



DOUGLAS COUNTY

Transportation & Land Services

DOUGLAS COUNTY PLANNING COMMISSION SUMMARY MINUTES WEDNESDAY, December 3, 2025

MEMBERS PRESENT: Tanya Davis, Thomas Tupling, Tami Jo Nerby, Michelle Taylor, Dan Beardslee

MEMBERS ABSENT: Brandon Littrell, Betsy Irmer

STAFF PRESENT: Swati Rastogi (Principal Planner), Tanner Ackley (Principal Planner), Tiffany Prazer (Associate Planner), Pedro Murillo-Vera (Associate Planner), Shari Tincher (Permit Center Coordinator).

- I. CALL MEETING TO ORDER:** Dan Beardslee, Vice-Chair, called meeting to order at 5:30pm, quorum established.
- II. PLEDGE OF ALLEGIANCE**
- III. ADMINISTRATIVE PROCEDURES:** Review minutes from the November 5, 2025, meeting. Member Tanya Davis motion to approved minutes, Thomas Tupling seconded the motion, motion unanimously approved.
- IV. CITIZEN COMMENT:** None
- V. OLD BUSINESS:** None
- VI. NEW BUSINESS:**

- a) Hearing-TEXT-2025-02, 5:32pm.

Pedro Murillo-Vera presented an overview of staff report for the text amendment to DCC 18A.72.190. Staff found amendment to be consistent with the state codes and recommended approval of the proposed amendment. Planning Commission raised some concerns about the proposed language as noted in the state code such as setback problems from the alleys and similarities to zero lot line developments. Sixty-day review with the state agencies concluded for the proposed amendment. Planning Commission decided to review the proposed amendment in a workshop format in the next Planning Commission meeting. Member Michelle Taylor motioned to continue the hearing to a date and time uncertain, Tanya Davis seconded the motion. The motion to continue the hearing was unanimously approved.

Hearing Closed at 6:14pm.

- b) Bylaw Action item: Bylaws signed by attending members.

- c) 2026 Periodic Comprehensive Plan Update

Tanner Ackley presented overview of the current status of the plan with anticipation of conclusion at the end of 2026. Ag Analysis process overview as well.

Discussion and questions amongst Board members.

- VII. MEETING ADJOURNED: 6:33pm**