TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

Tahoe Regional Planning Agency (TRPA) & Tahoe Metropolitan Planning Organization (TMPO) Governing Board and Committee Meetings

PUBLIC MEETING NOTICE & AGENDAS

10:00 a.m. TRPA Governing Board Meeting*	**Wednesday, September 23, 2026**	Join at 128 Market St., Stateline, NV or trpa.gov/public-meeting-zoom

Agenda Outline:
8:30 a.m. TRPA Legal Committee
8:30 a.m. TRPA Operations & Governance Committee
9:00 a.m. TRPA Transportation Committee
10:00 a.m. TRPA Governing Board
12:00 p.m. Governing Board Field Tour

Governing Board Field Tour: Depart TRPA at approximately 12:00 p.m. and arrive at Spooner State Park, near the junction of State Route 28 and U.S. 50 at approximately 12:30 p.m. The second stop will be at Chimney Beach Parking Lot, State Route 28/County Road 292, Incline Village, NV, at approximately 1:25 p.m. The third stop will be at Sand Harbor State Park, 2005 State Route 28, Incline Village, NV, at approximately 1:50 p.m. Return to TRPA at approximately 3:45 p.m. No deliberation or action will occur during the tour.

**Agenda times are approximate and will commence no earlier than the time stated, unless otherwise noted.*

Jump to → TRPA Governing Board Meeting Agenda

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.

TRPA Mission
Established in 1969, the Tahoe Regional Planning Agency was the nation's first bi-state regional environmental planning agency. Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment.

TAHOE REGIONAL PLANNING AGENCY

AGENDA

TRPA LEGAL COMMITTEE

Beginning at 8:30 a.m.

Agenda items may be taken out of order, combined for consideration, removed from the agenda, or delayed at any time at the discretion of the Chair.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

2. PUBLIC INTEREST COMMENTS – ON AGENDA ITEMS

Any member of the public wishing to address the Legal Committee on an agenda item may do so at this time. Unless otherwise announced by the Chair, comments will be limited to 3 minutes per person for a maximum period of 45 minutes. The Chair may reasonably amend individual speaking time based on the number of persons wishing to comment and the time reasonably available for the meeting. If the comment period concludes before all persons wishing to comment have been heard, the Chair may provide an additional opportunity for comment when the relevant agenda item is considered, including before action is taken on an action item. Any restrictions or adjustments will be applied uniformly and without regard to viewpoint.

3. APPROVAL OF AGENDA

4. APPROVAL OF MEETING MINUTES

	Item	Purpose	Page
A	July 22, 2026 Legal Committee Minutes	For Possible Action	15

5. AGENDA ITEMS

	Item	Staff	Purpose	Page
A	Discussion and possible recommendation for approval of Resolution of Enforcement Action, John A. Powers; Unauthorized Construction in the Shorezone and Additional Code Violations; 1707 Lakeshore Boulevard, Incline Village, Nevada; Assessor's Parcel Number (APN) 130-331-02, TRPA File No. CODE2025-0014	Steve Sweet	For Possible Action	91

6. **COMMITTEE MEMBER COMMENTS;** Chair – Williamson, Vice Chair – Aldean, Faustinos, Kieckhefer, Leumer

7. **PUBLIC INTEREST COMMENTS – ON ANY MATTER.** Unless otherwise announced by the Chair, comments will be limited to 3 minutes per person. The Chair may set a maximum time allotment for this comment period of at least 45 minutes and may reasonably amend (or adjust?) the time allotted to individual speakers, based on the time reasonably available for the meeting. Any adjusted speaking time will be applied uniformly and without regard to viewpoint.

8. **ADJOURNMENT**

TAHOE REGIONAL PLANNING AGENCY

AGENDA

TRPA OPERATIONS AND GOVERNANCE COMMITTEE

Beginning at 8:30 a.m.

Agenda items may be taken out of order, combined for consideration, removed from the agenda, or delayed at any time at the discretion of the Chair.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

2. PUBLIC INTEREST COMMENTS – ON AGENDA ITEMS

Any member of the public wishing to address the Operations and Governance Committee on an agenda item may do so at this time. Unless otherwise announced by the Chair, comments will be limited to 3 minutes per person for a maximum period of 45 minutes. The Chair may reasonably reduce individual speaking time based on the number of persons wishing to comment and the time reasonably available for the meeting. If the comment period concludes before all persons wishing to comment have been heard, the Chair may provide an additional opportunity for comment when the relevant agenda item is considered, including before action is taken on an action item. Any restrictions or adjustments will be applied uniformly and without regard to viewpoint.

3. APPROVAL OF AGENDA

4. APPROVAL OF MEETING MINUTES

	Item	Purpose	Page
A	July 22, 2026 Operations & Governance Committee Minutes	For Possible Action	17

5. AGENDA ITEMS

	Item	Staff	Purpose	Page
A	Discussion and possible recommendation for approval of the August Financials	Chad Cox	For Possible Action	73
B	Upcoming Topics for Future Committee meetings	Chad Cox	Informational	

6. COMMITTEE MEMBER COMMENTS; Chair – Laine, Vice Chair – Rice, Aguilar, Bass, Gustafson, Hill

7. PUBLIC INTEREST COMMENTS – ON ANY MATTER. Unless otherwise announced by the Chair, comments will be limited to 3 minutes per person. The Chair may set a maximum time allotment for this

comment period of at least 45 minutes and may reasonably reduce the time allotted to individual speakers, based on the time reasonably available for the meeting. Any adjusted speaking time will be applied uniformly and without regard to viewpoint.

8. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

AGENDA

TRPA TRANSPORTATION COMMITTEE

Beginning at 9:00 a.m.

Agenda items may be taken out of order, combined for consideration, removed from the agenda, or delayed at any time at the discretion of the Chair.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

2. PUBLIC INTEREST COMMENTS – ON AGENDA ITEMS

Any member of the public wishing to address the Transportation Committee on an agenda item may do so at this time. Unless otherwise announced by the Chair, comments will be limited to 3 minutes per person for a maximum period of 45 minutes. The Chair may reasonably reduce individual speaking time based on the number of persons wishing to comment and the time reasonably available for the meeting. If the comment period concludes before all persons wishing to comment have been heard, the Chair may provide an additional opportunity for comment when the relevant agenda item is considered, including before action is taken on an action item. Any restrictions or adjustments will be applied uniformly and without regard to viewpoint.

3. APPROVAL OF AGENDA

4. APPROVAL OF MEETING MINUTES

	Item	Purpose	Page
A	April 22, 2026 Transportation Committee Minutes	For Possible Action	23

5. AGENDA ITEMS

	Item	Staff	Purpose	Page
A	Transportation Committee Work Plan Update	Michelle Glickert	Informational	311
B	Transportation Funding Briefing	Nick Haven	Informational	321
C	Discussion and possible recommendation for approval for adoption of the Final 2027 Tahoe Regional Planning Agency/Tahoe Metropolitan Planning Organization Federal Improvement Program (FTIP)	Judy Weber	For Possible Action	103

6. COMMITTEE MEMBER COMMENTS; Chair – Hill, Vice Chair – Bass, Aguilar, Hays, Hoenigman

7. PUBLIC INTEREST COMMENTS – ON ANY MATTER. Unless otherwise announced by the Chair, comments will be limited to 3 minutes per person. The Chair may set a maximum time allotment for this comment period of at least 45 minutes and may reasonably reduce the time allotted to individual speakers, based on the time reasonably available for the meeting. Any adjusted speaking time will be applied uniformly and without regard to viewpoint.

8. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

AGENDA

TRPA GOVERNING BOARD MEETING

Beginning at 10:00 a.m.

Agenda items may be taken out of order, combined for consideration, removed from the agenda, or delayed at any time at the discretion of the Chair.

1. CALL TO ORDER AND DETERMINATION OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. PUBLIC INTEREST COMMENTS – ON AGENDA ITEMS

Any member of the public wishing to address the Governing Board on an agenda item, including items on the Consent Calendar, may do so at this time. Unless otherwise announced by the Chair, comments will be limited to 3 minutes per person for a maximum period of 45 minutes. The Chair may reasonably reduce individual speaking time based on the number of persons wishing to comment and the time reasonably available for the meeting. If the comment period concludes before all persons wishing to comment have been heard, the Chair may provide an additional opportunity for comment when the relevant agenda item is considered, including before action is taken on an action item. Any restrictions or adjustments will be applied uniformly and without regard to viewpoint.

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES

	Item	Purpose	Page
A	August 26, 2026 Governing Board Minutes	For Possible Action	29

6. TRPA CONSENT CALENDAR

See TRPA Consent Calendar Agenda below for specific items.

Adjourn as the TRPA and convene as the TMPO.

7. TMPO CONSENT CALENDAR

See TMPO Consent Calendar Agenda below for specific items.

Adjourn as the TMPO and reconvene as the TRPA.

8. APPEAL

	Item	Staff	Purpose	Page
A	Appeal of Verification of Existing Land Coverage, Land Uses, and Recreation Capacity; Lakeside Park Association; 4041 Lakeshore Boulevard, City of South Lake Tahoe; Assessor's Parcel Numbers (APNs) 029-601-001 and 029-601-002; TRPA Project File No. VBOC2025-0203, TRPA Appeal File No. ADMIN2026-0012	Jack Mensik/Julie Roll	For Possible Action	115

9. EXECUTIVE REPORTS

	Item	Purpose	Staff
A	Executive Director Status Report	Informational	Julie Regan
B	General Counsel Status Report	Informational	Graham St. Michel

10. GOVERNING BOARD MEMBER REPORTS

11. COMMITTEE REPORTS

	Item	Purpose
A	Legal Committee	Report
B	Operations and Governance Committee	Report
C	Environmental Improvement Program Committee	Report
D	Transportation Committee	Report
E	Regional Planning Committee	Report
F	Local Government Committee	Report
G	Tahoe Living Working Group	Report

12. PUBLIC INTEREST COMMENTS – ON ANY MATTER

Any member of the public wishing to address the Governing Board on any matter within TRPA's jurisdiction, whether or not listed on the agenda, may do so at this time. Unless otherwise announced by the Chair, comments will be limited to 3 minutes per person. The Chair may set a maximum time allotment for this comment period of at least 45 minutes and may reasonably

reduce the time allotted to individual speakers, based on the time reasonably available for the meeting. Any adjusted speaking time will be applied uniformly and without regard to viewpoint.

TRPA encourages (but does not require) public comment on items agendized for possible action to be provided at the period designated for comment on agenda items, prior to the Governing Board's consideration of the proposed action.

A speaker who comments on an agenda item during the initial public-comment period ordinarily will not be permitted to comment again on the same item during general public comment. The Governing Board may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. Responses from Governing Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure the public has notice of all matters the Governing Board will consider, Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for staff clarification, or to ask that a matter be listed on a future agenda.

13. ADJOURNMENT

6. TRPA CONSENT CALENDAR

Click the listed item for full packet details

	Item	Staff	Purpose	Page
A	August Financials	Chad Cox	For Possible Action	73
B	Resolution of Enforcement Action, John A. Powers; Unauthorized Construction in the Shorezone and Additional Code Violations; 1707 Lakeshore Boulevard, Incline Village, Nevada; Assessor's Parcel Number (APN) 130-331-02, TRPA File No. CODE2025-0014	Steve Sweet	For Possible Action	91

7. TMPO CONSENT CALENDAR

Click the listed item for full packet details

	Item	Staff	Purpose	Page
A	Adoption of the Final 2027 Tahoe Regional Planning Agency/Tahoe Metropolitan Planning Organization Federal Improvement Program (FTIP)	Judy Weber	For Possible Action	103

Details:

Items on the Consent Calendar are expected to be routine and non-controversial and will be acted upon by the Board in a single motion unless removed for separate consideration. See TRPA Rule of Procedure 2.11 for procedures governing the Consent Calendar.

Meeting Instructions – Applicable to All Meetings Listed in this Notice

To Participate:

- Join in-person at 128 Market Street, Stateline, NV 89449.
- Visit trpa.gov for all meeting resources, including:
    - Agendas and detailed packets – available at least seven days before each meeting.
    - Virtual and call-in details – available at least one day before each meeting.
    - Supporting materials may also be requested from Marja Ambler, Tahoe Regional Planning Agency, 128 Market Street, Stateline, NV 89449, mambler@trpa.gov, (775) 589-5287.
- For questions, contact TRPA staff at virtualmeetinghelp@trpa.gov or (775) 588-4547.
- TRPA will make reasonable efforts to assist and accommodate persons with disabilities that wish to participate. For assistance, contact Marja Ambler, mambler@trpa.gov, (775) 589-5287.

Contributing Public Comment:

- **Written:** Please submit comments by 3 p.m. the day before the meeting. Email: You may email comments to publiccomment@trpa.gov**.** Include meeting details and agenda item in the subject line or write "General Comment" for non-agenda items.
- You may also send by mail, fax to (775) 588-4527, or drop off in person at 128 Market Street.
- **Verbal:** Public comment periods are provided as identified in each meeting agenda. Unless otherwise announced by the Chair, public comment is limited to 3 minutes per person. The Chair may reasonably reduce individual speaking time based on the number of persons wishing to comment and the time reasonably available for the meeting. The Chair may establish or extend aggregate time limits as provided in the applicable agenda. All public comment restrictions will be applied uniformly and without regard to viewpoint. Unused speaking time may not be transferred to another person.
- Comment on agenda items → comment period at the beginning of the meeting.
- Comment on any topic within TRPA/TMPO's jurisdiction → comment period at the end of the meeting.
- The Chair may enforce applicable speaking times and take reasonable measures, including calling a recess, to address conduct that actually disrupts or impedes the orderly conduct of the meeting. A person who willfully disrupts a meeting to the extent that its orderly conduct is made impractical may be removed.

Article III (g) Public Law 96-551 Tahoe Regional Planning Agency Governing Board Members

Chair: Hayley Williamson, Nevada At-Large Member
Vice Chair: Vince Hoenigman, California Governor's Appointee
Francisco Aguilar, Nevada Secretary of State
Shelly Aldean, Carson City Supervisor Representative
Cody Bass, City of South Lake Tahoe Councilmember
Joseph Cannata, California Governor's Appointee
Belinda Faustinos, California Assembly Speaker's Appointee
Cindy Gustafson, Placer County Supervisor Representative
Vinson Guthreau, Nevada Dept. of Conservation & Natural Resources Representative
Meghan Hays, Presidential Appointee
Alexis Hill, Washoe County Commissioner
Ben Kieckhefer, Nevada Governor's Appointee
Brooke Laine, El Dorado County Supervisor
Alexandra Leumer, California Senate Rules Committee Appointee
Wesley Rice, Douglas County Commissioner

Julie W. Regan

Julie W. Regan, TRPA Executive Director