



# DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES

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## DOUGLAS COUNTY PLANNING COMMISSION SUMMARY MINUTES WEDNESDAY, SEPTEMBER 11, 2024

**Members Present:** Michelle Taylor, Ray Dobbs, Tanya Davis, Dan Beardslee, Betsy Irmer and Tami Jo Nerby

**Members Absent:** Brandon Littrell

**Staff Present:** Swati Rastogi (Principal Planner), Tanner Ackley (Principal Planner), Grace Scott (Associate Planner), Tiffany Prazer (Associate Planner), Kazi Haque (Land Services Director)

A moment of silence was observed for September 11.

**I. CALL MEETING TO ORDER:**

Michelle Taylor, Chair, called meeting to order at 5:30pm.  
Betsy Irmer, new Planning Commission member was introduced.

**II. ADMINISTRATIVE PROCEDURES:** Review minutes from the August 14, 2024.

Member Ray Dobbs motion to approved minutes, Member Tami Jo Nerby seconded, unanimously approved.

**III. CITIZEN COMMENT:** None

**IV. OLD BUSINESS:** None

**V. NEW BUSINESS:**

- a) Public Hearing project **CPRZ-2024-02:** Rocky Pond Master Planned Resort, David Dufenhorst

Swati Rastogi, Principal Planner provided a detailed description of proposal as outlined in staff report provided to Planning Commissioners.

Dan Beardslee disclosed brief prior business relations with proponent of project. Chair Taylor did not see a conflict. Mr. Dufenhorst had previously been a member of the Planning Commission Board. Multiple members of the Board had previous business interactions with proponent, but none had any direct interactions with the applicant related to the proposed Master Planned Resort. No recusals were requested.

Swati Rastogi continued with presenting the proposal. Staff recommended two changes to the conditions of the project. One condition limits the completion time of the MPR to ten years requiring the MPR to be completed by December 31, 2034.

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Ms. Rastogi noted receiving “No comments at this time” from WSDOT and stated that all public comments received till date were provided to Planning Commissioners.

Mike Neer, Douglas County Transportation/Development Services reached out to WSDOT on August 21, 2024, after receiving their comment. Mr. Neer stated that WSDOT was not aware of the Traffic Impact Study for the project and did not fully know the scope of the project. Mr. Neer provided the Impact study to WSDOT on August 21, 2024. He followed up a few times and made contact on September 11, 2024. WSDOT communicated a willingness to provide comments on the project to Mr. Neer. Mr. Neer stated that currently the study is not vetted, and that Douglas County's comments will be contingent on the final traffic study.

The Commission briefly discussed the potential to keep the record open to receive additional comments.

Rocky Pond MPR Proponent, David Dufenhorst introduced new investors and presented the outline vision for the development of property.

Bill Grimes, SCJ Alliance presented a slide show, showing vicinity, design principles, conceptual drawings, findings and expanded on the information provided by Mr. Dufenhorst. Mr. Grimes touched on the Comprehensive Plan compliance and net positive results of the project. Mr. Grimes stated that the developers will enter into a developer agreement with the county. He referenced multiple traffic impact studies for surrounding projects. Mr. Grimes stated that the air traffic on the proposed runway in the MPR is uncontrolled and is available for private use only noting that it is run by rigid protocols.

Public Comments:

Betsy Odeguard - Curious about a plot of land their home and how it will be affected.

Dan Beardslee complimented Ms. Rastogi on staff report being very thorough.

The Commission discussed leaving the record open, the duration of it, the way to make a motion for it and the duration to keep accepting comments on the project.

Dan Beardslee made a motion to continue the hearing to October 9, 2024, closing the public comment period but leaving it open only to WSDOT and Commerce for comments. After a discussion among the Commission members, the motion was withdrawn by Dan Beardslee.

Dan Beardslee made another motion to continue hearing to October 9, 2024, leaving the record open to receive only written comments from the public and agencies and closing the record to in-person testimony on October 9, 2024. After a discussion, Tanya Davis seconded the motion. Upon voting, the motion passed unanimously.

- b) 2026 Periodic Comprehensive Plan update presented by Kazi Haque  
Public participation beginning and webpage updates

## **VI. ADJOURNED: 6:37pm**