



DOUGLAS COUNTY

Transportation & Land Services

DOUGLAS COUNTY PLANNING COMMISSION SUMMARY MINUTES WEDNESDAY, October 1, 2025

MEMBERS PRESENT: Tanya Davis, Thomas Tupling, Tami Jo Nerby, Michelle Taylor, Brandon Littrell

MEMBERS ABSENT: Betsy Irmer, Dan Beardslee

STAFF PRESENT: Kazi Haque (Land Services Director), Swati Rastogi (Principal Planner), Tanner Ackley (Principal Planner), Tiffany Prazer (Associate Planner), Pedro Murillo-Vera (Associate Planner), Shari Tincher (Permit Center Coordinator), Jennifer Lange (Assistant County Engineer), Heather Mauseth (Building Official and Fire Marshal)

I. CALL MEETING TO ORDER:

Chairman Brandon Littrell, called meeting to order at 5:30pm, quorum established.

II. PLEDGE OF ALLEGIANCE

III. ADMINISTRATIVE PROCEDURES: Review of minutes from the August 6, 2025 meeting. Commission member, Michelle Taylor made a motion to approve minutes, Chairman Brandon Littrell seconded the motion. The minutes were unanimously approved.

IV. CITIZEN COMMENT: None.

V. OLD BUSINESS: None.

VI. NEW BUSINESS:

a) Hearing-TEXT-2025-01

Swati presented an overview of DCC 17.04.020 text amendment proposing to increase the minimum lot size requirement for land divisions exempt from the subdivision process within UGA from 5 acres to 20 acres. The 60-day review started in July 2025. Staff recommended approval of the proposed text amendment.

Discussion and questions from Commission members.

Comments from Washington State Department of Fish and Wildlife – Paul C. in support of approval. Jennifer Lange mentioned that Transportation was also supporting approval, to support adequate services and infrastructure.

Brandon Littrell motioned to recommended approval to the Board of County Commissioners. Commission Member, Tanya Davis, seconded the motion. The proposed text amendment was approved with a vote of 4 in approval, 1 in abstention and 0 in denial. Commission Member, Michelle Taylor abstained.

Hearing Closed 6:25 p.m.

- b) 2026 Comprehensive Plan update, Kazi Haque provided a status update on where Douglas County was currently at, in the process, with anticipation of conclusion at the end of 2026. Kazi reported that the BOCC approved the consultant for the countywide Ag-Land Analysis however the process hasn't started yet.

Jennifer Lange, Transportation Department provided brief update of their process for the Transportation element of the Comp Plan. The Department will be working with consultants to address the required Comp Plan update and that the process will begin in the next few months.

Planning Commission Bylaws, clean version will be brought to the next meeting for final review, then to the BOCC.

- c) Park Model as Single-Family Dwelling Units Workshop

Heather Mauseth, CBO, gave background information on the current use and intent of Park Models and definitions of Park Model. Heather provided information on the reasons why Park Models should be permitted as single-family dwelling units. Heather reported that new updates will be coming in the next few months.

Discussion and Questions amongst Commission members.

VII. MEETING ADJOURNED: 7:03 pm