

TAHOE REGIONAL PLANNING AGENCY (TRPA)  
TAHOE METROPOLITAN PLANNING AGENCY  
(TMPO) AND TRPA COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on **Wednesday, November 20, 2024**, commencing **no earlier than 9:30 a.m.**, on both **Zoom** and at the **Tahoe Regional Planning Agency, 128 Market Street, Stateline, NV** the **Governing Board** of the Tahoe Regional Planning Agency will conduct its **regular business meeting**.

Pursuant to TRPA Rules of Procedure, 2.16 Teleconference/Video Conference Meetings and Participation, Board members may appear in person or on Zoom. Members of the public may observe the meeting and submit comments in person at the above location or on Zoom. Details will be posted on the meeting materials webpage no later than one day before the day of the meeting with a link to Zoom.

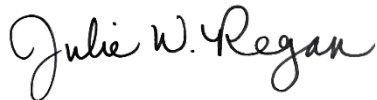
To participate in any TRPA Governing Board or Committee meetings please go to the Calendar on the <https://www.trpa.gov/> homepage and select the link for the current meeting. Members of the public may also choose to listen to the meeting by dialing the phone number and access code posted on our website. For information on how to participate by phone, please see page 4 of this Agenda.

NOTICE IS FURTHER GIVEN that on **Wednesday, November 20, 2024**, commencing at **8:30 a.m.**, at the **Tahoe Regional Planning Agency**, and on **Zoom**, the **TRPA Legal Committee** will meet. The agenda will be as follows: **1)** Approval of Agenda (action); **2)** Approval of Minutes (action) (**Page 7**) **3)** Discussion and possible recommendation for approval of Resolution of Enforcement Action: Tahoe Keys SMI, LLC, a Delaware limited liability company (“Suntex”); Unauthorized moorings, Failure to install and maintain water quality best management practices, Failure to pay mooring registration fees, and Unauthorized coverage, 2435 East Venice Drive, South Lake Tahoe, CA, Assessor’s Parcel Numbers 022-210-032, -040, & -044, (for possible action) (**Page 101**) (*Staff: Tiffany Good*); **4)** Closed Session with Counsel to Discuss Existing and Potential Litigation; **5)** Potential Direction Regarding Agenda Item No. 4 (for possible action); **6)** Committee Member Comments; Chair – Williamson, Vice Chair – Aldean, Faustinos, Kieckhefer, Leumer; **7)** Public Interest Comments

NOTICE IS FURTHER GIVEN that on **Wednesday, November 20, 2024**, commencing at **9:00 a.m.**, at the **Tahoe Regional Planning Agency**, and on **Zoom**, the **TRPA Operations & Governance Committee** will meet. The agenda will be as follows: **1)** Approval of Agenda (action); **2)** Approval of Minutes (action) (**Pages 9**); **3)** Discussion and possible recommendation for approval of October Financials (for possible action) (**Page 61**) (*Staff: Chad Cox*); **4)** Discussion and possible recommendation for approval to update TRPA’s Investment Policy (for possible action) (**Page 81**) (*Staff: Chad Cox*); **5)** Upcoming Topics (*Staff: Chad Cox*); **6)** Committee Member Comments; Chair – Laine, Vice Chair – Rice, Aguilar, Bass, Gustafson, Hill; **7)** Public Interest Comments

NOTICE IS FURTHER GIVEN that on **Wednesday, November 20, 2024**, commencing **no earlier than 10:30 a.m.**, (**at the conclusion of the Governing Board Meeting**), at the **Tahoe Regional Planning Agency**, and on **Zoom**, the **TRPA Regional Planning Committee** will meet. The agenda will be as follows: **1)** Approval of Agenda (action); **2)** Approval of Minutes (action) (**Page 33**); **3)** Discussion and possible recommendation for approval of proposed amendments to Chapter 13 of the TRPA Code of Ordinances, and the Goals and Policies of the Regional Plan, regarding the review and potential approval process for local jurisdiction area plans that propose alternative density and height limits in Centers (for possible action) (**Page 109**) (*Staff: Alyssa Bettinger*); **4)** Discussion and possible recommendation for approval of the proposed amendments to the City of South Lake Tahoe’s Tahoe Valley Area Plan. The amendments would increase density and establish a minimum density in town centers, clarify use categories, improve

residential design standards, clarify Commercial Floor Area, bicycle parking, and vehicle parking requirements for commercial and residential uses. The amendments would increase consistency with recently amended TRPA regulations and state housing regulations (for possible action) **(Page 183)** (Staff: Alyssa Bettinger); **5)** Discussion and possible recommendation for approval of the proposed amendments to the City of South Lake Tahoe's Tourist Core Area Plan. The amendments would increase density and establish a minimum density in town centers, clarify use categories, improve residential design standards, clarify Commercial Floor Area, bicycle parking, and vehicle parking requirements for commercial and residential uses. The amendments would increase consistency with recently amended TRPA regulations and state housing regulations (for possible action) **(Page 245)** (Staff: Alyssa Bettinger) **6)** Upcoming Topics (Staff: John Hester); **7)** Committee Member Comments; Chair – Hoenigman, Vice Chair – Settlemeyer, Aldean, Gustafson, Kieckhefer, Leumer; **8)** Public Interest Comments.



Julie W. Regan,  
Executive Director

This agenda has been posted at the TRPA office and at the following locations and/or websites: Post Office, Stateline, NV, North Tahoe Event Center, Kings Beach, CA, IVGID Office, Incline Village, NV, North Lake Tahoe Chamber/Resort Association, Tahoe City, CA, and Lake Tahoe South Shore Chamber of Commerce, Stateline, NV.

<b>TAHOE REGIONAL PLANNING AGENCY</b>	
GOVERNING BOARD	
Tahoe Regional Planning Agency	November 20, 2024
128 Market Street, Stateline, NV	No earlier than 9:30 a.m.

All items on this agenda are action items unless otherwise noted. Items on the agenda, unless designated for a specific time, may not necessarily be considered in the order in which they appear and may, for good cause, be continued until a later date.

**Written Public Comment:** Members of the public may email written public comments to ‘publiccomment@trpa.gov’. We encourage you to submit written comments (email, mail, or fax) in advance of the meeting date to give our staff adequate time to organize, post, and distribute your input to the appropriate staff and representatives. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting. Late comments may be distributed and posted after the meeting. Please include the meeting information and agenda item in the subject line. For general comments to representatives, include “General Comment” in the subject line.

**Verbal Public Comment:** Public comments at the meeting should be as brief and concise as possible so that all who wish to participate may do so; testimony should not be repeated. The Chair of the Board shall have the discretion to set appropriate time allotments for individual speakers (usually 3 minutes for individuals and group representatives as well as for the total time allotted to oral public comment for a specific agenda item). No extra time for participants will be permitted by the ceding of time to others. In the interest of efficient meeting management, the Chairperson reserves the right to limit the duration of each public comment period to a total of 1 hour. Public comments will be taken for each appropriate action item at the time the agenda item is heard and a general public comment period will be provided at the end of the meeting for all other comments including agenda informational items.

**Accommodation:** TRPA will make reasonable efforts to assist and accommodate physically handicapped persons that wish to participate in the meeting. Please contact Marja Ambler at (775) 589-5287 if you would like to participate in the meeting and are in need of assistance. The meeting agenda and staff reports will be posted at <https://www.trpa.gov/meeting-materials> no later than 7 days prior to the meeting date. For questions please contact TRPA admin staff at [virtualmeetinghelp@trpa.gov](mailto:virtualmeetinghelp@trpa.gov) or call (775) 588-4547.

**Additional Assistance:** For additional information on meeting materials please contact Marja Ambler, [mambler@trpa.gov](mailto:mambler@trpa.gov), 775-589-5287, TRPA, 128 Market Street, Stateline, NV.



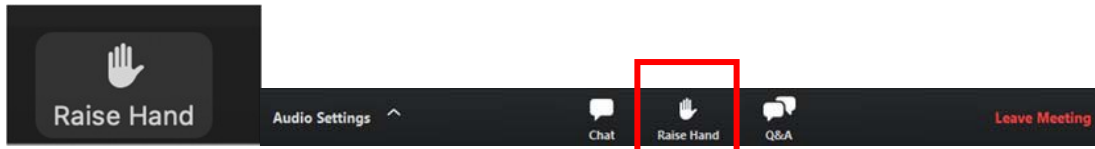
## Zoom Webinar - Public Participation

### To Participate Online:

1. Download the Zoom app on your computer, tablet, or smartphone.
  - The computer app can be downloaded here:  
<https://us02web.zoom.us/client/latest/ZoomInstaller.exe>
  - The tablet or smartphone app can be found in the app store on your device.
2. On the day of the meeting, join from the link or phone numbers posted under the appropriate meeting date and time on the TRPA website ([www.trpa.gov](http://www.trpa.gov)).
3. Ensure that you are **connected to audio** either through your computer (provided it has a microphone) or using your phone as a microphone/speaker. You can manage your audio settings in the tool bar at the bottom of the Zoom screen.



4. At the appropriate time for public comments, you will be able to “raise your hand” by clicking on the Hand icon located on the bottom of your Zoom screen **OR by dialing \*9 if you are on your phone**. With your hand raised, a TRPA staff member will unmute you and indicate that you can make your comment.



### To Participate on the phone:

1. Dial the call-in number posted at the calendar event for the appropriate meeting ([www.trpa.gov](http://www.trpa.gov)).
2. At the appropriate time for public comments, you will be able to “raise your hand” **by dialing \*9 if you are on your phone**. With your hand raised, a TRPA staff member will unmute you and indicate that you can make your comment.

If you do not have the ability or access to register for the webinar, please contact TRPA admin staff at [virtualmeetinghelp@trpa.org](mailto:virtualmeetinghelp@trpa.org) or (775) 588-4547.

### Additional Resources from Zoom:

- [Joining and Participating in a Zoom Webinar](#)
- [Joining a Zoom Webinar by Phone](#)
- [Raising Your Hand in a Webinar](#)

## AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES **Page 15**
- V. TRPA CONSENT CALENDAR (see Consent Calendar agenda below for specific items)
- VI. A. Resolution of Enforcement Action: Tahoe Keys SMI, LLC, **For Possible Action** **Page 101**  
a Delaware limited liability company (“Suntex”); Unauthorized moorings, Failure to install and maintain water quality best management practices, Failure to pay mooring registration fees, Unauthorized coverage, 2435 East Venice Drive, South Lake Tahoe, CA, (Assessor’s Parcel Numbers 022-210-032, -040, & -044)  
*(Staff: Tiffany Good)*
- VII. REPORTS
  - A. Executive Director Status Report **Informational Only**
  - B. General Counsel Status Report **Informational Only**
- VIII. GOVERNING BOARD MEMBER REPORTS
- IX. COMMITTEE REPORTS
  - A. Local Government Committee **Report**
  - B. Legal Committee **Report**
  - C. Operations & Governance Committee **Report**
  - D. Environmental Improvement Program Committee **Report**
  - E. Transportation Committee **Report**
  - F. Regional Planning Committee **Report**
- X. PUBLIC INTEREST COMMENTS  
Any member of the public wishing to address the Governing Board on any item listed or not listed on the agenda including items on the Consent Calendar may do so at this time. TRPA encourages public comment on items on the agenda to be presented at the time those agenda items are heard. Individuals or groups commenting on items listed on the agenda will be permitted to comment either at this time or when the matter is heard, but not both. The Governing Board is prohibited by law

from taking immediate action on or discussing issues raised by the public that are not listed on this agenda.

XI. ADJOURNMENT

**TRPA CONSENT CALENDAR**

<u>Item</u>	<u>Action Requested</u>
1. October Financials (Staff: Chad Cox)	<b>For Possible Action</b> <u>Page 61</u>
2. Update TRPA's Investment Policy (Staff: Chad Cox)	<b>For Possible Action</b> <u>Page 81</u>

The consent calendar items are expected to be routine and non-controversial. They will be acted upon by the Board at one time without discussion. The special use determinations will be removed from the calendar at the request of any member of the public and taken up separately. If any Board member or noticed affected property owner requests that an item be removed from the calendar, it will be taken up separately in the appropriate agenda category. Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedure shall be as follows: (1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken. (2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency. (3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

Article III (g) Public Law 96-551 Tahoe Regional Planning Agency Governing Board Members: Chair, Cindy Gustafson, Placer County Supervisor Representative; Vice Chair, Hayley Williamson, Nevada At-Large Member; Francisco Aguilar, Nevada Secretary of State; Shelly Aldean, Carson City Supervisor Representative; Ashley Conrad-Saydah, California Governor's Appointee; Ben Kieckhefer, Nevada Governor's Appointee; Belinda Faustinos, California Assembly Speaker's Appointee; Cody Bass, City of South Lake Tahoe Councilmember; Meghan Hays, Presidential Appointee; Alexis Hill, Washoe County Commissioner; Vince Hoenigman, California Governor's Appointee; Brooke Laine, El Dorado County Supervisor; Wesley Rice, Douglas County Commissioner; James Settelmeyer, Nevada Dept. of Conservation & Natural Resources Representative; Alexandra Leumer, California Senate Rules Committee Appointee.