



DOUGLAS COUNTY
TRANSPORTATION & LAND SERVICES

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Douglas County Planning Commission
ACTION MINUTES
Wednesday, July 24, 2024

CALL MEETING TO ORDER:

Michelle Taylor called the meeting to order at 5:30 P.M.

Douglas County Planning Commission Members Present:

Tanya Davis, Michelle Taylor, Brandon Littrell, David Dufenhorst, Dan Beardslee, Tami Jo Nerby and Ray Dobbs.

Douglas County Staff Present:

Tanner Ackley, Principal Planner
Swati Rastogi, Principal Planner
Tiffany Prazer, Associate Planner
Grace Jordan, Associate Planner
Kazi Haque, Planning Director (Zoom)

II. ADMINISTRATIVE PROCEDURES

- a) Review minutes from the Wednesday, June 19, 2024 Planning Commission meeting.

Commissioner Tanya Davis made a motion to approve the June 19, 2024 minutes. Commissioner David Dufenhorst seconded the motion. The motion passed and minutes were approved.

III. CITIZEN COMMENT – None

IV. OLD BUSINESS – None.

V. NEW BUSINESS -

- a) Public hearing to receive and review public testimony on amendments to DCC 17.04.020 – *Subdivision Applicability*. The amendment is a follow up to the interim controls adopted for the 5 acre exempt segregations. The Board of County Commissioners adopted interim controls requiring a disclosure statement

be recorded with the 5 acre exempt segregation applications. The disclosure statement explains that the division has not gone through the Douglas County review process for permitting or entitlement and the parcels may be subject to improvement requirements not disclosed with the sale of the property.

- I. Associate Planner Grace Jordan presented the amendment.
 - II. The Planning Commission had a brief discussion on the amendment. All appeared to support the amendment.
 - III. Commissioner Dan Beardslee stated that he would like to recommend that the Douglas County Commissioners also amend item (e) by removing it completely as the lands covered by water language may cause permitting problems for applicants.
 - IV. Staff and the Planning Commission briefly discussed the issues that may arise by including an amendment that was not previously analyzed, noticed to the public, or proposed to Commerce, within the final adoption. Planning Director Kazi Haque suggested proposing the amendment separately and not during this process.
 - V. Planning Commissioner Dan Beardslee made a motion to recommend approval of proposed item (f) but would also like to recommend removal of item (e) as well. Planning Commissioner Tanya Davis seconds the motion.
 - VI. Motion passes with none opposed.
- b) Public hearing to receive and review public testimony on amendments to DCC 18.80.320 – *Conditional Use Permit Matrix*. The amendment will add the ability to develop gas/ service stations within the Commercial Agriculture 10 (AC-10) district.
- I. Principal Planner Tanner Ackley presented the amendment.
 - II. The Planning Commission discussed this amendment and questioned if it was really needed in the Commercial Agriculture 10 zoning district. Commissioners appeared to be split with some in support and some opposed.
 - III. Planning Commissioner Dan Beardslee motioned to approve but recommended that the gas station definition in Douglas County Code be updated as well. Planning Commissioner Tami Jo Nerby seconds the motion.
 - IV. The motion failed with 3 Commissioners voting to recommend approval (Dan Beardslee, Tami Jo Nerby and Ray Dobbs) and 4 opposed (Tanya Davis, Michelle Taylor, Brandon Littrell and David Dufenhorst).
- c) Public hearing to receive and review public testimony on amendments to DCC 18.16 – *General Regulations*. A new section of code will be added within the general regulations regarding food trucks/ mobile food vendors. The new code will state that food trucks/ mobile food vendors are allowed in all zoning districts in Douglas County. The amendment will specify that the food trucks/ mobile food vendors shall comply with all applicable Health District regulations/ licensing requirements and applicable Fire Marshal requirements.

- I. Associate Planner Tiffany Prazer presented the amendment.
 - II. The Planning Commission had a lengthy discussion on whether this needed to be implemented into the code if there has not been any historical issue with food trucks in rural Douglas County. The Planning Commission discussed whether this would be better suited as an internal policy compared to a regulatory standard.
 - III. Planning Commissioner Brandon Littrell made a motion to recommend denial of the amendment. Planning Commissioner Tanya Davis seconds the motion.
 - IV. The motion passes with none opposed.
- d) Public hearing to receive and review public testimony on amendments to DCC Title 17 – *Subdivisions*. A new section of code will be added regarding utility tracts in subdivisions. The new section of code will clarify that tracts designed specifically for utilities do not have to meet the minimum dimensional standards of the underlying zoning district.
- I. Principal Planner Swati Rastogi presented the amendment.
 - II. The Planning Commission briefly discussed the amendment. All Commissioners appeared to support the amendment.
 - III. Planning Commission David Dufenhorst motioned to recommend approval of this amendment. Planning Commissioner Brandon Littrell seconds the motion.
 - IV. The motion passes with none opposed.
- e) A brief overview of the status of the 2026 Periodic Comprehensive Plan Update.

Kazi Haque provided information to the Planning Commission regarding the status of the 2026 Period Comprehensive Plan update.

VII. ADJOURNMENT -The meeting adjourned at 6:50 P.M.