



DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES

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DOUGLAS COUNTY PLANNING COMMISSION SUMMARY MINUTES WEDNESDAY, OCTOBER 9, 2024

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

Members Absent: None.

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

I. CALL MEETING TO ORDER:

Michelle Taylor, Chair, called meeting to order at 5:30pm.

II. ADMINISTRATIVE PROCEDURES: Review minutes from the September 11, 2024.

Member Ray Dobbs motion to approved minutes, Member Tanya Davis seconded, unanimously approved.

III. CITIZEN COMMENT: None

IV. OLD BUSINESS:

- a) Continuation of 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.

David Dufenhorst discussed his proposal with the Planning Commission members and talked about the proposed project timelines.

Commissioner Taylor opened the meeting up for public comments.

Public Comments:

David Bricklin- Says rural character of the RR-5 zoning district is not preserved. States the project proposal does not have adequate water supply.

Commissioner Taylor closed the public testimony portion of the hearing.

David Dufenhorst addressed the Commission once more to provide clarifications to concerns voiced by the public comments.

Commissioner Irmer stated that she felt that they should go through the public comments.

Commissioner Beardslee moved to recommend **APPROVAL** of the Douglas County Application # CPRZ-2024-02 to amend the land use designation of the subject site from Rural Resource 5 (RR-5) and Rural Service Center (RSC) to Master Planned Resort (MPR). The recommendation was based on the findings of facts and conclusions of law as noted in this recommendation letter below. See Findings of Facts and Conclusions of Law. During this recommendation Commissioner Beardslee moved to modify Finding of Fact #23 as noted in the attached recommendation letter.

Commissioner Nerby seconded the motion. Commissioner Taylor, Commissioner Littrel, Commissioner Davis and Commissioner Dobbs voted in favor of the motion while Commissioner Irmer voted against the motion. The motion passed with a vote of 6-1.

Commissioner Beardslee further moved to recommend **APPROVAL** of the project Master Plan, subject to the incorporation of the conditions in the development agreement of this proposal, as detailed in this recommendation letter. During this recommendation Commissioner Beardslee moved to add Condition #30 as noted in the attached recommendation letter.

Commissioner Littrel seconded the motion. Commissioner Taylor, Commissioner Nerby, Commissioner Davis and Commissioner Dobbs voted in favor of the motion while Commissioner Irmer voted against the motion. The motion passed with a vote of 6-1.

V. NEW BUSINESS:

- a) A public workshop on an amendment to DCC 17.04.020 – Subdivision Applicability. The proposed amendment will remove language that prohibits exempt segregations on lands that are covered by water.

Tanner Ackley, Principal Planner, provided a brief description of the text amendment. Commissioner Dobbs asked Tanner to explain what an Exempt Segregation is. Commissioner Littrell asked if by removing this language would that also remove requirements surrounding SWPPS or other stormwater mitigation measures for projects. Tanner stated that those types of reviews happen at the time of building permit application.

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

VI. ADJOURNED: 6:37pm