



**DOUGLAS COUNTY**  
**TRANSPORTATION & LAND SERVICES**

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**Douglas County Planning Commission**  
**ACTION MINUTES**  
**Wednesday, July 13, 2022**

**CALL MEETING TO ORDER:**

Chair Dan Beardslee called the meeting to order at 5:30 P.M.

Douglas County Planning Commission Members Present:

Tanya Davis, Michelle Taylor, Dan Beardslee, and David Dufenhorst

Douglas County Staff Present:

Tanner Ackley, Principal Planner

Charity Duffy, Senior Planner

Perry Huston, Interim Planning and Economic Development Director

General Public:

Hank Lewis

**II. ADMINISTRATIVE PROCEDURES**

- a) Review minutes from the Wednesday, June 8, 2022 Planning Commission meeting. Commissioner Tanya Davis made a motion to approve the Wednesday, April 13, 2022 minutes. Commissioner Michelle Taylor seconded the motion. The motion passed, June 8, 2022 ~ minutes approved

**III. CITIZEN COMMENT** - No general comments from the public.

**IV. OLD BUSINESS**

- a) Updates on proposed Planning Commission code amendments.

The Planning Commission was given an update of the Board of County Commissioners (BOCC) desires in regard to the proposed amendments. The Commission was informed that the BOCC would like to proceed with 2/3 proposed amendments. The Planning Commission chose to forgo a public workshop and instructed staff to schedule the amendments for public hearing at a future date.

**V. NEW BUSINESS**

- a) Public hearing on the addition of a new Industrial zoning district to Douglas County Code. The district will be referred to as “General Industrial – Pangborn Industrial Service Area”. Amendments will also impact the current I-G district by clarifying the differences between the Baker Flats and Pangborn Industrial Service area regulations.

Principal Planner Tanner Ackley gave a presentation of the staff report and proposed amendments. No members of the public provided testimony. Planning Commission Member Michelle Taylor made a motion to recommend approval of the amendments as proposed. Planning Commission member David Dufenhorst seconded the motion. The motion passed unanimously.

- b) 2022 Comprehensive Plan Amendments/ Rezone Workshop.

Principal Planner Tanner Ackley gave a presentation of the 7 comprehensive plan amendments/ rezones submitted for 2022. The Planning Commission discussed the proposed amendments. Commissioner Taylor raised the concern that some of the proposals are indicative of spot zoning. Interim Planning Director Perry Huston offered to research case law surrounding spot zoning and provide the Commission with information on how the State/ Courts have addressed spot zoning in the past.

- c) Introduction to incorporating Urban Growth Area (UGA) zoning districts into Douglas County Code for future revisions as necessary.

Interim Planning Director Perry Huston gave a brief presentation on the proposal of incorporating City/ Town UGA zoning into Douglas County Code. Mr. Huston explained that this would give the County the ability to amend these districts in the future, for zones located outside of the city limits but within the UGA, and would eliminate confusion from the current UGA code adoption process. The Planning Commission chose to forgo a public workshop and instructed staff to schedule the amendments for public hearing at a future date.

**VII. ADJOURNMENT** -The meeting adjourned at 6:48 P.M.