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STAFF REPORT

Date: June 18, 2024

To: TRPA Regional Planning Committee (RPC)

From: TRPA Staff

Subject: Amendments to Update the Douglas County South Shore Area Plan

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Summary and Staff Recommendation:

Douglas County is considering amendments to the South Shore Area Plan to establish a healthcare subdistrict, modify the Kingsbury Town Center boundary, amend signage regulations, add an energy conservation strategy, and make necessary updates to plan maps and data. Douglas County held a public town hall meeting on the proposed amendments on June 13 but has not begun the public hearing process with the County Planning Commission or County Commissioners. The County is seeking input from the RPC before beginning the hearing process. This item is for discussion purposes only and no action is required.

Project Description/Background:

The TRPA Governing Board adopted the Douglas County South Shore Area Plan (SSAP) on September 25, 2013. The Area Plan revised relevant Douglas County plans, maps, and regulations to implement the 2012 Regional Plan Update, replacing the Kingsbury and Stateline Community Plans and relevant portions of plan area statements.

The Area Plan covers properties along US 50 from the California-Nevada Stateline to the lower Kingsbury area. It includes the High-Density Tourist District containing the casino core, the Edgewood Lodge and Golf Course, the Edgewood Mountain area, and the Kingsbury Commercial Town Center. These areas are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use, respectively.

Douglas County is proposing the following changes to the SSAP:

- Creating a new healthcare subdistrict that encompasses the site of the former Lakeside Inn and Casino and other existing Barton healthcare facility properties located across US 50;
- Increasing the maximum allowable building height for hospital uses with setback limitations in the proposed healthcare subdistrict at the site of the former Lakeside Inn and Casino;
- Modifying the Area Plan boundary to eliminate split parcel zoning and incorporate the entire Kingsbury Manor Mobile Home Park parcel into the Kingsbury Commercial Town Center;
- Incorporating signage regulations that were omitted from the Area Plan during its original adoption and updating the changeable sign standard for the High-Density Tourist District from four changes per hour to twelve changes per hour;
- Incorporating an Energy Conservation Strategy; and
- Allowing groundwater interception for projects in town centers if the project is designed to prevent adverse off-site impacts.

In addition to Douglas County's proposed changes, TRPA will be including the Phase 2 Housing Amendments in the SSAP as part of this amendment process. The Phase 2 Housing amendments set alternative development standards to encourage affordable, moderate, and achievable housing.

Regional Plan Compliance:

TRPA staff find that the proposed amendments to the SSAP advance the following Regional Plan goals and policies:

- LU-3.3: directing planned development toward town centers.
- LU-4: coordinating development through an integrated system of regional and local planning.
- PS-1.1: allowing public services and facilities to upgrade and expand consistent with regional and local standards.
- PS-4.2: planning for current and future emergency service needs.
- E-1: promoting energy conservation program.
- WQ-1.3: requiring that development mitigate anticipated water quality impacts.

Opportunities for Public Input (dates are tentative and subject to change):

- Douglas County Townhall Meeting—June 13
- TRPA RPC Informational Presentation—June 26
- Douglas County Planning Commission—July 9
- Douglas County Board of County Commissioners—August 1
- TRPA Advisory Planning Commission—August 14
- TRPA Regional Planning Committee—September 25
- TRPA Governing Board—October 23

Contact Information:

For questions regarding this agenda item, please contact Jacob Stock, Senior Planner, at 775.589.5221 or [jstock@trpa.gov](mailto:jstock@trpa.gov). To submit a written public comment, email [publiccomment@trpa.gov](mailto:publiccomment@trpa.gov) with the appropriate agenda item in the subject line. 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.