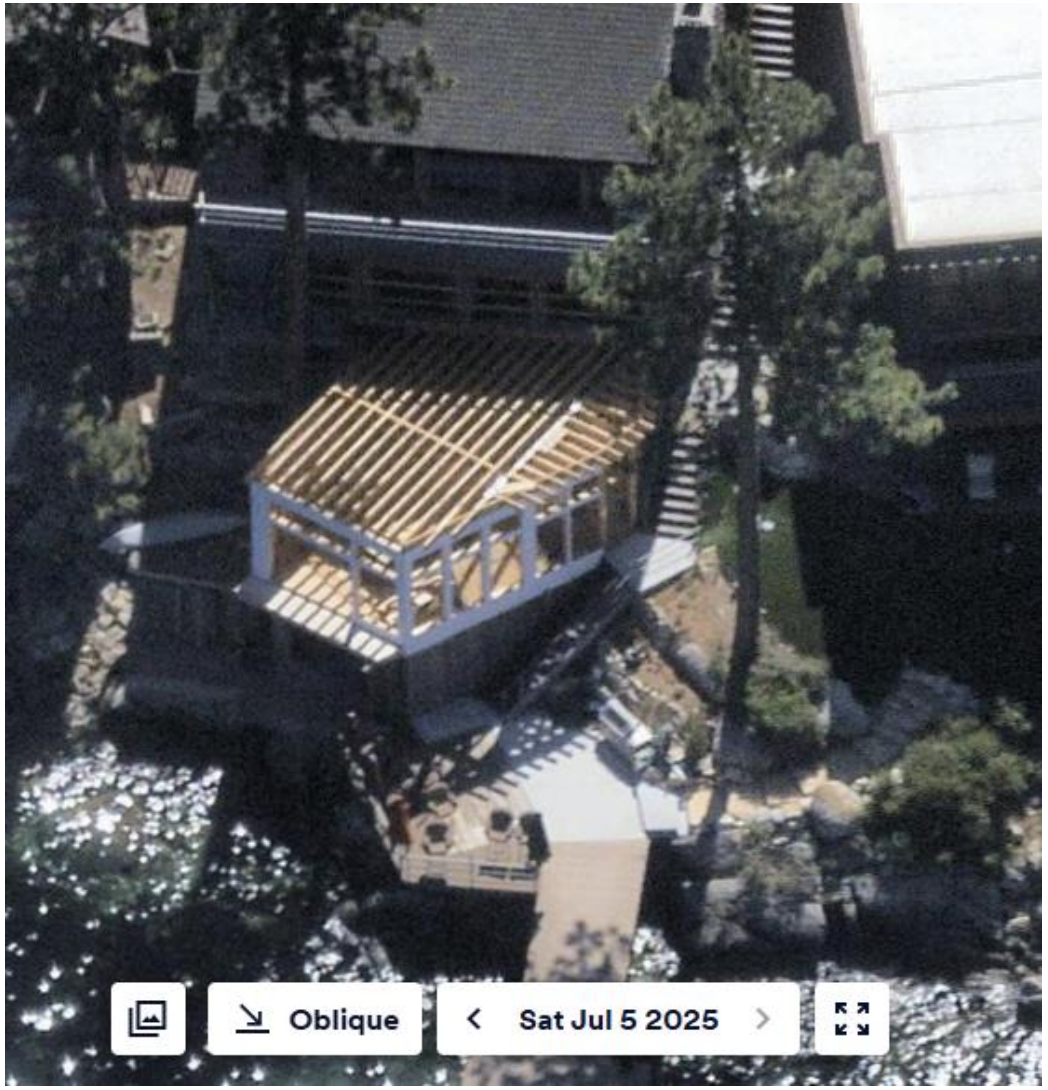
Unauthorized Construction in Shorezone

TAHOE REGIONAL PLANNING AGENCY

Expansion of Storage Shed

TAHOE REGIONAL PLANNING AGENCY





Photos: Nearmap

TAHOE REGIONAL PLANNING AGENCY

Front of House: Dormers, New Roof, Driveway

TAHOE REGIONAL PLANNING AGENCY

Code Violations

- Violations of 20 code sections involving
  - Unauthorized construction needing scenic review;
  - Unauthorized construction in the shorezone;
  - Creation of coverage;
  - Disturbance in the shorezone;
  - Material damage to trees;
  - Scenic requirements; and
  - Failure to install BMPs

TAHOE REGIONAL PLANNING AGENCY

Staff Recommendation

- $150,000 penalty to TRPA
  - Paid over the next two years
- Restoration of the disturbed area and removal of any unauthorized construction.

TAHOE REGIONAL PLANNING AGENCY

Motion

A motion to recommend approval of the Settlement Agreement as shown in Attachment A.

TAHOE REGIONAL PLANNING AGENCY

TRPA Legal Committee

September 23, 2026

Agenda Item 6

Committee Member Comments

TAHOE REGIONAL PLANNING AGENCY

TRPA Legal Committee

September 23, 2026

Agenda Item 7

PUBLIC INTEREST COMMENTS

TAHOE REGIONAL PLANNING AGENCY

TRPA Legal Committee

September 23, 2026

Motion to Adjourn